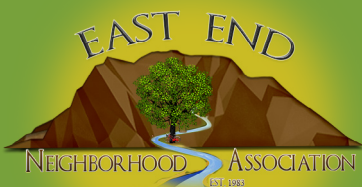
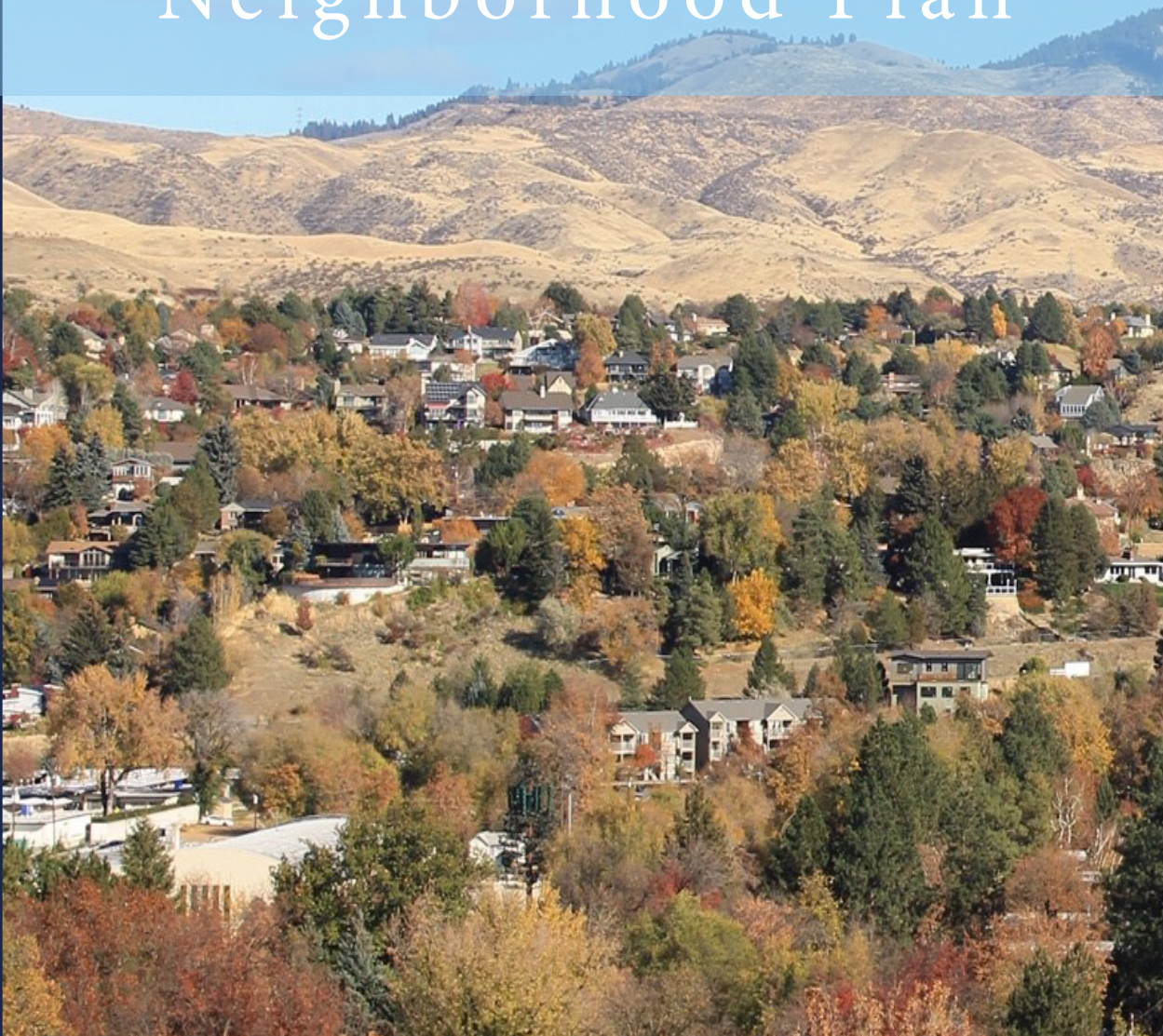


City of Boise

EAST END

Neighborhood Plan



ADOPTED BY THE EAST END NEIGHBORHOOD ASSOCIATION: NOVEMBER 27TH, 2018
ADOPTED BY THE CITY OF BOISE: APRIL 23RD, 2019



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Cover Photos Credit: Daniel Mediate

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East End from the Foothills
Photo Credit: Brittney Scigliano

ACKNOWLEDGMENTS

EAST END NEIGHBORHOOD ASSOCIATION PLANNING COMMITTEE

Brittney Scigliano, (President)
Sheila Grisham, (Vice President; Calendar & Website Coordinator)
Braden Karpen, (Board Member)
Steve Lord, (Board Member)
Deanna Smith, (Board Member)
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This plan was developed with support from Agnew::Beck (www.agnewbeck.com). Funding was provided by the City of Boise Neighborhood Reinvestment Grant, Energize Our Neighborhoods program, East End Neighborhood Association and the in-kind support of neighborhood volunteers. Use of Roosevelt Elementary School for the annual EENA meeting and plan workshop was generously provided by Boise Independent School District. The Roosevelt Market provided space for neighborhood outreach. EENA would like to thank the many partners who contributed information for this effort including Ada County Highway District, COMPASS, and the City of Boise departments of Parks & Recreation and Planning & Development Services. Thank you to all our neighbors who participated in this process.



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Douglas Gibson - Planning and Zoning Commissioner

Claire Paschke, Planning and Zoning Student Commissioner

Meredith Stead - Planning and Zoning Commissioner

Eileen Thornburgh - Planning and Zoning Commissioner

PRESIDENT'S FOREWORD

As one of the earliest neighborhoods in Boise, the East End has a long history of community starting in the 1860's; public transportation in 1891 with the Boise Rapid Transit Company, Boise's original trolley; innovation thanks to geothermal heating in 1891; recreational opportunities with the Natatorium built in 1892 and Julia Davis Park, Boise's first public park; and education with Boise's 'modern' school, Roosevelt Elementary. For over 100 years, East Enders have been passionate leaders in helping to shape Boise.

From preserving historic districts, encouraging good development, protecting all modes of transportation, working with community leaders, and engaging neighbors, residents have worked hard to maintain the wonderful neighborhood that was started so many years ago. The development and implementation of the Neighborhood Plan provides guiding principles that will protect and preserve our rich history of passion and innovation. Whether fourth-generation or newly transplanted, East Enders are dedicated to continuing the legacy of a great neighborhood. We are proud to have a plan that reflects that dedication.

BOARD RESOLUTION

RESOLUTION

By the Board of Directors, East End Neighborhood Association.

A Resolution to Adopt the East End Neighborhood Plan (2018).

WHEREAS, the East End Neighborhood Association in 2016 applied for funding from the City of Boise's Neighborhood Reinvestment Grant program (subsequently named the Neighborhood Improvement Program) to conduct a planning process and produce a Neighborhood Plan; and

WHEREAS, the City of Boise (City) awarded the East End Neighborhood Association \$30,000 to conduct the neighborhood planning process; and

WHEREAS, the East End Neighborhood Association Board appointed a committee to work with the City of Boise and a consultant to produce a Neighborhood Plan; and

WHEREAS, four public meetings and two neighborhood surveys were conducted during development of the Neighborhood Plan; and

WHEREAS, the City of Boise encourages the development of Neighborhood Plans for adoption into *Blueprint Boise*, the City's Comprehensive Plan; and

WHEREAS, the Board of Directors of the East End Neighborhood Association finds it is in the best interest of the East End Neighborhood to adopt the East End Neighborhood Plan.

Now, therefore, be it resolved by the Board of Directors of the East End Neighborhood Association, Boise, Idaho:

The East End Neighborhood Association approves and adopts the 2018 East End Neighborhood Plan to implement the Neighborhood Plan's Vision, Goals, and Strategies, and the Land Use, Form and Design, Connectivity and Transportation Mobility, Neighborhood Capacity, Parks, Open Space and Tree Canopy, Culture, History and Placemaking, Process and Neighborhood Activity Centers Action Items.

This Resolution does approve and adopt the East End Neighborhood Plan and directs the Plan be forwarded to the City of Boise for adoption into *Blueprint Boise*.

Adopted by the Board of Directors of the East End Neighborhood Association of Boise City, Idaho, this 27nd day of November, 2018.

Approved:



Brittney Scigliano

President



The Boise River and Greenbelt draw walkers and cyclists but also offer serene moments on the south side of the East End Neighborhood
Photo Credit: Ellen Campfield Nelson

INTRODUCTION - 7

NEIGHBORHOOD DESCRIPTION

The East End is an historic, established neighborhood nestled between Boise's Foothills and downtown core. The neighborhood combines a mix of residential types, includes two historic districts, and enjoys close proximity to a large system of public spaces, parks and recreation facilities. As one of Boise's oldest neighborhoods, the East End has a well-loved, distinctive character that neighborhood residents and businesses would like to maintain and strengthen, even as pressures mount due to the growing city population.

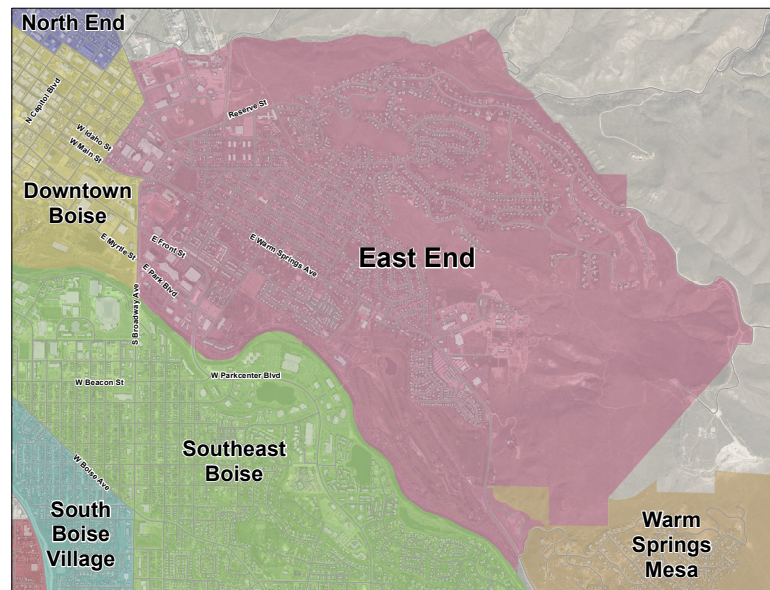


Figure 1: East End Neighborhood Boundaries

The East End Neighborhood, as defined by neighborhood association boundaries, is approximately 3.66 square miles or 2,343 acres. The neighborhood is bounded by the Boise Foothills Tram Trail and the Warm Springs Mesa on the east; the Boise River on the south; Broadway Avenue, Second Street, West Fort Street, the James A. McClure Federal Building and Veterans Administration Campus, Mountain Cove Road and Cottonwood Creek drainage on the west; and Military Reserve on the north. The East End Neighborhood boundary was expanded in 2016 to include several new areas, including Fort Boise, Military Reserve and the Shaw Mountain Road/Candleridge area, adding roughly 1,300 acres to the neighborhood.

The neighborhood is generally viewed as a desirable place to live due to its proximity to downtown, the Ridge to Rivers Trail system, the Boise River Greenbelt, several parks, and numerous other amenities. Like many Boise neighborhoods, residents describe it as having a very neighborly, close-knit feeling, which they aim to retain. The predominant land uses in the East End are single-family residential along with attractive parks and open spaces. A small percentage of the land use in the neighborhood is occupied by multi-family housing and commercial operations. An eclectic mix of professionals, families, and retirees live in the East End Neighborhood.

HISTORY OF THE EAST END

Oral traditions of the Shoshone, Bannock and Paiute tribes convey the importance of the lands and hot springs in what is now much of the East End Neighborhood area. Members of the tribes lived at least seasonally along the Boise River; some families may have lived there year-round. The area was known as the Peace Valley, a gathering place for the indigenous tribes. Lands under Quarry View Park, the Old Penitentiary Historical Center and Idaho Botanical Gardens, foothills trails, and private homes are considered sacred by tribal members who speak of

burial grounds in the vicinity and the importance of the hot springs to spiritual strength and to health.

Discovery of gold in the Boise Basin in 1862 precipitated population growth and conflict between newcomers and the Valley people. Tribal members were forcibly relocated by the federal government to five desert-land reservations in eastern Idaho, northern Nevada and eastern Oregon in 1864. In 2011, current members of the tribes initiated the first “Return to the Boise Valley,” a now-annual gathering centered in Quarry View Park, to recall and commemorate the history, heritage, cultural and spiritual meaning of the land and the Boise Valley people.

The area was known as the Peace Valley, a gathering place for the indigenous tribes.

Ranchers, farmers, fruit growers and packers supplying the US Army and Idaho mining camps in the 1860s were among the early settlers in what is now the East End Neighborhood area, along with their families. Construction of irrigation canals as early as 1869 allowed orchards to thrive along the Boise River. Cottonwood logs from the river area, pine hauled from the lower foothills ridges and sandstone from the Tablerock quarry furnished foundation and walls for some homes. Small, family-owned brick kiln factories were in production by the 1870s, providing another construction material.

Prominent names from the early settlement days are *Jesus Urquide*, who established a base camp for his mule-packing company behind his home at 115 Main Street. *John Krall*, *G. W. Lewis* and *Thomas Davis* built homes east of First Street. Davis later donated a portion of his apple orchard to the city for a park to be named in honor of his wife, Julia. It was the first in the “Ribbon of Jewels,” now an almost continuous ribbon of parks adjacent to the Boise River named for women who with their families contributed to the growth and culture of the City.

C. W. Moore, a local banker, along with other investors, drilled exploratory geothermal wells next to the Idaho State Penitentiary on the far eastern edge of town, striking hot water at the end of

December, 1890. Moore then built the still-prominent red-brick home at Walnut Street and Warm Springs Avenue, the first house in the United States heated by geothermal water. The Laura Moore Cunningham Foundation, established in 1963, honors Moore’s second child, who dedicated her considerable talents to the Boise community. She served as director of the Children’s Home on Warm Springs Avenue for more than 30 years, was active in the American



CW Moore Cunningham House, 1891-1892 [73-2-52], Idaho State Archives

Red Cross of Idaho and supported the Boise Junior College. The Foundation is one of Idaho's oldest and largest charitable organizations, funding more than 400 student scholarships annually as well as many grants to nonprofit organizations throughout the state.

George Whitfield Russell, a neighbor of Moore's, founded the Boise Rapid Transit Company in 1891, the first of a series of trolley systems that served the Boise valley until 1919. The first route of the system traveled in a circle from 14th Street to the new Natatorium, built in 1892 at the east end of Warm Springs Avenue. The "Nat," an imposing four-floor structure with six-story Moorish-style towers, was Boise's most exotic building, sheltering the largest indoor swimming pool in the country at the time and heated by the geothermal system. The site eventually became the location for Boise's current Natatorium outdoor swimming pool.

The first subdivision in the East End was established in 1890, when wealthy Boiseans built homes along the entire stretch of Warm Springs Avenue. The area north of East Bannock Street, to Reserve Street and east to Coston Street, was platted in 1907 but not developed at that time.

The Krall and Aldape family ranches occupied this section of the East End and the adjacent foothills for decades. By 1922, homes had been constructed on portions of the platted area, often only one or two per block. Parcels were sold over time and more residential housing developed, spreading into the foothills and south toward the river. The Square at Strawberry Lane was built in the early 1960s along South Walnut Street as condominiums. Higher density development continued along Lewis and Holly streets within a short distance of Municipal Park (rededicated as Kristen Armstrong Municipal Park in 2016), and the emerging, now extensive, Greenbelt.

As is generally the case, Boise historical records dwell primarily on the narratives of prominent citizens. The East End Neighborhood intends to develop a Cultural Plan as a near-term outcome of this Neighborhood Plan. This effort should uncover the lives and experiences of the larger portion of "East Enders" whose contributions remain unrecorded in the *Idaho Statesman* and other public sources.

The Neighborhood
seeks a balance
between impacts of
growth and the need
to accommodate more
development.

Sources: Draft East End Neighborhood Plan, History section, John Bertram, 2008; and Boise Valley People Exhibit, 2016

PURPOSE

The East End Neighborhood Plan is a result of neighborhood association initiative and funding through the City of Boise's Neighborhood Investment Program. The plan is designed to be a tool used by both the City of Boise and the East End Neighborhood Association to collaboratively determine the future of the neighborhood. Its vision, principles, goals and strategies were crafted with input from the neighborhood and the City of Boise in the process described in the next section.

This Plan was created during a time of substantial population growth within the Boise City limits and entire Treasure Valley. While much of the East End is developed, opportunities exist for the neighborhood to grow and change without altering its overall character and feel. Thus, the Plan anticipates the continuation of the neighborhood's quiet, safe and historic character while allowing for change over time.

The Plan's Principles, Goals and Actions support land use policies and decisions that will

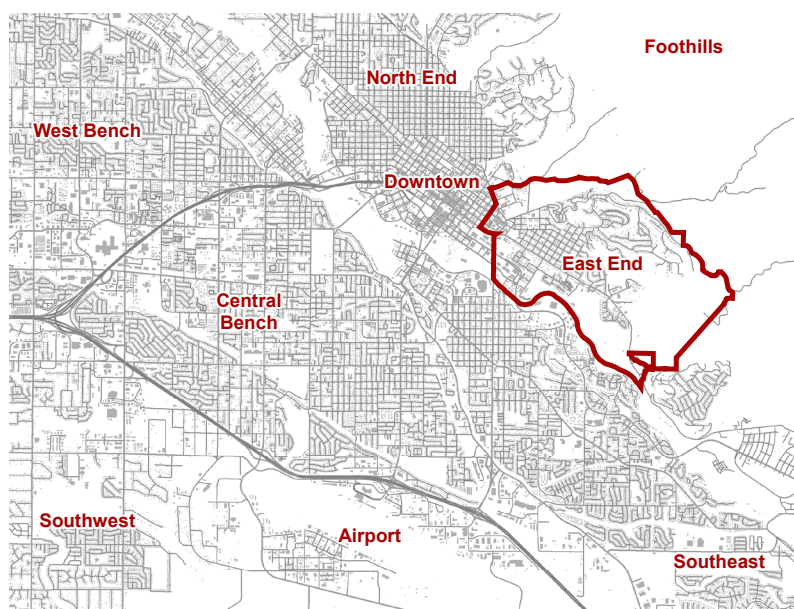


Figure 2: East End Context within the City of Boise

accommodate affordable and diverse housing options, improve mobility and transportation options, and increase access to parks, open spaces, areas of cultural significance and Neighborhood Activity Centers at Fort Boise, the Armory and the area around the M&W Market. Due to the size, the M&W Market area is likely to experience less change than the larger Activity Centers. Neighborhood residents have identified the lands in the vicinity of Walling Street and East Warm Springs Avenue as a desired future location for a Neighborhood Activity Center.

Another area favored as an Activity Center is the Broadway Avenue, East Park Boulevard, Myrtle Street, and East Front Street area. The definitions of Activity Centers are found in [*Blueprint Boise*](#).

The Plan encourages the neighborhood and the City of Boise (City) to preserve and sustain existing neighborhood form and historic design; guides growth; improves livability; and enhances cultural amenities. This plan helps the City and the East End Neighborhood achieve the goals outlined in *Blueprint Boise*, the City's Comprehensive Plan. Figure 2 shows the neighborhood's location within the larger context of the city.

THE PROCESS

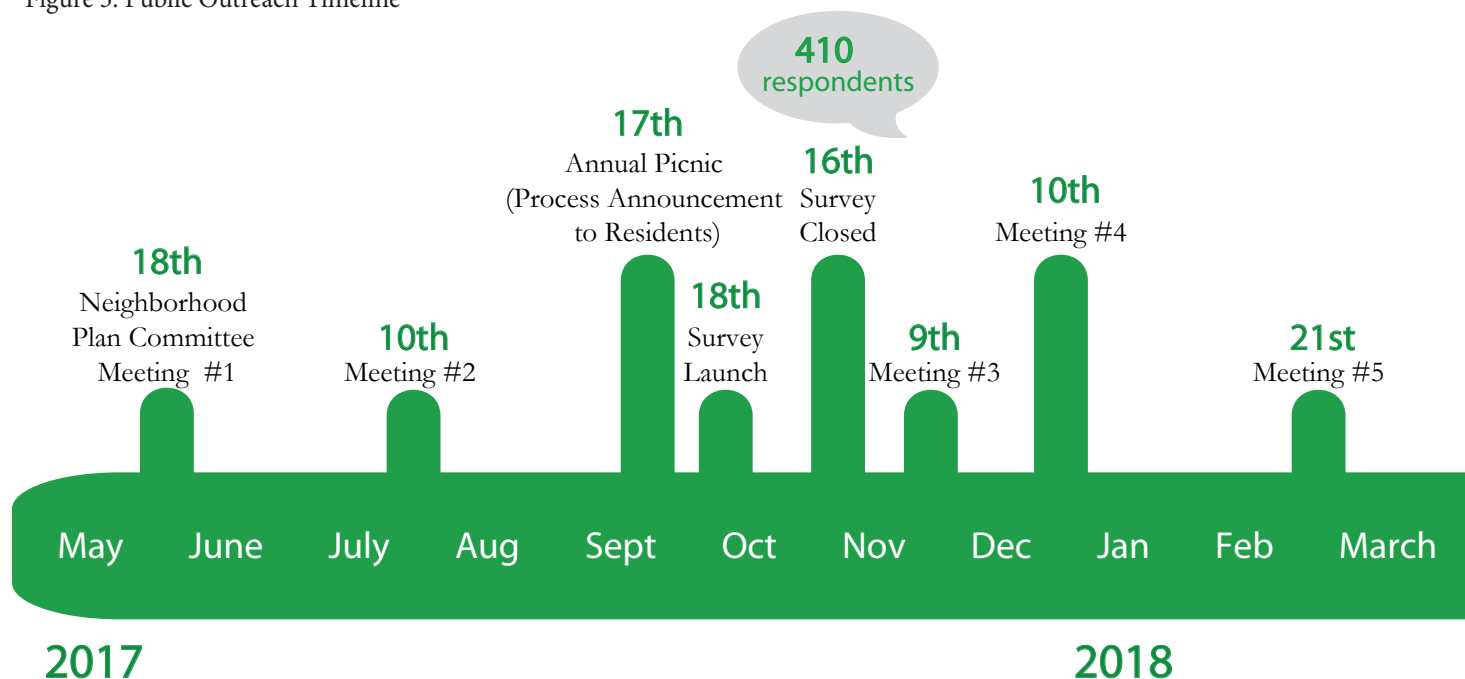
The East End Neighborhood Plan process was designed to include the voices of residents and community leaders at each stage of plan development. Figure 3 shows a time-line of engagement efforts and plan development milestones, which include six meetings of a board-designated neighborhood planning committee, two neighborhood workshops and two online public surveys.

Residents highlighted the following major themes through the yearlong outreach process:

- East Enders love their neighborhood and want to see the existing residential and historic character preserved.
- Neighborhood residents are highly active and desire strong pedestrian and bicycle connectivity and preservation of opportunities for outdoor recreation, trail access, and community gatherings.
- Development of Neighborhood Activity Centers is supported by many residents. Their components include higher density residential; small retail; pubs, coffee and/or ice cream shops; and public open space.
- Future development should ensure a diversity of housing options that complement the neighborhood's existing character.
- The East End Neighborhood values the safety and mobility of all users: pedestrians, bicyclists and automotive drivers.
- Improving connections to amenities within and outside of the neighborhood is a high priority.
- Land use design and regulation should complement existing forms, lot coverage and use.

Descriptions of each major outreach effort are listed below:

Figure 3: Public Outreach Timeline



NEIGHBORHOOD PLAN COMMITTEE MEETINGS

Over the course of the project, staff from the City of Boise and Agnew::Beck Consulting met with a small team of neighborhood representatives six times. Members of the Neighborhood Plan Committee also met approximately 12 times outside the formal meeting schedule to discuss plan information and make recommendations. The meetings provided opportunities for the volunteer neighborhood planning team members to direct plan development and coordinate effective outreach with the rest of the neighborhood.

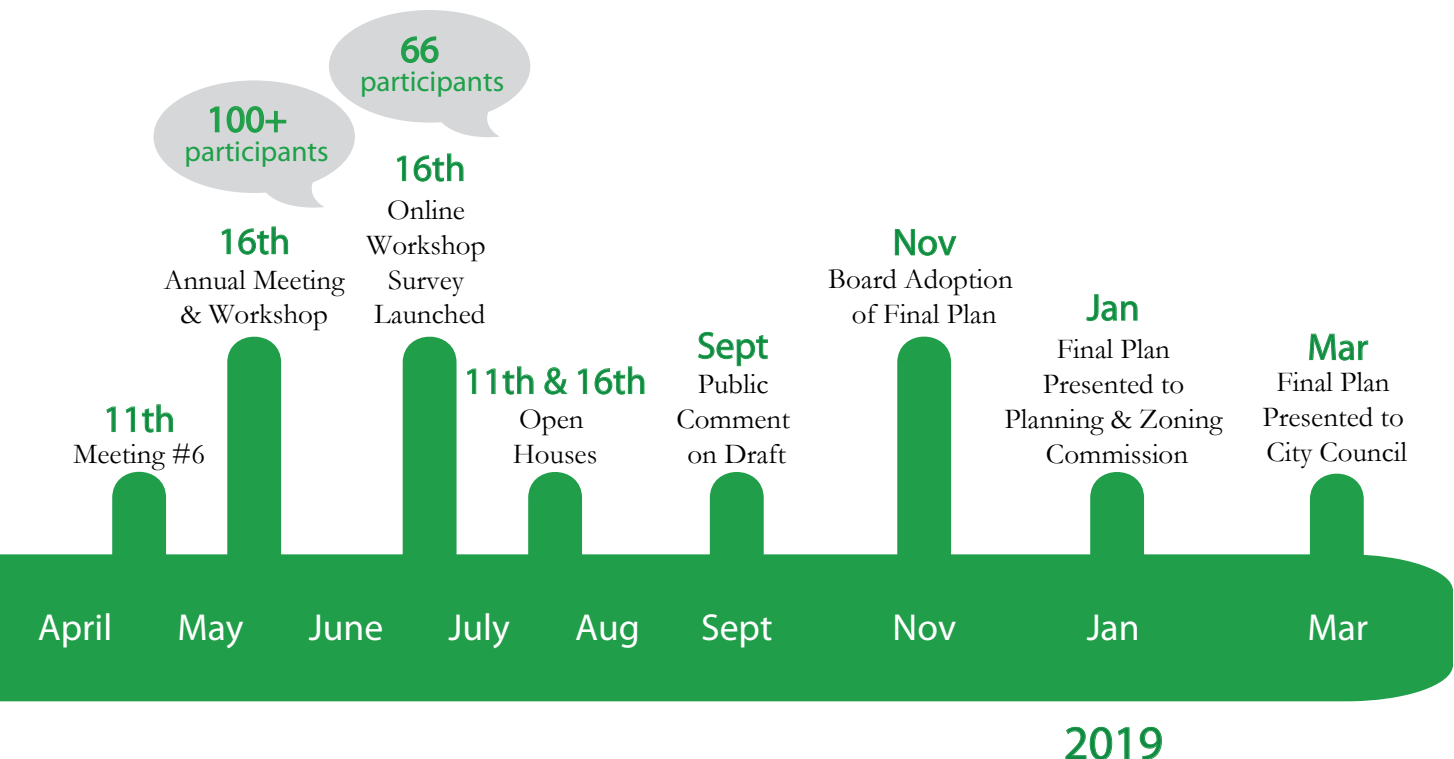
NEIGHBORHOOD SURVEYS

On September 18, 2017, the East End Neighborhood Association Board and Neighborhood Plan Committee launched an Opportunities and Challenges survey designed to gain an understanding of the challenges and opportunities facing the neighborhood. The Board and Committee conducted a Goals, Strategies and Priorities survey in June 2018. A summary of the 2017 and 2018 surveys is found on page 26. The full results from both surveys can be found in Appendix A - East End Neighborhood Survey Responses and Workshop Results.



Cam Johnson, Bob Bennett, Chefs Extraordinaire, EENA Annual Picnic, 2018

Photo Credit: Brittney Scigliano



EAST END ANNUAL PICNICS AND ANNUAL MEETING WORKSHOP

The East End Neighborhood hosts an annual neighborhood picnic each fall. At the 2017 picnic, the Neighborhood Plan Committee formally announced the planning process and the launch of the East End Neighborhood Association Resident Survey. On May 16, 2018, more than 100 East End residents attended the neighborhood's annual meeting and Neighborhood Plan Workshop. During the workshop, participants were asked to provide feedback and comment on the proposed vision, goals, strategies and projects in the draft East End Neighborhood Plan. Feedback from this meeting was used to revise and tailor the Plan elements to meet the needs and desires of the neighborhood. Results from the annual meeting and workshop are summarized in the following pages.



2018 EENA Board Members

Right to left: Lee Honsinger, Brittney Scigliano, Jane Suggs, Cam Johnson, Cindy Montoto, John Magnan, Sheila Grisham, Brandon Karpen, Steve Lord, Tiffany Robb

Missing from 2018 Board photo: Deanna Smith, Bob Bennett, Mark Utting Tom Calla

Photo Credit: Brooke Burton



EENA 2015 Annual Picnic

Photo Credit: Brittney Scigliano



Shady sidewalks enhance walking pleasure in the East End.
Photo Credit: Diane Ronayne

INVENTORY - 15

THE FOUNDATION

The East End Neighborhood Plan is informed by the principles and guidelines established by the City of Boise in the following documents.

- *Blueprint Boise* (City of Boise)
- *Transportation Action Plan* (City of Boise)
- *Cultural Master Plan* (City of Boise)
- *Citywide Design Standards and Guidelines* (City of Boise)
- *East Boise Neighborhood Bicycle and Pedestrian Plan* (Ada County Highway District [ACHD])



Pertinent aspects of *Blueprint Boise* and the *Transportation Action Plan* (TAP) are highlighted below. The Citywide Design Standards provide guidance on design elements to integrate into development in the area. The *Cultural Master Plan* highlights the history and culture of Boise and supports development of neighborhood cultural plans. The 2017 ACHD *East Boise Neighborhood Bicycle and Pedestrian Plan* was used to help identify and prioritize important transportation-related projects: sidewalk construction, improved street crossings and bicycle facilities.

BLUEPRINT BOISE

Blueprint Boise, the City's Comprehensive Plan (map, Figure 4), is the guiding document for determining where growth is anticipated to occur in the City and what form it will take. Policies for the East End Neighborhood are incorporated in Chapter 4 under "Planning Area Policies for the North/East End Planning Area," pp. NE-1 to NE-14 in *Blueprint Boise*.

Blueprint Boise designates the East End Neighborhood as an "area of stability," indicating that the City does not anticipate significant new development, infill or redevelopment to occur, other than in Neighborhood Activity Centers. The Comprehensive Plan identifies the East End Neighborhood as having a mix of suburban and compact neighborhoods along with substantial parks and open spaces, with some mixed use development in Neighborhood Activity Centers. *Blueprint Boise* identifies three neighborhood activity centers: the Armory, Fort Boise, and the Warm Springs Trolley House/ M&W Market area.

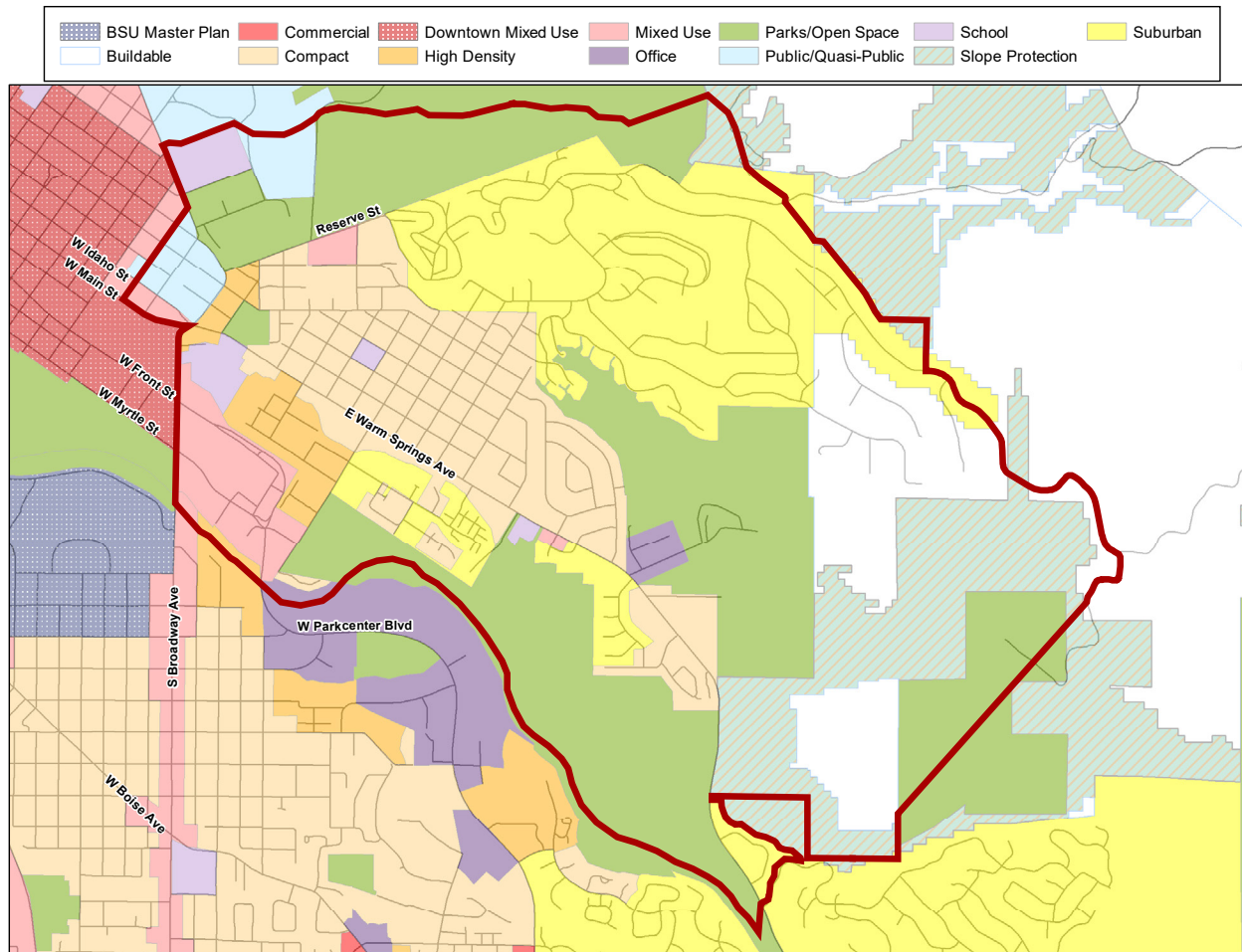


Figure 4: East End Neighborhood in the *Blueprint Boise* Future Land Use Map

CITY OF BOISE TRANSPORTATION ACTION PLAN

The *Transportation Action Plan* (TAP) outlines street, neighborhood and mixed-use designs and connections that create a modern, well-balanced transportation system, provide real mobility choices, and create great places. The TAP identifies the East End Neighborhood as an area with a mix of compact and suburban neighborhoods with Broadway as the main mixed-use corridor.

Figure 5 shows current conditions on many of Boise's compact neighborhood streets. The second image demonstrates a concept of how neighborhood streets would look if they provided safe use for all people on a roadway. Note the sidewalks, crossing treatments and narrow drive lanes. The need for continuous sidewalks, traffic calming and protected bike infrastructure, especially near schools, were themes Boise staff offered during development of the TAP. East End residents provided similar comments during public outreach events and through online surveys.

The suburban areas in the East End Neighborhood provide some access to pedestrian and bicycle infrastructure but are primarily accessed by vehicles. The East End Neighborhood Plan intends to adopt the active mobility support approach discussed in the TAP. This strategy focuses on providing additional connectivity and the development of "all ages" facilities that increase access to parks, schools, and commercial use areas.

Figure 5: *Boise Transportation Action Plan: Compact Neighborhoods*

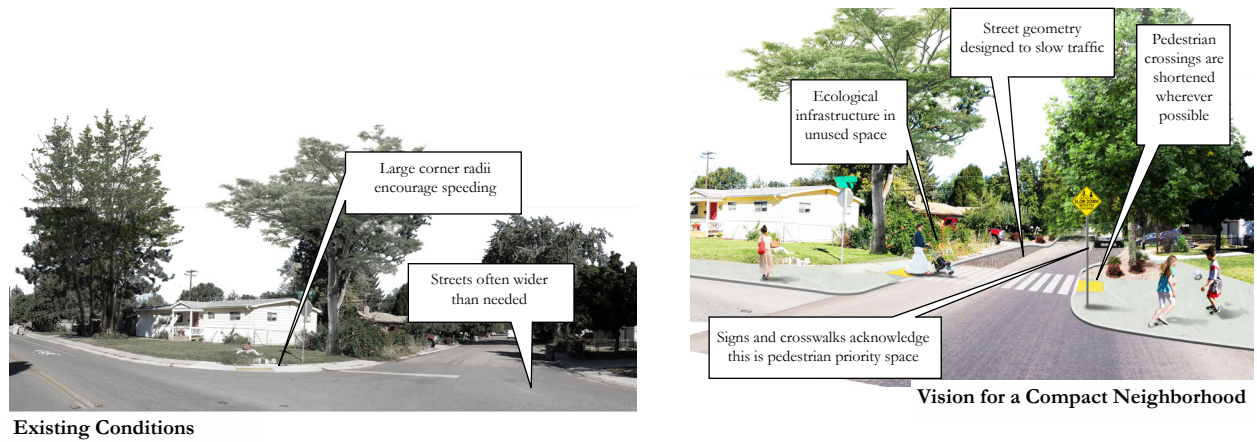


Figure 6: *Boise Transportation Action Plan: Mixed-Use Corridors*



NEIGHBORHOOD CHANGE

While the East End Neighborhood is within an “area of stability,” as identified in *Blueprint Boise*, significant changes in and around the neighborhood influenced its character and development in the last decade. Recently, the East End Neighborhood has experienced changes that have been challenging for many residents. Demolition of East Junior High School in 2009 and construction of a replacement school approximately six miles east on East Warm Springs Avenue allowed Boise State University to purchase the former school property and convert it into a field with an open stadium that seats about 5,000 people. The Master Plan expansion of St. Luke’s Regional Medical Center beginning in 2017 will permanently close Jefferson Street between Avenue B and First Street, creating a disruption in connectivity, as well as remove several homes and numerous trees.

Earlier changes to the neighborhood occurred gradually, but swift population growth in the early 21st century, accompanied by infill development that many residents deemed incompatible, created tension between some citizens and the City. The East End Neighborhood Association is thereby motivated to work with City officials on potential changes to: Boise’s zoning code, expanded historic district guidelines, a master planning effort for the Fort Boise area, and an examination of the transportation impacts from St. Luke’s campus on the west side of the neighborhood and from development in Barber Valley on the east side. East End residents recognize the need for both continuity and change in the midst of expansive growth throughout Boise. The neighborhood seeks to mitigate the impacts of growth while acknowledging the need to accommodate more development as the city adjusts to an ongoing influx of residents. Since 2008, the following major developments have significantly altered the overall character and feel of the neighborhood:

Significant changes in and around the neighborhood have influenced its character and development in the last decade.

- 2009: East Junior High, located on Warm Springs Avenue near Broadway Avenue since 1953, moved some six miles east to a new building at 5600 Warm Springs Avenue, (outside the East End neighborhood boundary).
- 2012: The old East Junior High property was redeveloped into Dona Larson Park, an athletic complex sited about a quarter mile north of the Boise State University Campus. It is currently used by high schools for football and larger track and field meets, and by the BSU softball and track and field teams.
- 2015: The St. Luke’s Regional Medical Center Master Plan was developed and adopted into *Blueprint Boise*. The Master Plan guides St. Luke’s downtown campus expansion, including changes to circulation patterns and roadways surrounding the campus; a new roundabout at the intersection of Fort Street, Avenue B and Reserve Street; installation of a cycle track around the main health system campus perimeter; and vacation of the Jefferson Street right-of-way between Avenue B and First Street. Several homes and numerous mature street trees were removed, changing significantly the look and feel of

the campus area.

- 2013-2017: Several planned unit developments to the east of the neighborhood were constructed or approved, including later phases of the Boulder Heights development on Warm Springs Mesa and residential and commercial projects in Harris Ranch and Barber Valley. During those years, a total of 1,413 new residential units were approved in Barber Valley (1,285), Warm Springs Mesa (4), and the East End (124).
- In general, as Boise's population has grown and as the popularity of outdoor recreation has increased, numerous areas within the East End have seen heightened use and additional investment. These include the Boise River Greenbelt, Warm Springs Golf Course, Natatorium Pool, Kristin Armstrong Municipal Park, Old Penitentiary and Idaho Botanical Gardens, Fort Boise Community Center and Dick Eardley Boise Senior Center, open space reserves (Military Reserve and Table Rock Reserve), and the Ridge to Rivers Trail System.
- 2016: The East End Neighborhood Association boundary expanded to include several new areas, including the upper Shaw Mountain Road and Mountain Cove Road areas and parcels in Fort Boise.
- 2018: A bike skills park was authorized for Military Reserve, to be built in the Cottonwood Creek flood basin. As a result, use of the Reserve and Fort Boise roads and parking, and traffic on surrounding streets including Reserve Street, Mountain Cove Road and Avenue H, is expected to increase.



East Foothills Reserve
Photo Credit: Diane Ronayne

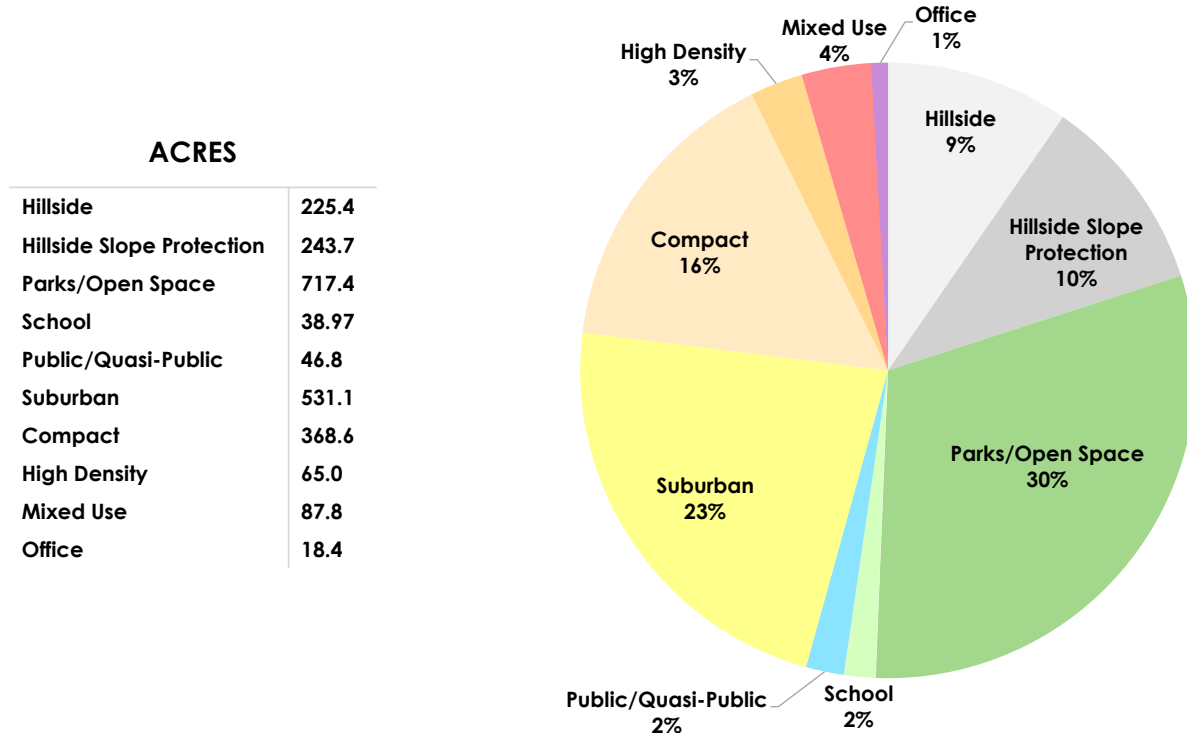
EXISTING CONDITIONS

The East End Neighborhood Plan is based on critical information about the neighborhood regarding population numbers, residents' economic and social characteristics, and geographic data.

Key data points that influenced Plan policies are highlighted in this section. A full existing-conditions report can be found in Appendix B.

Data were primarily drawn from the 2010 U.S. Census, the 2012-2016 American Community Survey, and aggregated data from ESRI 2017 forecasts. The Community Planning Association of Southwest (COMPASS) Idaho, the Ada County Highway District, and Ada County were sources for local population, employment and transportation data. This data does not reflect the increased population and demand for housing throughout Boise that occurred after 2016.

Figure 7. East End Land Uses



Neighborhood Conditions

- Forty-two percent of the land in the East End Neighborhood is residential, with 5% commercial development. Parks/open space/hillside slope protection and hillside comprise 49%, schools and public/quasi-public properties including the St. Luke's Regional Medical Center make up the remaining 4% of the land uses.
- Since 2010, 117 new residential units have been permitted in the East End. Continued development and construction of housing units in Barber Valley, Warm Springs Mesa, Harris Ranch and other nearby neighborhoods will continue to drive population growth and increase traffic volumes in and around the East End Neighborhood.
- There are an estimated 3,500 housing units in the East End, with 62% owner-occupied and 38% renter-occupied. Of owner-occupied households, 35% do not have a mortgage.
- Given the current zoning and land status within the East End, the City of Boise estimates a maximum of 209 additional housing units could be built in the East End Neighborhood by 2030.
- The East End is adjacent to regional activity centers, as defined in *Blueprint Boise*, such as Downtown Boise, the St. Luke's campus, Boise State University and many local businesses and restaurants.
- The neighborhood has access to numerous parks and recreation opportunities, including Dona Larsen Park, Kirsten Armstrong Municipal Park and Warm Springs Quarry, as well as trail and pathway access in Military Reserve, Foothills East, Castle (Eagle) Rock and the Boise River Greenbelt.
- Restaurants and coffee shops in the East End are generally clustered on or within a block or two of Broadway Avenue from Myrtle Street and the Boise River to Warm Springs Avenue. Most residents can walk to one or more of these establishments, or travel south across the river to Bown Crossing restaurants, within 20 minutes. The historic Roosevelt Market centers the neighborhood geographically and socially, providing a loved gathering place as well as coffee, sandwiches and other goods.
- Of the approximately 40 miles of roads in the neighborhood, 75% are local residential and 11% are principal or minor arterials (Broadway Avenue, Park Boulevard, and Warm Springs Avenue).
- Sidewalks are missing from or installed on only one side of several neighborhood streets. The *East Boise Neighborhood Bicycle and Pedestrian Plan* identifies about 12 miles of street segments currently without sidewalks or grade-separated walking facilities.
- About 9 miles of on-street bicycle facilities exist in the neighborhood. Nearly half (47.7%) of these miles are painted bike lanes, and 41.4% are designated shared bike routes.
- Warm Springs Avenue acts as a barrier for north-south bicycle and pedestrian connectivity, due to speeds, traffic volumes, sight distances and infrequent enhanced

crossing locations.

- The St. Luke's campus expansion and housing development in the Mesa and Barber Valley neighborhoods are some of the large development and redevelopment efforts affecting the neighborhood.
- Neighborhood elementary schools (Adams Elementary and Roosevelt Elementary) both rank above state averages in English and math proficiency.

East End Neighborhood Demographic Facts

Neighborhood Population

9,653

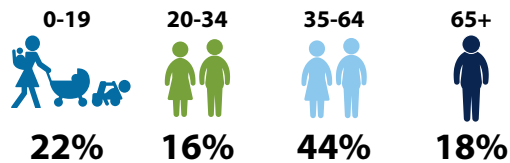
Neighborhood
population is expected
to reach 10,766 by
2022.

City Population

223,154

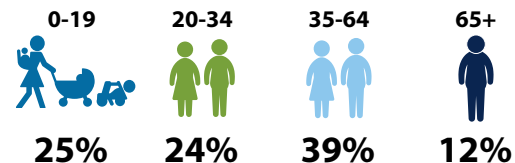
Neighborhood Age Breakdown

by years



City Age Breakdown

by years



Neighborhood Households

4,224



Average
Household Size

2.21

people per household

The median single-family residential
value in the neighborhood is
\$351,144, which is higher than the
City of Boise average of \$182,200.

62% of housing units are owner-
occupied; 38% are renter-occupied.
36.6% of renters are "rent-burdened"
meaning that they spend 30+% of
their income on rent.

City Households

86,196



Average
Household Size

2.36

people per household

Neighborhood Median Household Income

\$77,682

12% of East End
households earn over
\$200,000 annually



Neighborhood Employment

Unemployment **2%**

Management &
Professional Jobs **82%**

City Median Household Income

\$52,249

City Employment

Unemployment **6%**

Management &
Professional Jobs **66%**

East End Neighborhood Demographic Facts

One-Vehicle Households

East End
34%



City of Boise
35%

Two bus routes serve the neighborhood (Route 17 Warm Springs and Route 16 VA Shuttle). The East End is also served by multiple routes along Broadway Avenue and Idaho and Front streets downtown.

Transit



Education



Bachelors

34% **26%**
East End City of Boise

Graduate

32% **14%**
East End City of Boise

The East End contains two public schools - Adams Elementary and Roosevelt Elementary. Both rank above state averages in English and math proficiency.



Recreation + Cultural Areas



- o Boise River Greenbelt
- o Warm Springs Golf Course
- o Kristen Armstrong Municipal Park
- o Fort Boise and Military Reserve
- o Quarry View Park
- o Castle (Eagle) Rock Reserve
- o Table Rock Reserve
- o Idaho Botanical Gardens
- o Old Penitentiary
- o Pioneer Cemetery
- o East Foothills Reserve



Neighborhood-Identified Activity Centers

- o Fort Boise
- o Armory
- o Warm Springs Avenue (M&W Market, Trolley House and Natatorium area)
- o Broadway Avenue + Warm Springs Avenue intersection
- o Broadway Avenue, Myrtle Street, E. Park Boulevard, and E. Front Street area.

Figure 8: East End Demographic Facts - Sources: 2010 U.S. Census and 2010-2016 American Community Survey

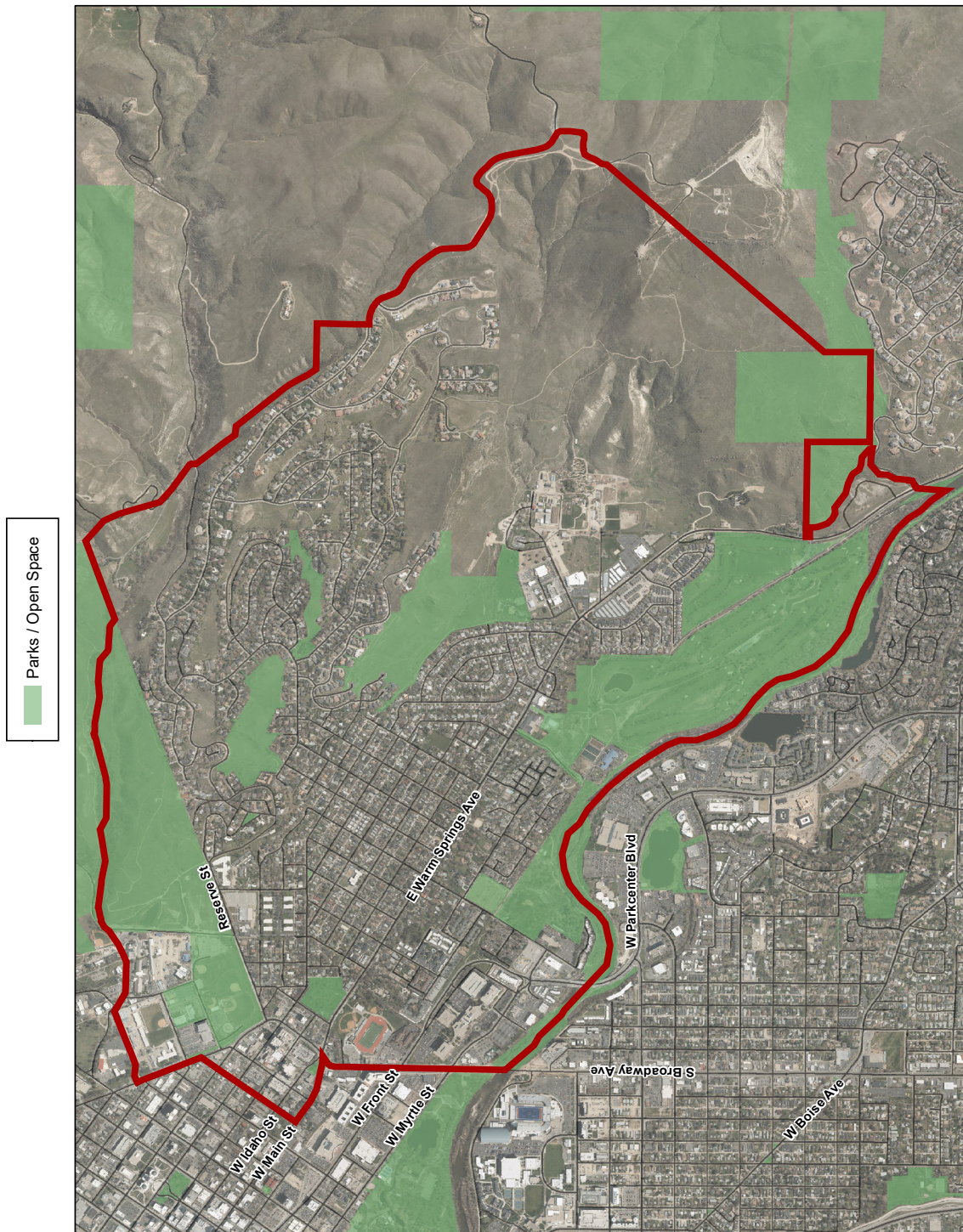


Figure 9: East End Parks and Open Spaces

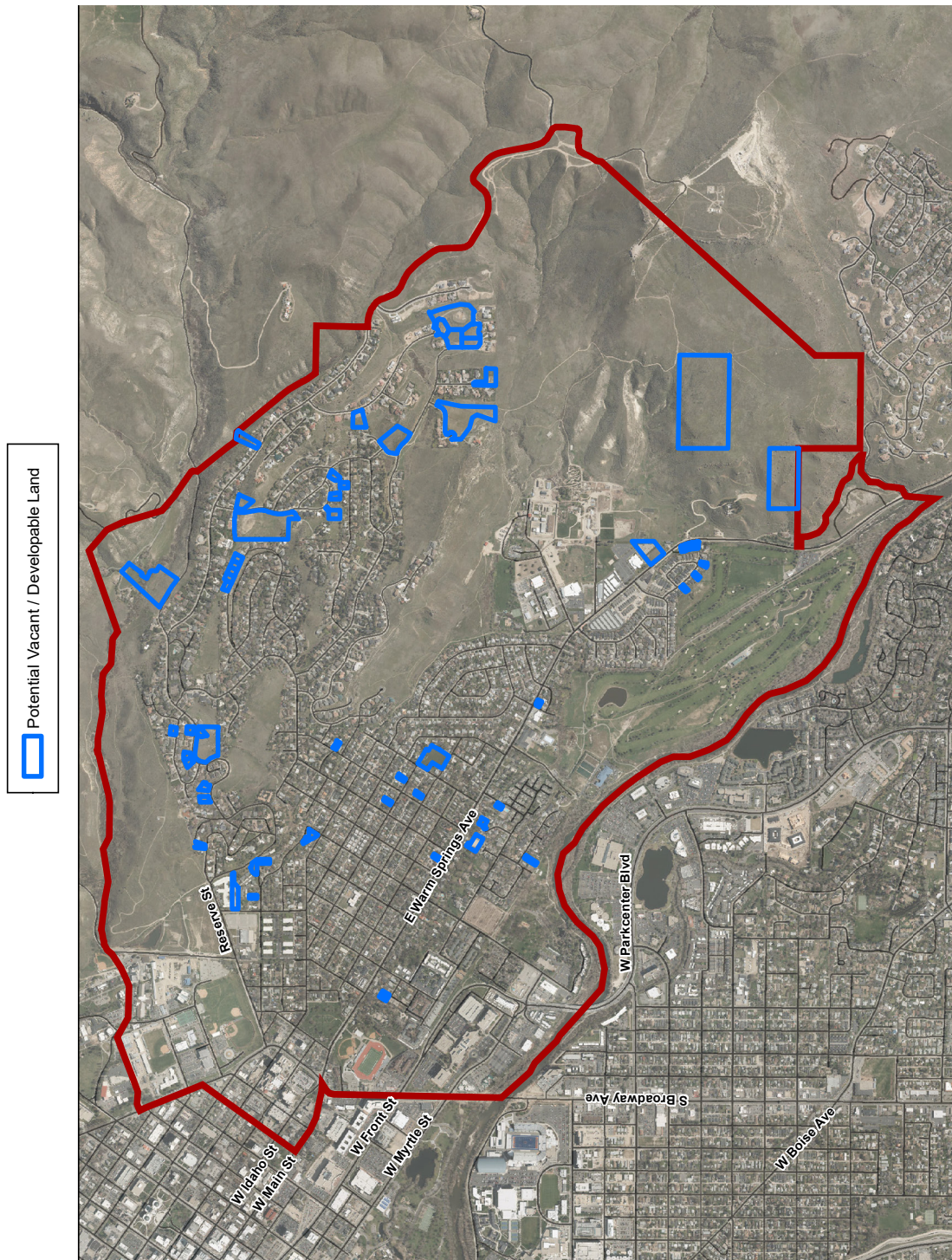


Figure 10: 2017 Privately Held, Currently Vacant or Underdeveloped Land in the East End

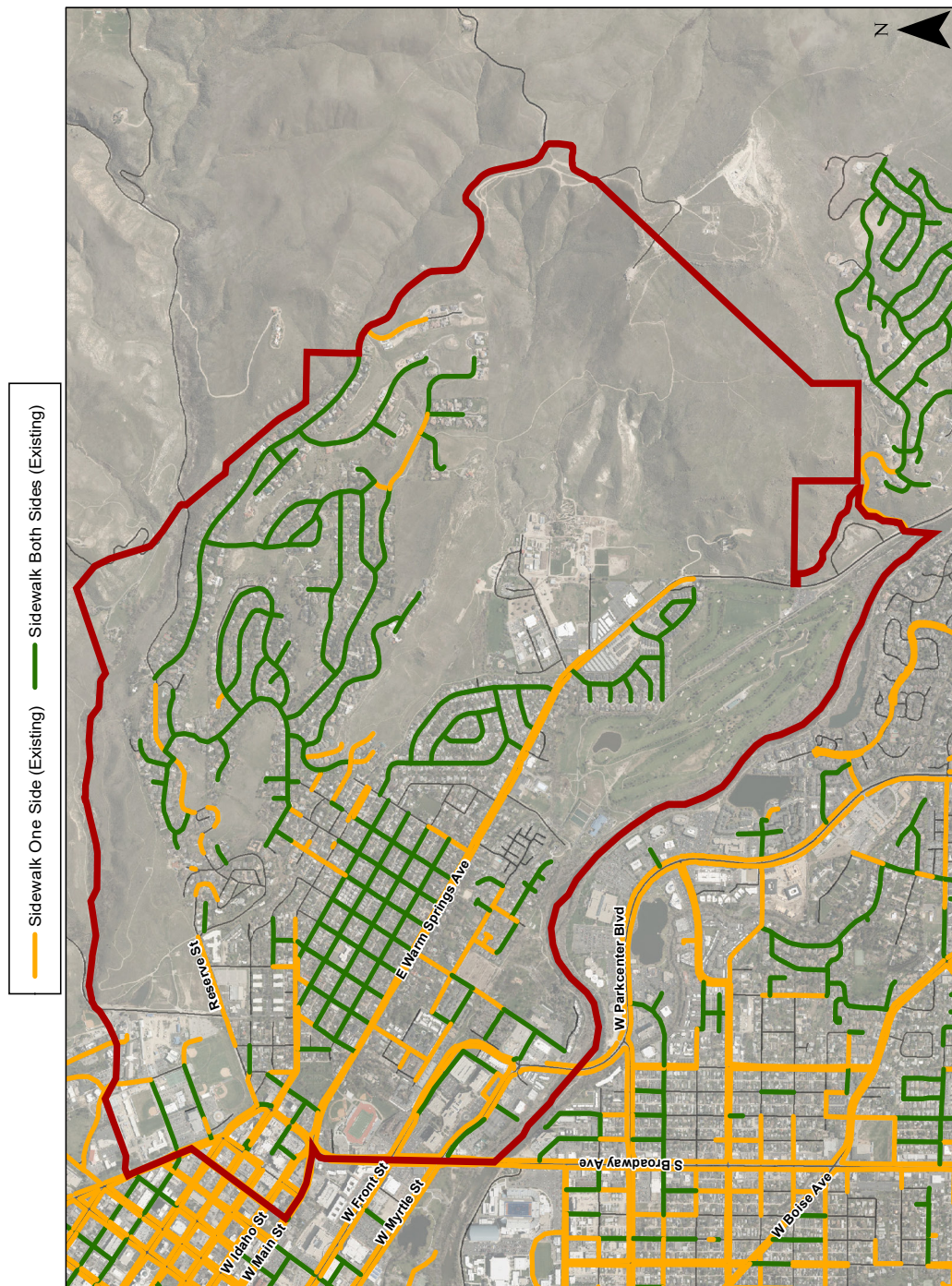


Figure 11: East End Sidewalks as of 2017. Map will be updated to include the 2018 ACHD East End Neighborhood Bicycle and Pedestrian Plan.

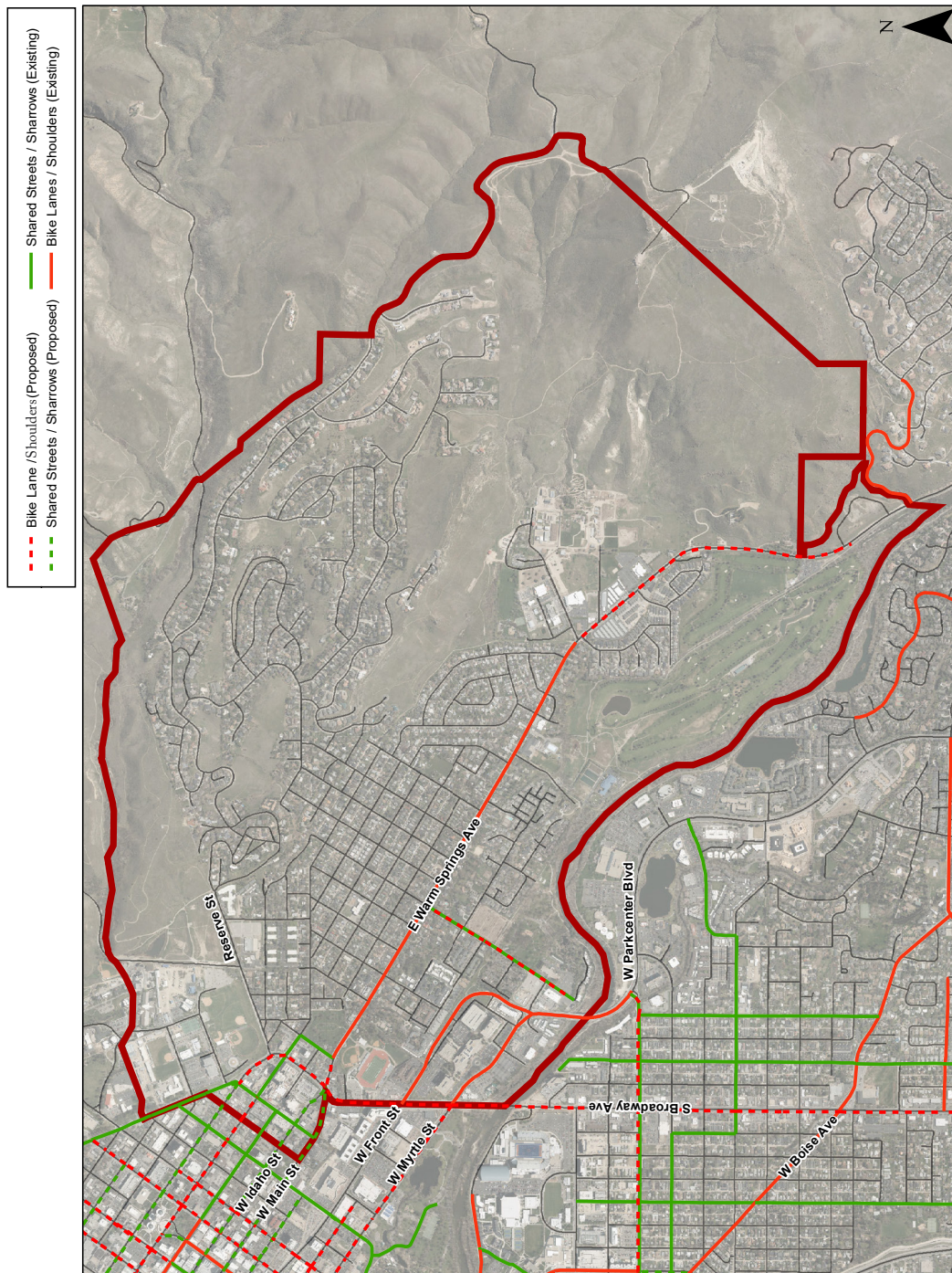


Figure 12: East End Bike Network as of 2017. Map will be updated to include the 2018 ACHD East End Neighborhood Bicycle and Pedestrian Plan.

SURVEY HIGHLIGHTS

- The history of the East End and its associated historic buildings are beloved assets for the neighborhood. Residents want to see more done to honor and preserve this history. Ideas to help commemorate and preserve it include: signage in the Castle (Eagle) Rock area, improved branding and streetscapes emphasizing the historic areas, and restrictions on the size and character of new developments in the East End Historic District. Residents were also interested in working with the first Boise Valley tribes to explore renaming some geographic landmarks in the East End to acknowledge traditional cultural names for the features.
- Increased traffic from development both within and outside of the neighborhood is a concern for residents. Respondents felt that additional traffic-calming measures were needed to help alleviate the stressors of increased traffic volumes and to create a more bicycle- and pedestrian-friendly environment. These comments were concentrated along East Warm Springs Avenue, East Jefferson Street, East Washington Street, East Roanoke Drive, Shaw Mountain Road and East Table Rock Road.
- Respondents see an opportunity to improve bicycling and pedestrian facilities throughout the neighborhood. Improvements discussed were increased sidewalk coverage, improved and additional bike lanes, improved and additional crosswalks and pedestrian beacons, and additional bike racks and repair stations.
- Neighborhood activity centers such as Fort Boise, Trolley House, the Natatorium, and the Roosevelt Market



The historic Roosevelt Market has centered the East End Neighborhood for decades and continues to serve as an active gathering place.
Photo Credit: David Crawford

are beloved community assets.

IMPLICATIONS

Key take-aways from the existing conditions review that influenced Plan goals, policies and actions include:

- Increasing population, economic activity and other changes within the neighborhood create more demand on existing infrastructure and local services including roads, parks, and neighborhood businesses and restaurants.
- Surrounding development and accompanying traffic impacts can affect neighborhood character and access to neighborhood gathering spaces and amenities either positively or negatively, depending on how development is planned, designed and implemented.
- The established maturity and small-block walkable design of parts of the neighborhood, along with access to numerous amenities, contribute to land and home prices among the highest in Boise, likely making East End housing less affordable for many households.
- Because the East End offers cultural and recreation assets to the City as a whole, strategies and investments should be designed to protect its character and amenities, and they can potentially act as models for other neighborhoods.
- Improving the low-stress bike/pedestrian network and ensuring its connectivity to the larger area network is neighborhood supported, included in the recent *East Boise Neighborhood Bicycle and Pedestrian Plan*, and would help address residents' access to key destinations, reduce households' reliance upon a personal automotive vehicle, promote healthy lifestyles and reduce traffic congestion on key corridors.
- Development of additional commercial/service/neighborhood activity centers (including restaurants, bars, corner markets, and some small retail and service businesses) within the neighborhood boundaries would improve walking and biking access to such services.
- Ensuring that residents have alternative ways to access Neighborhood Activity Centers and surrounding employment, recreation and commercial centers is vital.



In spring, perennial arrowleaf balsamroot blooms in Military Reserve, attracting pollinators and providing seeds eaten by birds and rodents.
Photo Credit: Diane Ronayne

NEIGHBORHOOD VISION

The East End Neighborhood established the following vision for this Plan.

The East End remains an active neighborhood that values stability as an established, historic place.

Our strong neighborhood character and sense of place lie in our wonderful open spaces, our access to downtown, Foothills, Boise River and Greenbelt, and our rich history.

As growth and change occur, we will support decisions that maintain or enhance the established character of our neighborhood as reflected in our values of community, safety, history, diversity, connectivity, mobility and environmental responsibility.

To meet this neighborhood vision, residents developed neighborhood principles and seven major goal areas: (1) neighborhood land use, form and design, (2) connectivity and transportation mobility, (3) neighborhood capacity, (4) parks, open space and tree canopy, (5) culture, history and placemaking, (6) process and (7) Neighborhood Activity Centers. Specific goals and strategies to realize them were developed by the Neighborhood Plan Committee, discussed at the May 2018 East End Neighborhood Association Annual Meeting, and made available for online comment in a survey put out by the neighborhood association board and planning committee. The principals, goals and actions listed below are designed to help the neighborhood achieve this vision.

Residents of the East End envision the future as a secure neighborhood that values its history and quiet residential character. They anticipate that any redevelopment or new development in the neighborhood will be carefully designed, with meaningful input from the neighborhood. They hope that the neighborhood will be connected to amenities within and outside of its boundaries through safe and accessible bicycle and pedestrian infrastructure. Reducing roadway speeds and other traffic calming measures on Warm Springs Avenue is a high priority.

The East End Neighborhood is rich with neighborhood gathering places, recreation opportunities and well-developed and maintained landscapes. Residents want to see these amenities protected and expanded to ensure a high quality of life for all. They are proud of their neighborhood's unique character and would like to work together with the City of Boise to ensure that future development in and around the neighborhood does not hinder its community feel.

Neighborhood Planning Principles

- Preserve the existing residential character of each neighborhood area and pursue continuity of form and design both within and outside the historic districts.
- Encourage neighborhood participation in all activities and decisions.
- Conduct all planning and development efforts and communications with full transparency.
- Protect continuity of neighborhood character so our past is always reflected in our future.
- Encourage and protect all modes of transportation.
- Minimize adverse impacts from increased traffic.
- Sustain our neighborhood's character, sense of place, historic places and natural open spaces.
- Ensure meaningful public involvement in all decisions and actions affecting the East End by ongoing communication with Boise City's Planning and Zoning Commission, Historic Preservation Commission, Parks & Recreation Commission, Arts & History Department, and Design Review Committee; Boise City Council; Ada County Highway District (ACHD) and other decision-makers.
- Encourage development that ensures a diversity of housing and supports walking and biking.



Natatorium, Boise, ID [73-2-52], *Idaho State Archives*



NEIGHBORHOOD GOALS

The goals of the East End Neighborhood Plan are intended to fulfill its vision and principles through timely, honest and open engagement and communication between residents and the City, Ada County Highway District and other entities in order to protect and preserve our parks, reserves, history, neighborhood character and design through implementation and actions.

GOAL AREA 1: LAND USE, FORM & DESIGN (LUD)

Goal 1.1 Support decisions that increase housing diversity and choices for people at all life stages and income levels through residential development that is compatible with existing neighborhood design and character.

Goal 1.2 Support designated Neighborhood Activity Centers as vital neighborhood gathering spaces with appropriate residential, retail and commercial development at the locations identified in this Plan and *Blueprint Boise*.

Goal 1.3 Support redevelopment when it fits within the historic and urban character of the neighborhood, complements the form and function of its adjacent surroundings, improves mobility choices, and enhances greenspaces and open spaces and access to them.

Goal 1.4 Work with the City and property owners to encourage development and redevelopment that is compatible with existing homes in the surrounding neighborhood, and that protects structures located in historic districts to the extent of the law.

Goal 1.5 Strive to protect and preserve historic districts and other historic places and functions through regulatory tools and partnerships.

Goal 1.6 Support development in those areas identified in this Plan for future growth.

GOAL AREA 2: TRANSPORTATION, MOBILITY & CONNECTIVITY (TMC)

Goal 2.1 Maintain and further develop safe, comfortable and convenient connections to neighborhood schools, recreation, and commercial areas that are part of a well-connected, neighborhood-wide transportation network that provides mobility choices to people of all ages and abilities.

Goal 2.2 Ensure implementation of the *East Boise Neighborhood Bicycle and Pedestrian Plan* by annually recommending projects to the City and ACHD from the Plan, and review the Plan as needed to make improvements identified by residents.

Goal 2.3 Apply the City's *Transportation Action Plan*, ACHD *Livable Street Design Guide* and best practices for neighborhood streets to design future roadway and other transportation projects in our neighborhood.

Goal 2.4 Preserve the unique character of Warm Springs Avenue as a residential access street and implement measures to slow traffic, improve safety and comfort for those walking, biking, and driving, and maintain or enhance residents' access through the corridor and from side streets.

Goal 2.5 To reduce traffic congestion and increase transportation options, support additional transit service for the East End Neighborhood as part of a larger, expanded transit system.

Goal 2.6 Continue to apply for Neighborhood Improvement Program grants through the City and funds from other sources to maintain and improve the East End trails network.

GOAL AREA 3: NEIGHBORHOOD CHARACTER AND ENGAGEMENT (NCE)

Goal 3.1 Annually identify one to three actions to implement this Plan through neighborhood-driven projects.

Goal 3.2 Engage residents, area businesses and schools, and the East End Neighborhood Association, as well as other stakeholders, in decisions affecting the neighborhood.

Goal 3.3 Assign an official East End Neighborhood Association Board Member or a neighborhood resident to attend each Boise Neighborhood Association Network meeting as the person to vote on behalf of the East End Neighborhood Association.

Goal 3.4 Apply for neighborhood grants through the City's Neighborhood Improvement Program to implement actions called for in this Plan and fund other improvements within the East End Neighborhood.

Goal 3.5 The East End Neighborhood Association Board will meet annually with the City's Neighborhood Planning Team to review implementation of this Plan and consider new projects.

Goal 3.6 Maintain, enhance and encourage use of the East End Neighborhood Association website (www.eastendboise.com/).

Goal 3.7 Promote neighborhood safety.

GOAL AREA 4: PARKS, OPEN SPACE AND TREE CANOPY (POST)

Goal 4.1 Continue enhancements and investments in a system of well-managed parks, public spaces, pathways and trails.

Goal 4.2 Strive to maintain and enhance the East End Neighborhood tree canopy.

Goal 4.3 Educate residents about the assets of improving and maintaining a healthy tree canopy.

Goal 4.4 Work with the City Parks & Recreation Department to design and post signage on East End Neighborhood trails and in the Military Reserve and Table Rock Reserve stating rules and guidelines for hikers, bikers, and dog walkers.

GOAL AREA 5: CULTURE, HISTORY AND PLACEMAKING (CHP)

Goal 5.1 Work with historic preservation and cultural organization partners and original Boise Valley tribes to identify and interpret historic and cultural assets through the City's cultural planning process and grant opportunities.

Goal 5.2 Work with the City to create, apply and enforce special geographic designations

such as Design, Historic and Conservation districts.

Goal 5.3 Protect and enhance Warm Springs Avenue as a historic corridor by slowing traffic and preserving historic structures.

Goal 5.4 Research and promote the history and culture of the East End Neighborhood.

GOAL AREA 6: PROCESS (P)

Goal 6.1 Establish processes for decisions and actions pertaining to this Plan and other changes and impacts to the East End Neighborhood that ensure transparency and effective, inclusive public engagement in those decisions.

Goal 6.2 Participate in all opportunities provided by government agencies, developers and other entities to have a voice in the future of our neighborhood.

GOAL AREA 7: NEIGHBORHOOD ACTIVITY CENTERS (NAC)

Goal 7.1 Create active and diverse Neighborhood Activity Centers to provide needed housing, services and retail in the East End Neighborhood.

Goal 7.2 Create vibrant places with a strong sense of identity such as parks, plazas, courtyards, playgrounds and balanced public streets designed for people.

Goal 7.3 Offer a range of housing options.

Goal 7.4 Emphasize the integration of quality building and site design.

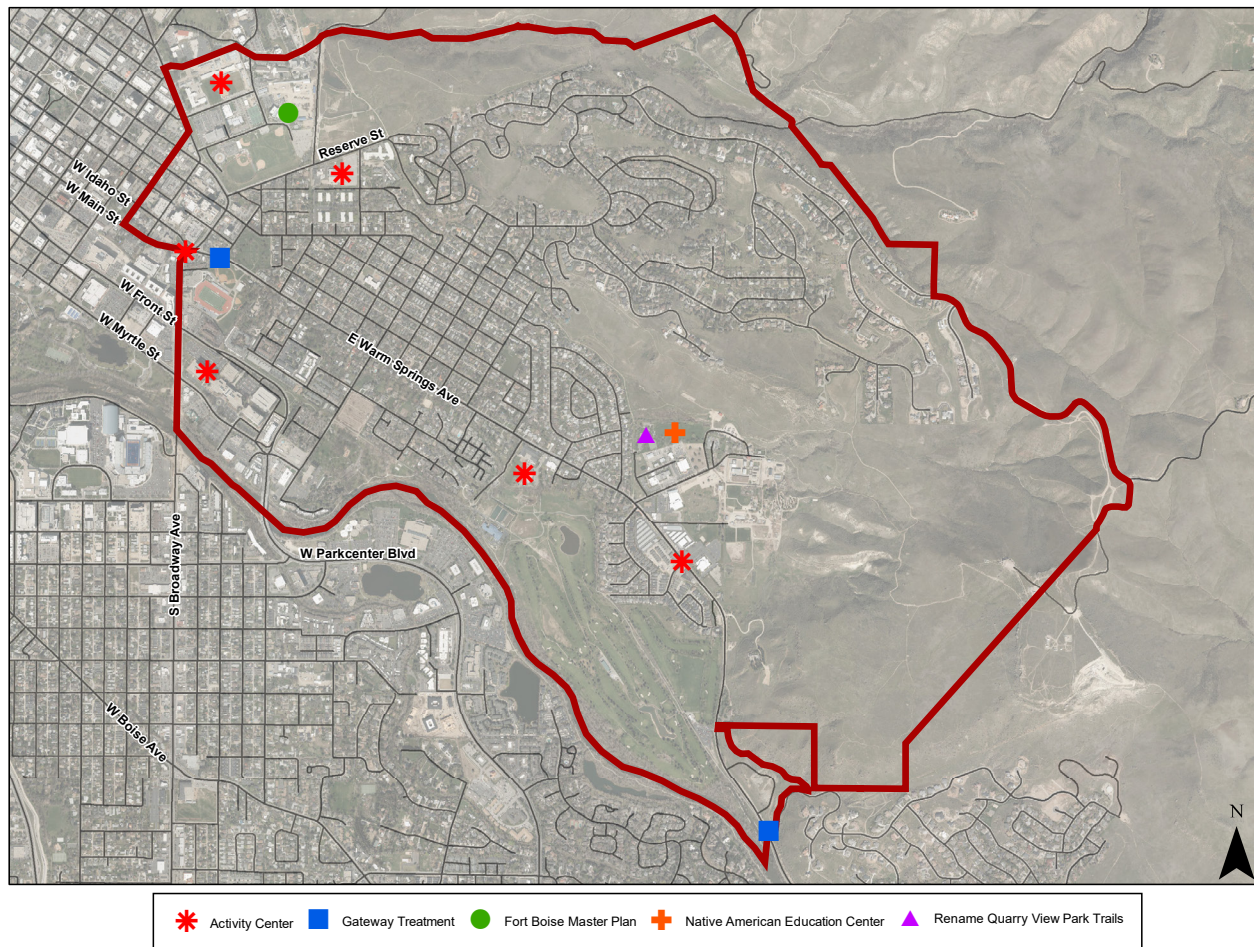
ACTION PLAN

LAND USE, FORM AND DESIGN (LUD)

NUMBER	TIMING	ACTION
LUD1	S M L	Develop a Fort Boise Master Plan – Work with all stakeholders within the Fort Boise area and those adjacent to or impacted by this area to create a coordinated master plan that guides future decisions and development affecting the Fort Boise Community Center and Dick Eardley Senior Center, Robbins Road and Mountain Cove Road corridors, St. Luke's Elk's Rehabilitation Center, Veterans Administration campus, Boise High School athletic fields and recreational facilities, and Military Reserve (flood-control capacity, bike skills park, dog park, archery range, cemetery, trail use and natural open space/riparian areas).
LUD2	S M L	Develop and implement policies, conservation districts/overlays, and/or new zoning code language that support maintaining the existing form, massing and lot coverage of residential neighborhoods.
LUD3	S M L	Update the East End Historic District and the Warm Springs Historic District guidelines from the initial historical survey process through codification into City Code.
LUD4	S M L	Ensure minimal disruption to the neighborhood as the St. Luke's Master Plan is implemented; comment on each Master Plan application per the principles of this plan.
LUD5	S M L	Research and consider requiring increased sound buffering from new development or redevelopment to protect neighborhoods from sound impacts with appropriate design and/or noise decibel limitations and enforcement. Work with the City of Boise to limit hours of use of loudspeakers at sporting and other events.
LUD6	S M L	Research and pursue options to regulate light pollution.
LUD7	S M L	Re-open the open space areas of Dona Larsen Park to the public when events are not occurring.
LUD8	S M L	Develop the Armory into a Neighborhood Activity Center, per <i>Blueprint Boise</i> - Realize a mixed-use vision by working with the landowner, City and interested investors to ensure that the historic Armory building is retained in the redevelopment, the site attracts worker- and affordable-housing and retail tenants, and public open spaces are included.

NUMBER	TIMING	ACTION
LUD9	S M L	<p>Review the land use regulations (zoning, etc.) at each of the following locations to optimally encourage Neighborhood Activity Centers with a mix of housing and retail to provide growth in this part of town as well as dynamic neighborhood places.</p> <ul style="list-style-type: none"> • Warm Springs Avenue (WSA) Activity Center (Trolley House/M&W Market area) • Armory
LUD10	S M L	<p>Work through the public process to pursue a Land Use Map amendment to designate Activity Centers in the following areas: Broadway Avenue/Myrtle Street/E. Park Boulevard/E. Font Street; Broadway Avenue/E. Warm Springs Avenue; Fort Boise area; and the vicinity of E. Walling Street and E. Warm Springs Avenue.</p>

Figure 14. Land Use, Form & Design Recommendations

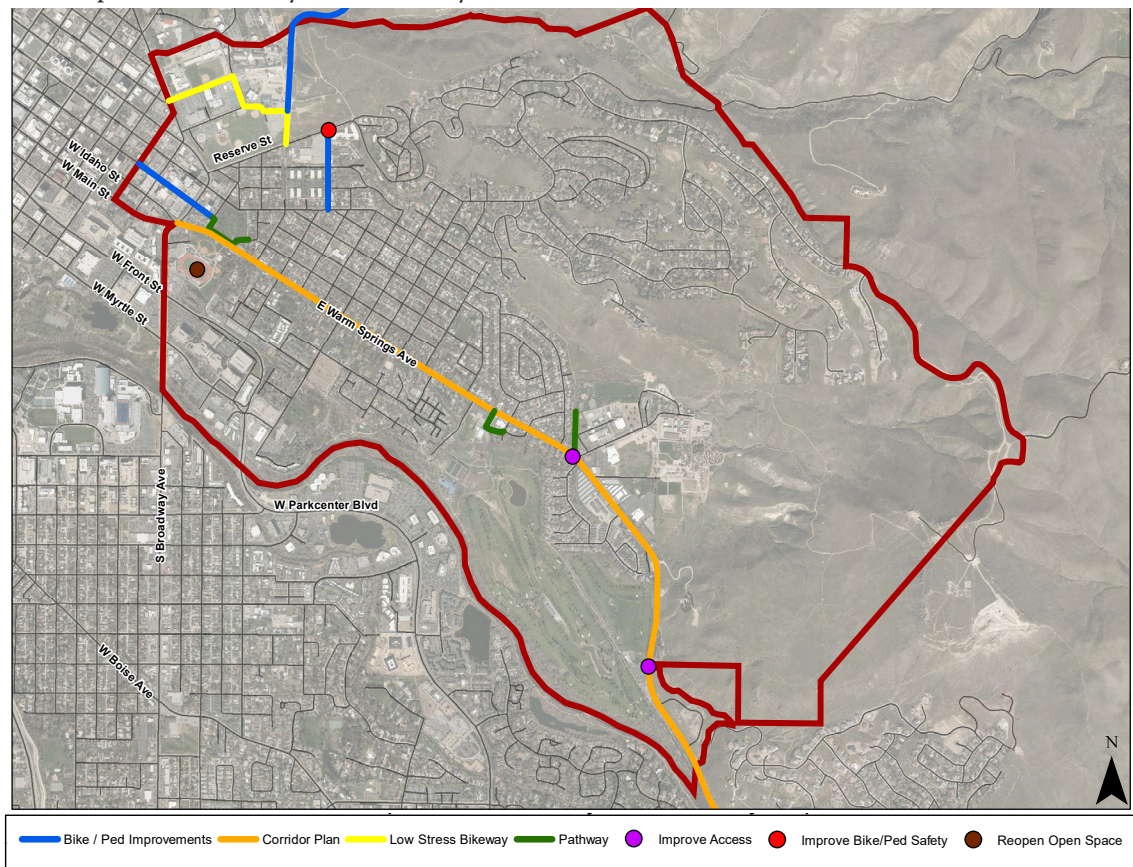


TRANSPORTATION, MOBILITY AND CONNECTIVITY (TMC)

NUMBER	TIMING	ACTION
TMC1	S M L	Implement the ACHD <i>East Boise Neighborhood Bicycle and Pedestrian Plan</i> ; review neighborhood bicycle and pedestrian projects annually and submit new requests for projects to the City of Boise and Ada County Highway District.
TMC2	S M L	Implement the ACHD <i>Roadway to Bikeway Master Plan</i> , Addendum 2018.
TMC3	S M L	Complete the pathway through Pioneer Cemetery Park to connect the crossing at Warm Springs Avenue with a crossing at E. Bannock Street and Avenue C.
TMC4	S M L	Create a formal low-stress bike route through Fort Boise and the Veterans Administration campus to improve safe and comfortable biking options to the North End Neighborhood.
TMC5	S M L	Design and install sidewalks and other shared street features on Avenue H to improve safety for pedestrians and cyclists.
TMC6	S M L	Design and construct the Avenue H/Reserve Street intersection to improve safety for pedestrians and cyclists.
TMC7	S M L	Improve pedestrian and bicycle safety along Mountain Cove Road from Reserve Street to the Freestone Creek Trailhead.
TMC8	S M L	Collectors and arterials shall serve as pedestrian-oriented roadways with detached sidewalks, enhanced bike lanes and narrow vehicle travel lanes.
TMC9	S M L	Create convenient, comfortable, direct and safe pedestrian and bicycle linkages between buildings, streets and places. These linkages should be coordinated with transit routes.
TMC10	S M L	Encourage an interconnected street grid network.
TMC11	S M L	Develop a corridor plan for Warm Springs Avenue from Broadway Avenue to State Highway 21. Work with ACHD, Boise City, affected Neighborhood Associations (East End, Warm Springs Mesa, Barber Valley, and Warm Springs Historic District) and other affected stakeholders; focus on traffic calming and speed reduction strategies to improve safety and comfort for cyclists and pedestrians and improve residents' access to their homes; address congestion points along the corridor.
TMC12	S M L	Update traffic counts on Warm Springs Avenue and other streets determined by EENA, after the Fort Street/Broadway Avenue/St. Luke's construction is complete.

NUMBER	TIMING	ACTION
TMC13	S M L	Work with stakeholders to connect the Boise River Greenbelt spur that ends at East Front Street to a crossing at East Front Street and seek other bicycle and pedestrian safety and connectivity improvements in the area.
TMC14	S M L	Create a formal pathway from Bobs Drive to Adams Elementary School.
TMC15	S M L	Create a dedicated pathway from the Natatorium to the Greenbelt.
TMC16	S M L	Construct a formal, paved pathway into Quarry View Park from the crossing at Warm Springs Avenue at Old Penitentiary Road.
TMC17	S M L	Improve #14 (Tram Trail) Trail Access across Warm Springs Avenue. Install crossing improvements and signage to better and more safely connect Foothills trails and the Boise River Greenbelt near existing Warm Springs Golf Course parking area.

Figure 15. Transportation, Mobility & Connectivity Recommendations



NEIGHBORHOOD CHARACTER AND ENGAGEMENT (NCE)

NUMBER	TIMING	ACTION
NCE1	S M L	Assign an official Board Member or resident to attend each Boise Neighborhood Association Network meeting as the representative to vote on behalf of EENA.
NCE2	S M L	Apply for neighborhood grants through the City's Neighborhood Improvement Program to implement actions within this Plan and other improvements within the East End Neighborhood.
NCE3	S M L	Participate in City's Energize Our Neighborhoods programs.
NCE4	S M L	Conduct an annual meeting and at least one neighborhood social event each year. EENA will continue to hold these two annual events with neighborhood residents. Extend invitations and announcements through social media, the EENA website, and other low-cost notification methods necessary to communicate with residents. Conduct a bi-annual neighborhood survey; consider the City's neighborhood communications grant as a funding source.
NCE5	S M L	The EENA Board will meet annually with the City's Neighborhood Planning section and ACHD to review implementation of this Plan, consider new projects, and update maps as needed.

PARKS, OPEN SPACES AND TREE CANOPY (POST)

NUMBER	TIMING	ACTION
POST1	S M L	Educate residents about the value of improving and maintaining a healthy tree canopy.
POST2	S M L	Work with the City of Boise Parks & Recreation Department to design and post signage for neighborhood trails with the rules/ guidelines for hikers, bikers, and dog walkers.
POST3	S M L	Conduct a neighborhood poop pick-up campaign for yards, sidewalks and trails; invite neighbors to provide baggie holders for pick-up. Post poop pick-up reminder signage.
POST4	S M L	Conduct annual “eradicate goathead” effort and educate residents on how to remove other noxious weeds.
POST5	S M L	Continue Firewise efforts; achieve designated Firewise Community certification; educate residents on appropriate Firewise landscaping and procedures for creating fire breaks on public lands adjacent to homes.
POST6	S M L	Work with the City’s NeighborWoods program to identify areas in need of canopy coverage and track needed tree replacement.
POST7	S M L	Better connect existing and future parks to the existing neighborhood: Ensure all future parks, playgrounds and public spaces are accessible by walking and biking from anywhere in the neighborhood.
POST8	S M L	Keep parks functional, in good condition and as enjoyable gathering spaces: Upgrade existing park facilities at all neighborhood parks when needed and involve the neighborhood in the park planning process.
POST9	S M L	Provide a hierarchy of open spaces that will range from major parks to semi-public plazas and private open spaces that are visually connected by pedestrian routes.











CULTURE, HISTORY AND PLACEMAKING (CHP)










NUMBER	TIMING	ACTION
CHP1	S M L	Involve residents and the East End Neighborhood Association in the selection process for traffic box art and other cultural and history projects to enhance the East End Neighborhood.
CHP2	S M L	Work with the City's Department of Arts and History to develop an East End Neighborhood Cultural Plan.
CHP3	S M L	Work with the City's Boise Parks & Recreation Department and Idaho Tribal Councils to rename trails and add signage in the Quarry View Park area to recognize the significance of the Native Americans who first lived here.
CHP4	S M L	Involve East End residents and EENA in the ongoing effort of descendants of the Boise Valley indigenous Tribes, along with public and private partners, to develop and implement a Native American Cultural Education Center in the Quarry Park area.
CHP5	S M L	Pursue funding to design and construct a Warm Springs Historic District gateway treatment at both ends of East Warm Springs Avenue.
CHP6	S M L	Continue to meet with the City of Boise on implementation of historic and conservation district design guidelines.

PROCESS (P)

NUMBER	TIMING	ACTION
P1	S M L	Work with the City of Boise and property owners to develop and implement a public process and support the City in adopting a demolition ordinance for structures in an historic or conservation overlay district or for any structures with historic significance.
P2	S M L	Work with City and St. Luke's Regional Medical Center to ensure full transparency and public participation in the implementation of St. Luke's Master Plan.

NEIGHBORHOOD ACTIVITY CENTERS (NAC)

NUMBER	TIMING	ACTION
NAC1		Support the development of Neighborhood Activity Centers that enhance the desired character of the neighborhood. When new development occurs in identified neighborhood center areas, require the developer to adhere to placemaking principles and ensure the design is pedestrian-friendly, transitions into the existing neighborhood in regard to height and scale and demonstrates a respect for the character of the surrounding area. Apply the City Mixed-use Activity Guidelines in <i>Blueprint Boise</i> and the Boise Citywide Design Standards and Guidelines as development occurs.
NAC2		Support appropriate densities in Neighborhood Activity Centers. Support uses that engage people of diverse ages, cultures, races, and income levels.
NAC3		Use vacant parcels and spaces for temporary and active uses. This could include “pop up” art projects, seasonal markets, food truck events, etc.
NAC4		Buildings should abut sidewalks, place people-oriented uses at street level, and include outdoor seating and plazas in niches.
NAC5		Site parking to the rear. Discourage new and/or excessive surface parking, but if needed, locate away from the terminus of vistas and street intersections, and site it at the side and rear of buildings. When parking garages are proposed, they shall be integrated into mixed developments with other uses so that the garage does not become the dominant feature of the block. Where possible, street facades of garages should feature storefront or office space.
NAC6		Encourage façade transparency and limit blank walls.
NAC7	 	Provide entrances directly from streets, plazas and open spaces. Locate loading and services areas away from main entrances, pedestrian routes and open spaces.
NAC8		Neighborhood Activity Centers shall include urban streetscapes with wide sidewalks, bus stops, outdoor dining and street furniture, such as bike racks, benches, and lighting.
NAC9	 	Create/design/re-design new pedestrian-oriented public spaces (plazas, parks and similar gathering spaces) to anchor activity centers at identified locations and connect these activity centers to existing residential and commercial uses within the neighborhood.

NUMBER	TIMING	ACTION
NAC10		Reduce and re-purpose parking lots: Ensure that design standards encourage parking lots consistent with pedestrian-oriented land uses. Identify areas with extra parking space and consider how that area might be temporarily or permanently re-purposed and enhanced with design elements such as landscaping, walkways and/or lighting to improve the pedestrian experience.
NAC11		Create convenient, comfortable, direct and safe pedestrian and bicycle linkages between buildings, streets and places. These linkages shall also be coordinated with transit routes
NAC12		Provide weather protection with awnings or canopies.
NAC13		Ensure neighborhood involvement: Identify ways in which neighborhood representatives and residents at large will be involved in design, development and activation of walkable corridors wherever opportunities arise.
NAC14		Provide a wide range of types, sizes and prices of housing products.
NAC15		Encourage and allow mixed-use developments to combine commercial and residential uses.
NAC16		Encourage housing projects that serve all ages and enhance residents' ability to age in place.
NAC17		Require architecture that is consistent and sensitive to its surroundings.
NAC18		Transition heights - The scale of development should help define and protect the livability of the central neighborhood core area by stepping down in height and massing from the street to the existing residential neighborhood.



EAST END NEIGHBORHOOD PLAN APPENDICES



Appendices

- A. East End Neighborhood Survey Responses
- B. East End Neighborhood Existing Conditions Report
- C. East End Neighborhood Cultural Plan Template

The background of the page is composed of several large, solid-colored rectangular blocks. A large green block occupies the top-left and bottom-left portions. A blue block is positioned in the top-right. Yellow blocks are located in the top-right (above the blue block), middle-right, and bottom-right. A light green block is situated at the bottom-left, partially overlapping the dark green block.

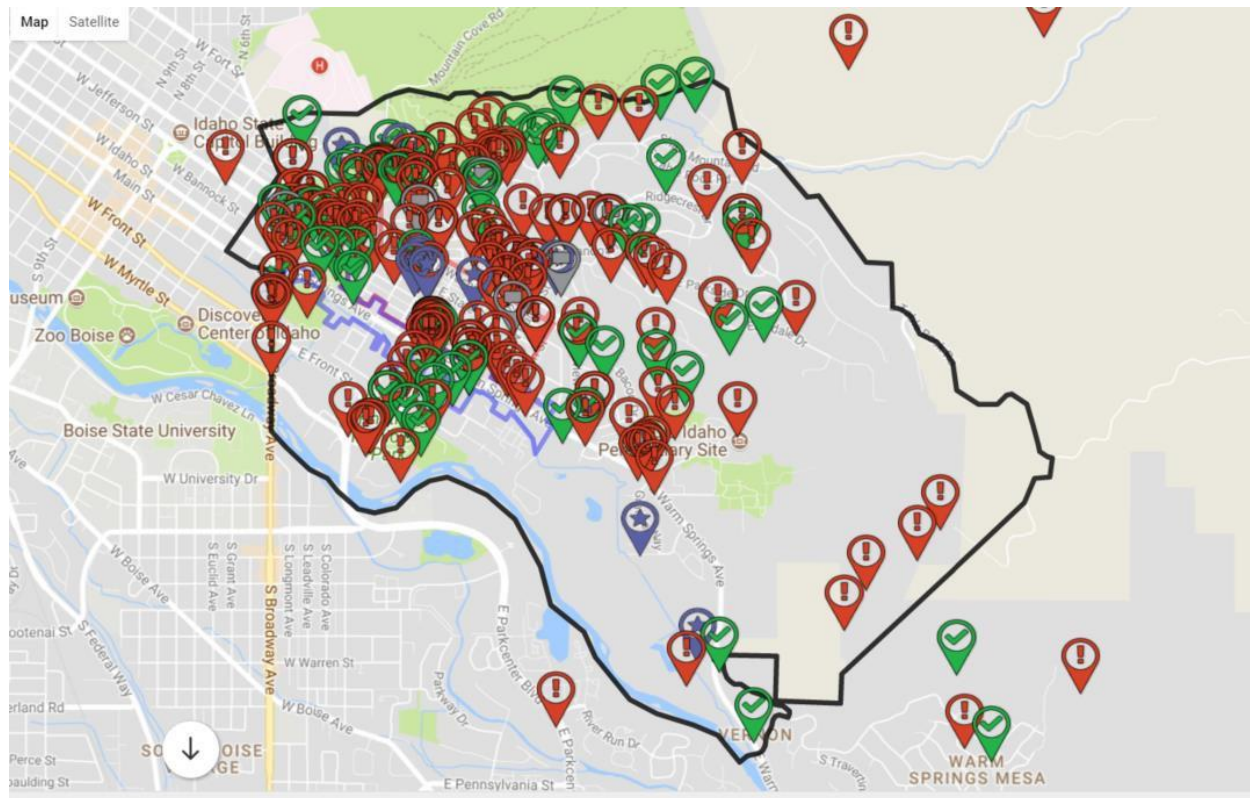
A. EAST END NEIGHBORHOOD SURVEY RESPONSES

EAST END NEIGHBORHOOD PLAN

Appendix A – Survey Response and Workshop Results

In total, **410** individuals responded to the written portion of the survey. An additional **252** comments were left on the geographic map form. An image of the map is shown below, and the full map and comments can be viewed at www.eastendsurvey.com.

Map Comment Analysis



The responses on the map represent comments related to opportunities, challenges, special places and other comments. The responses were:

- 59 comments related to opportunities
- 173 comments related to challenges
- 12 comments related to special places
- 6 comments categorized as other

The following key themes can be seen from an analysis of the EENA online map comments:

- **The history of the East End and associated historic buildings** are beloved assets for the neighborhood. Residents want to see more done to honor and preserve this history. Ideas to help memorialize and preserve this history include: signage and monuments in the Castle Rock area, improved branding and designed streetscapes that emphasize the historic areas, and restrictions on the size and character of new developments in the East End Historic District.
- **Increased traffic** from development both within and outside of the neighborhood is a concern for residents. Respondents felt that additional traffic calming measures were needed to help alleviate the

stressors of increased traffic volume and to create a more bicycle- and pedestrian-friendly environment. These comments were concentrated along **E Warm Springs Avenue**, E Jefferson Street, E Washington Street, E Roanoke Drive, and E Table Rock Road.

- Survey respondents see an opportunity **to improve bicycling and pedestrian facilities** throughout the neighborhood. Improvements discussed were increased sidewalk coverage, improved and additional bike lanes, improved and additional crosswalks and pedestrian beacons, and additional bike racks and repair stations.

Online Survey Questionnaire Results

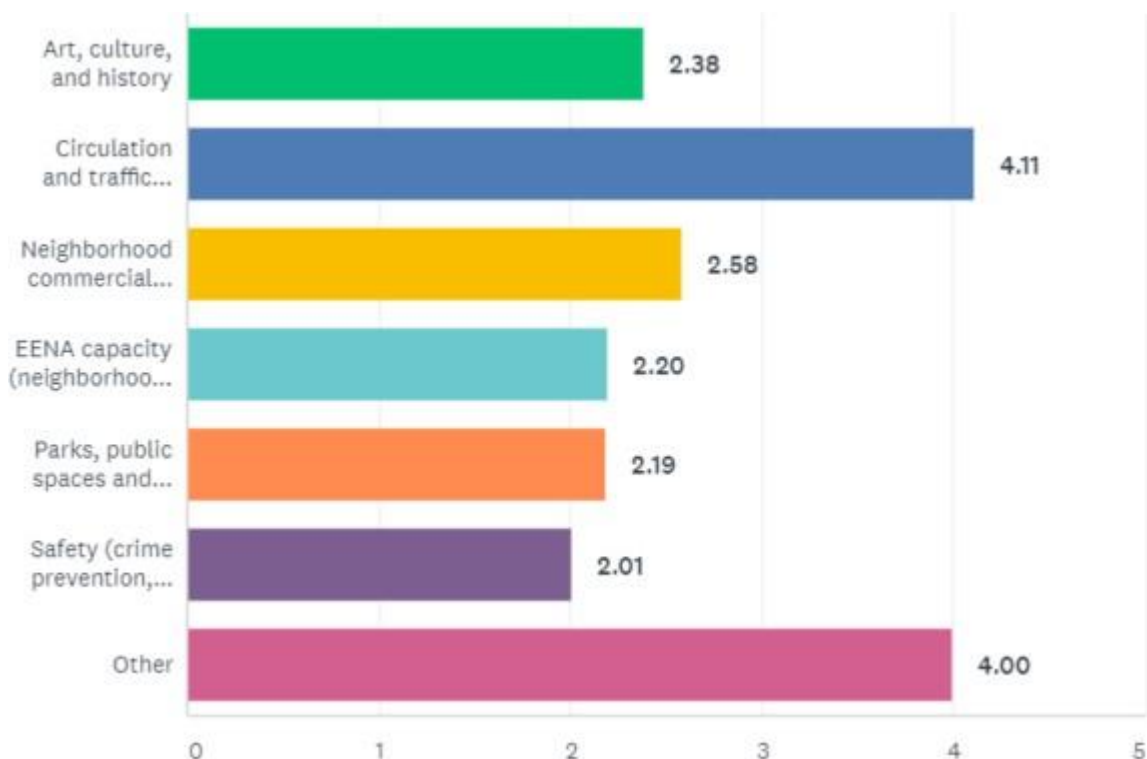
Question 1: Neighborhood Plan Focus Areas

Respondents indicated the most important neighborhood plan focus areas were:

1. Circulation and Traffic (pedestrians, cyclists, and vehicular traffic)
2. Neighborhood commercial development (locations for, types and access)
3. Art, Culture and History

(95) Other responses focused primarily on the following topics:

- Traffic speeds, volume and safety (bikes, pedestrians, and cars)
- Ongoing and upcoming developments impacting the neighborhood (including St. Luke's current construction and new housing construction)
- Neighborhood connectivity



Note: Responses are based on a 1-5 scale where the larger the number = a greater preference/priority.

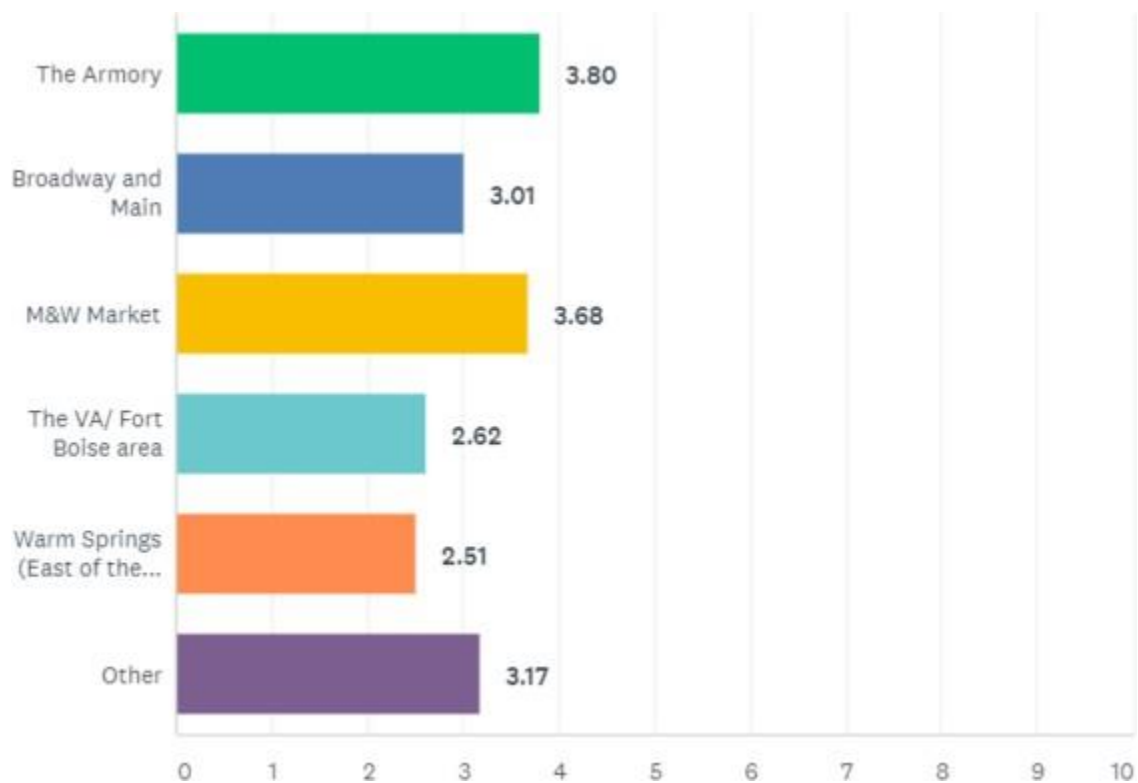
Question 2: Where would you like to see commercial areas?

Respondents indicated the following locations as the most preferred locations for commercial development:

1. The Armory
2. The M&W Market
3. Broadway and Main

(64) “Other” responses focused primarily on the following topics:

- A general desire for no new commercial areas. (including concerns that any new commercial will bring additional traffic to the area)
- The Roosevelt Market area
- Harris Ranch



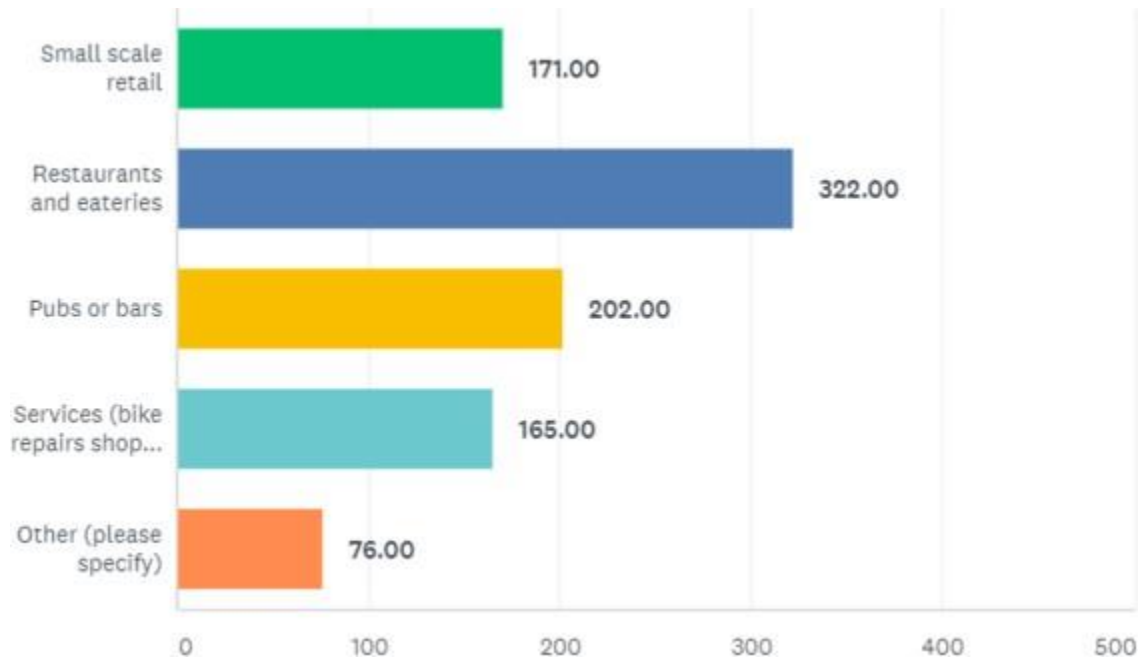
Note: Responses are based on a 1-5 scale where the larger the number = a greater preference/priority.

Question 3: What types of neighborhood commercial would you like to see in the East End?

Respondents indicated that restaurants and eateries along with pubs and bars were the most desired for consideration in the East End.

(76) “Other” responses focused primarily on the following topics:

- A general desire for no new commercial development
- Neighborhood coffee shops and or other small-scale cafés and bakeries.



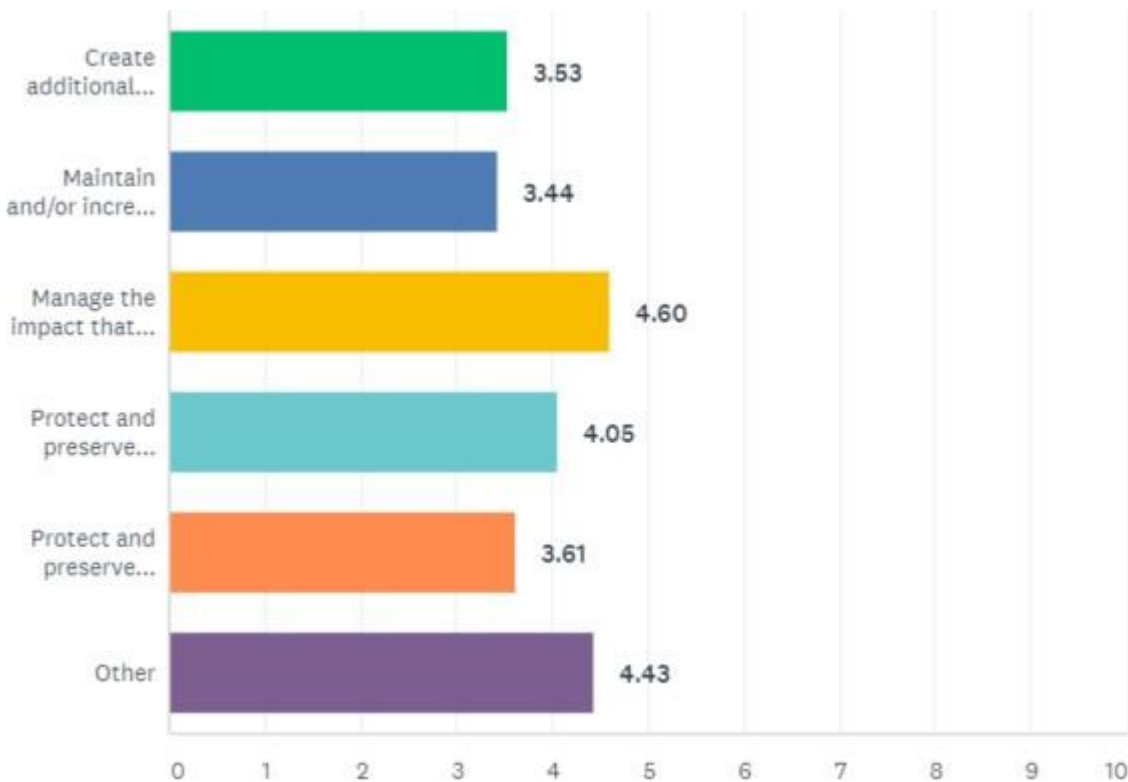
Question 4: What potential actions would you like to see take place in the next ten years?

Respondents indicated similar support for all of the listed potential actions. The strongest support from respondents was for the following actions:

- Managing the impact that adjacent development has on major roadways, including Warm Springs.
- Protecting and preserving historic structures and the overall character of the neighborhood's historic districts.

(71) "Other" responses focused primarily on the following topics:

- Affordable housing that meets the character of the neighborhood (including reduced housing size "McMansions")
- Sustainable greenscapes and yards that use xeriscaping and native plants.
- Managing traffic volume and speeds
- Safety for bicyclists and pedestrians



Note: Responses are based on a 1-5 scale where the larger the number = a greater preference/priority.

Question 5: How important are public spaces to you?

With a weighted score of 4.69, it is apparent that public spaces are very important to respondent of the East End Survey. 60% indicated that public spaces were very important and other 26% said they were important. Less than 5% of respondents indicated that public spaces were not very important or not important at all.

1. NOT IMPORTANT AT ALL	2. NOT VERY IMPORTANT	3. SOMEWHAT IMPORTANT	4. IMPORTANT	5. VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
0.50% 2	3.27% 13	9.57% 38	26.20% 104	60.45% 240	397	4.69

Question 6: How well do you feel our public spaces are maintained?

The general response to this question was that the public spaces were pretty well maintained. 83% of respondents answered “pretty well maintained” or “very well maintained,” and only 8 respondents (2%) indicated that the public spaces were “not very well maintained” or “not maintained at all.”

	1. NOT MAINTAINED AT ALL	2. NOT VERY WELL MAINTAINED	3. SOMEWHAT MAINTAINED	4. PRETTY WELL MAINTAINED	5. VERY WELL MAINTAINED.	TOTAL	WEIGHTED AVERAGE
(no label)	0.25% 1	1.75% 7	14.54% 58	64.41% 257	19.05% 76	399	4.00

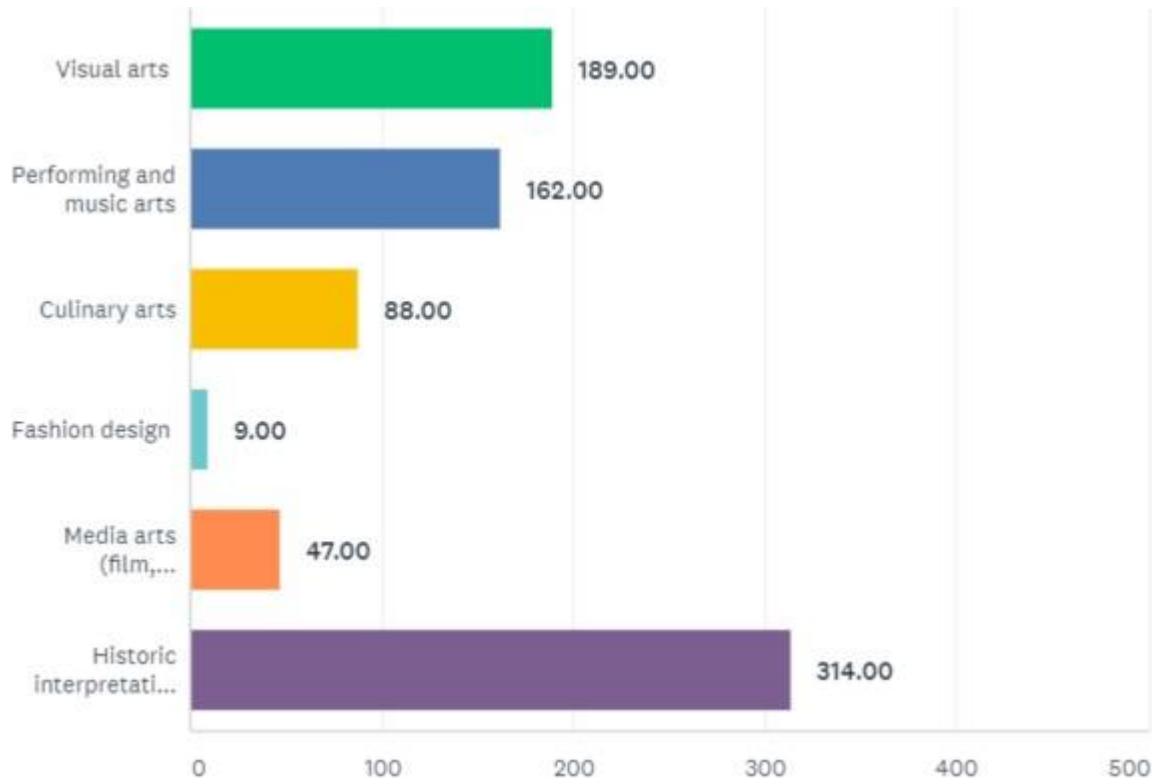
Question 7: How important are shade trees, greenery and landscaping to you?

The weighted response to this question was a 4.45, which indicates that shade trees, greenery, and landscaping are quite important to EENA survey respondents. In total 89.2% of respondents indicated that these items were either “important” or “very important”

	1. NOT IMPORTANT AT ALL	2. NOT VERY IMPORTANT	3. SOMEWHAT IMPORTANT	4. IMPORTANT	5. VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	0.25% 1	1.75% 7	8.75% 35	31.00% 124	58.25% 233	400	4.45

Question 8: What historical assets, cultural sites, or creative aspects do you most want to preserve or enhance in your neighborhood?

Historic interpretation/preservation was by far the most noted item that respondents wanted to see preserved and enhanced in the neighborhood. 85% of respondents indicated this as an aspect they wanted to preserve/enhance. Visual arts and performing/music arts were also aspects that seem important to EENA survey respondents.



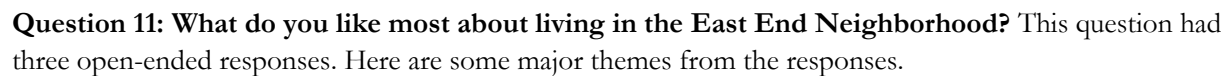
Note: This question allowed respondents to check all that apply, so the total number of responses is greater than the number of individuals who took the survey.

Question 9: If public art were to be placed in your neighborhood, where would it be most visible or meaningful.

Key themes from question responses include:

- Quarry view
- The Armory
- M&W area
- The Penitentiary
- Adams/Roosevelt Elementary
- Installations in parks
- At major intersections
- In the lower foothills and reserve areas.
- At road triangles
- A few respondents also indicated that they did not want to see any new art installations.

The below word cloud shows the themes from these responses.



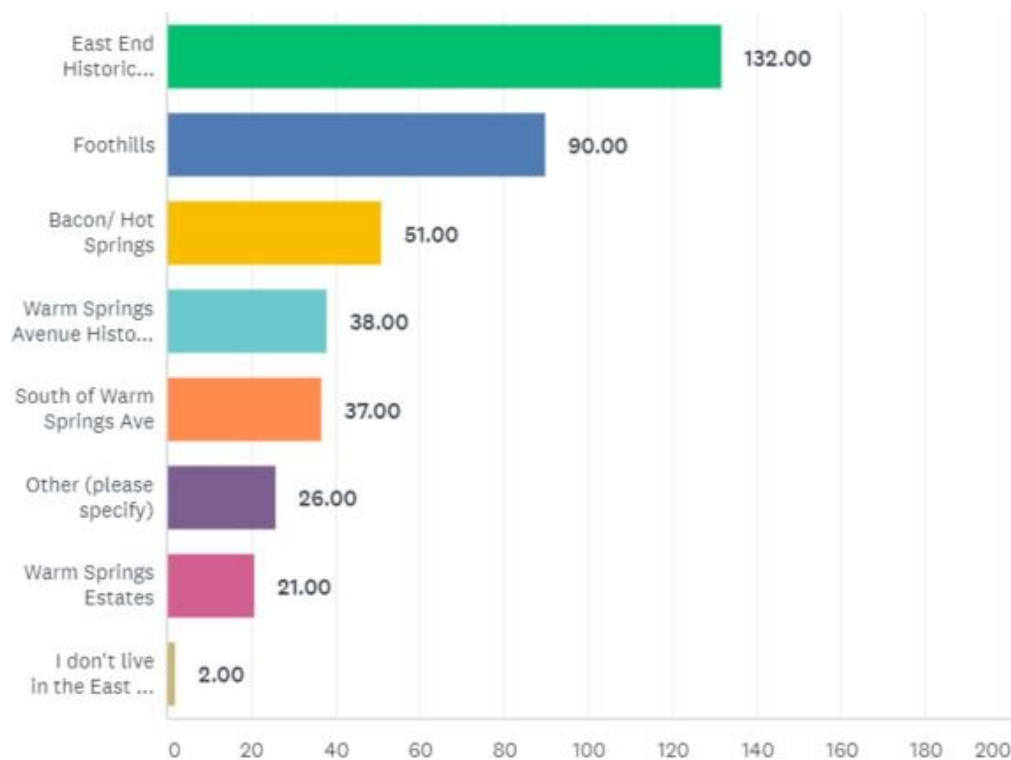
- Proximity and connectivity to schools, downtown and major destinations/activities in Boise
- Access to trails and parks, and the foothills
- Clean, safe and comfortable area to live
- Walkable and bikeable community
- Developed tree canopy
- Diverse housing options
- Friendly neighbors and community
- Historic architecture, style and character
- Not a subdivision

Question 12: What are the three biggest challenges facing the East End Neighborhood? This question had three open-ended responses. Here are some major themes from the responses.

- Traffic congestion, speed, increased volume and increased automotive disruption.
- New development and construction (including the St. Luke's campus development).
- New large residential developments that don't fit the character of the neighborhood. This creates less affordability in the neighborhood.
- Growth of the neighborhood.
- Underutilized spaces (including the Armory).
- A lack of sidewalks and bike facilities.
- Increased noise throughout the neighborhood (construction, traffic).
- Lack of neighborhood amenities and central public spaces (coffee shops, bakery, restaurants, bars).
- Preservation of historic homes.
- Development in the foothills.

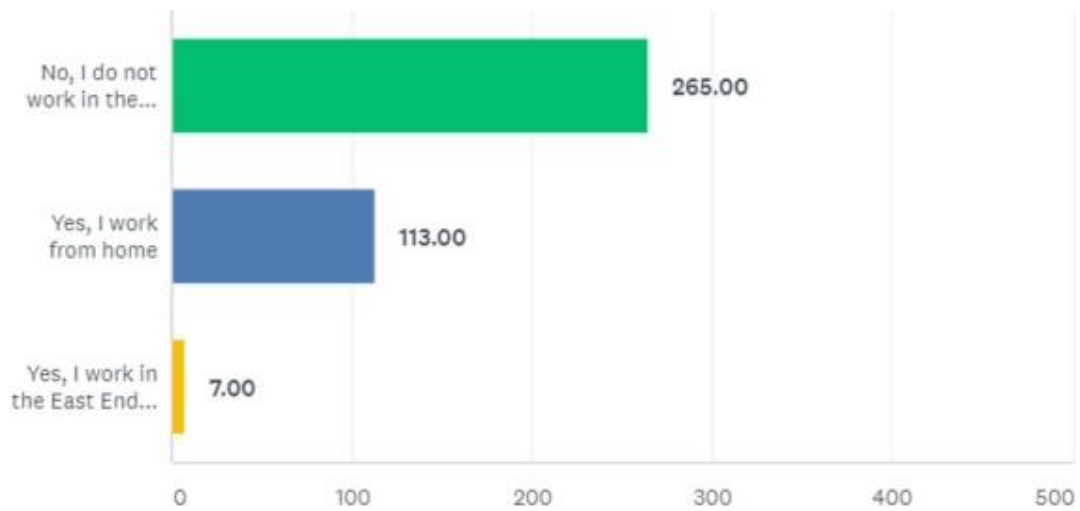
Question 13: In which of the following areas of the East End do you live?

There was a good distribution of survey responses. 33.2% of respondents were from the East End Historic District, which was followed by 22.7% from the Foothills area. Notably, only two respondents were from outside of the neighborhood.

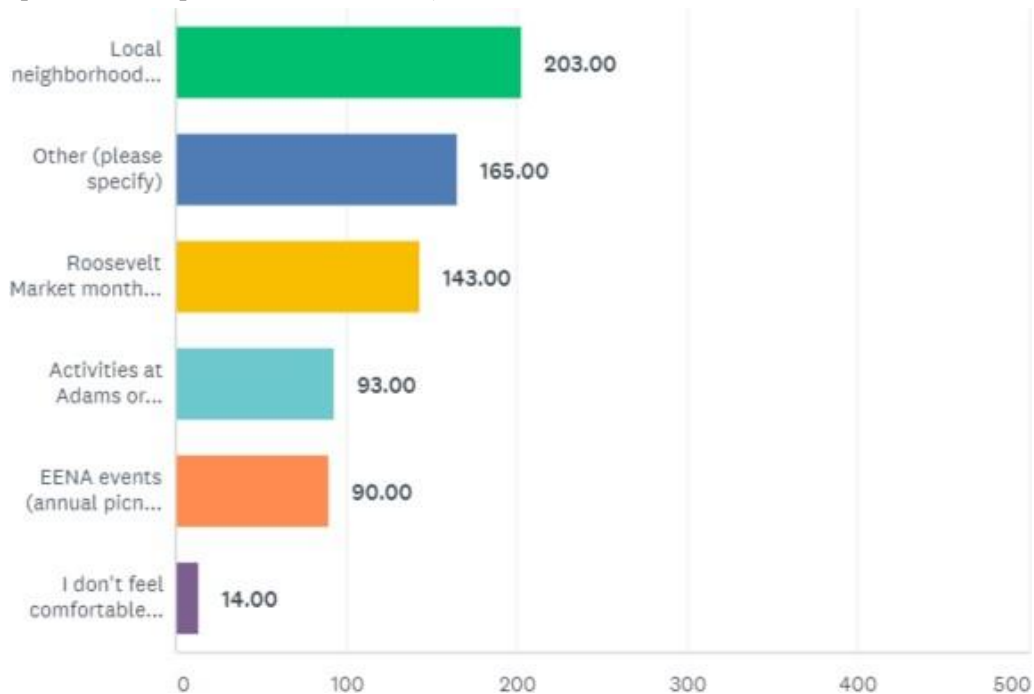


Question 14: Do you work in the East End?

Most respondents did not work in the East End (68.8%). Of those who work in the East End 94.2% work from home.

**Question 15: How do you connect with your neighborhood currently?**

Most respondents connected with their neighborhood through local events and through other means (including walking around and having face to face conversations, shopping at the local markets, and through public spaces such as parks and the foothills).



Question 16: Are you aware of the East End Neighborhood Association.

97.4% of respondents were aware of the East End Neighborhood Association.

ANSWER CHOICES	RESPONSES	
Yes	97.45%	382
No	2.55%	10
TOTAL		392

Question 17: Are you aware of the East End Neighborhood flyers?

77.6 % of respondents were aware of the EENA flyers.

ANSWER CHOICES	RESPONSES	
Yes	77.61%	305
No	22.39%	88
TOTAL		393

Question 18: The East End Neighborhood Association communicates with residents through a number of channels. Are you aware of the following means of communication?

A majority of respondents were aware of all the communications channels, however active participation in these channels is relatively low. 48.6% participate on NextDoor, 17.9% participate in EENA emails, 13.5% are engaged on the EENA webpage and only 10% are engaged through the EENA Facebook.

	I WASN'T AWARE OF THIS NEIGHBORHOOD COMMUNICATION CHANNEL	I'M AWARE, BUT NOT ACTIVELY ENGAGED WITH THIS COMMUNICATION CHANNEL	I'M AWARE AND ACTIVELY ENGAGED WITH THIS COMMUNICATION CHANNEL	TOTAL	WEIGHTED AVERAGE
Nextdoor posts	18.41% 67	32.97% 120	48.63% 177	364	2.30
EENA website	34.75% 131	51.72% 195	13.53% 51	377	1.79
EENA emails	40.64% 152	41.44% 155	17.91% 67	374	1.77
EENA Facebook	43.01% 163	46.97% 178	10.03% 38	379	1.67

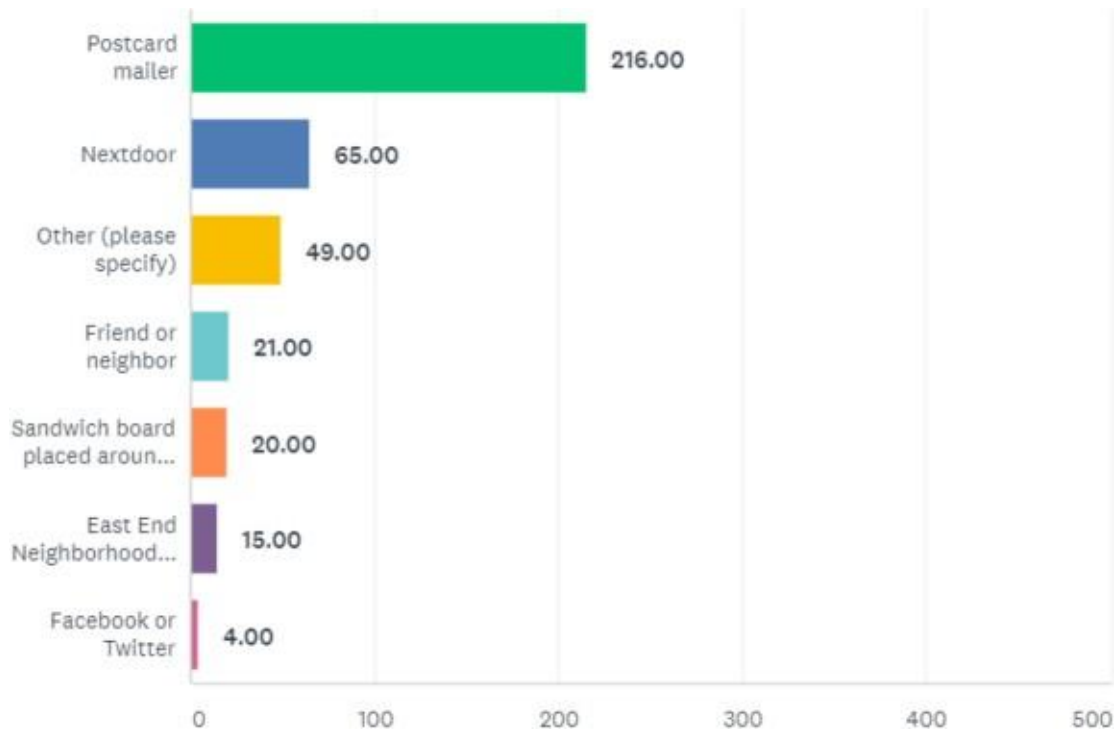
Question 19: Is there anything the neighborhood or your neighbors could do for you?

Respondents indicated a number of neighborly things they would appreciate. However, most indicated that they were not in need of assistance, but would be happy to help if there was a need. Some items that were mentioned include:

- Snow shoveling
- Dog walking
- Kid carpools
- Participate in a neighborhood watch
- Neighborhood clean-ups and handyman tasks for those who aren't able to do this work themselves.

Question 20: How did you hear about this survey?

By far the most effective means of survey publicity was the postcard mailer sent by the City of Boise. NextDoor was also an effective means of publicity, however other means of social media were not nearly as effective.

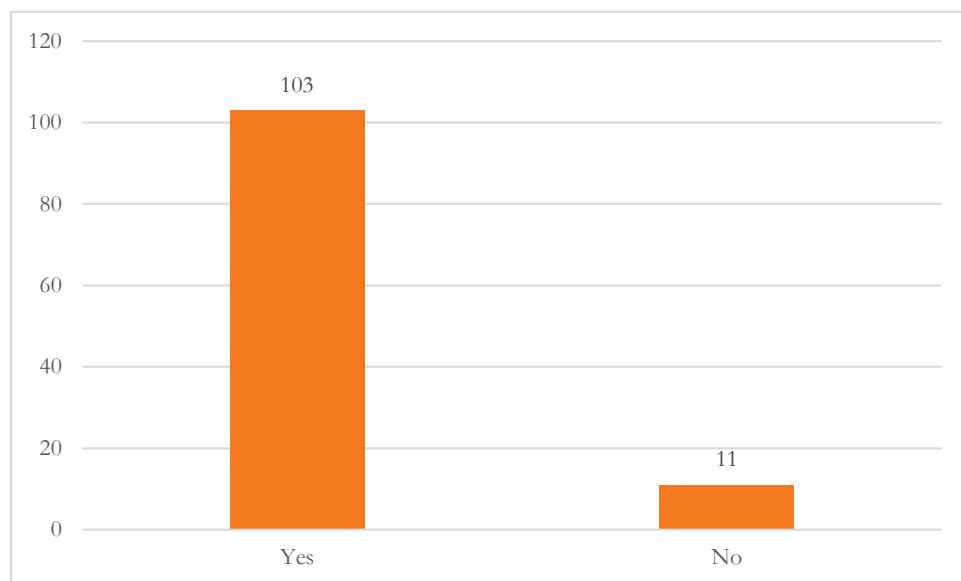


East End Annual Meeting and Survey Number 2

The East End Neighborhood Association launched a second 10-question survey on June 14, 2018. The June survey replicated content from the May 2018 Annual Meeting Neighborhood Plan Workshop. This survey allowed individuals who were not able to attend the annual meeting an opportunity to comment on goals, strategies and priority projects. This survey received 65 responses between an online collector and paper copies of the survey that were handed out at community events. The annual meeting had a participation rate of over 100 individuals, with roughly 60 individuals responding to any given question.

The below responses include both the results from the May Annual Workshop and the follow-up online and paper survey. These questions specifically reference the content found at http://agnewbeck.com/wp-content/uploads/2018/06/EENA_Web_Survey_Content.pdf (a copy of this document can be found below).

Question 1: Do you generally feel that this is the right vision statement?



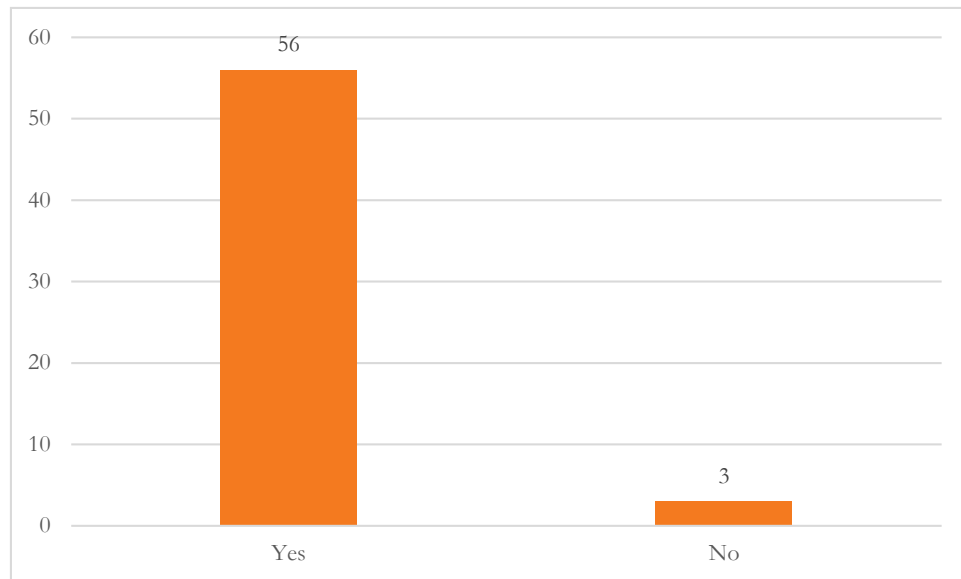
90% of respondents felt that this vision statement was generally in line with their ideas and values for the neighborhood.

Question 2: What other visions, if any would you like to see added to the list of the East End Neighborhood Vision Statement?

The most commonly indicated additional visions were around these themes:

- Traffic management and calming
- Connecting with nature
- Community and connection
- The importance of public gathering spaces, including restaurants, open spaces, and areas of neighborhood character
- Coordination with other Neighborhood Associations or groups
- Balancing historic character with growth and change

Question 3: Do the “Draft Values” generally represent your perception of what the neighborhood values?



95% of respondents indicated that these values generally represented their perception of what the neighborhood values. Note, responses from the Annual Meeting were not included in these numbers as the groups discussed this as an activity rather than responding to the question via the Poll Everywhere software.

Question 4: What other values, if any would you like to see added to the list of East End Neighborhood Values.

The most commonly indicated additional values were:

- Bikeable
- Diverse
- Access to downtown
- Creative
- Tolerant
- Mixed-income
- Accessible
- Welcoming
- Accessible and diverse housing
- Connected to other neighborhoods
- Respectful
- Public transportation
- Valued
- Environmentally responsible
- Quiet
- Affordable

Question 5: LAND USE & PLACEMAKING: Indicate which three of the following goals are your highest priority.

The below table shows the number of times each land use and placemaking goal was rated as a top priority.

Response Category	Count
Sustain a cohesive neighborhood character, historic districts and significant cultural amenities.	72
Support redevelopment and new development that is compatible with existing design and uses.	47
Respect housing choices for people at all life stages through residential development that is compatible with existing neighborhood design and character.	56
Support activity centers, including neighborhood schools, as vital neighborhood gathering spaces.	50
Support placemaking, art and cultural projects and activities appropriate to the neighborhood.	38

Question 6: CONNECTIVITY Indicate which three of the following goals are your highest priority.

Response Category	Count
Maintain and further develop a strong walkable core, and a well-connected, neighborhood-wide transportation network that provides mobility choices.	72
Pursue a coordinated approach to transportation, by working closely with partners.	29
Continue enhancements and investments in a system of well-managed parks, public spaces, pathways and trails.	71
Explore ways to integrate resiliency in neighborhood infrastructure planning and development.	23
Create safe, comfortable, and convenient connections to neighborhood schools, recreation, and commercial areas.	52

Question 7: ENGAGEMENT Which goal is your highest priority (select 1)

Response Category	Count
Maintain and grow an engaged neighborhood network.	25
Invite active participation in decisions about the neighborhood.	24
Annually accomplish prioritized list of neighborhood-identified, neighborhood-driven projects.	48

Question 8: LAND USE & PLACEMAKING, what are your four highest priority proposed projects and actions?

Response Category	Count
Support development of the Armory as a neighborhood activity center	68
Improve #14 Trail access	25
Support First American History and Cultural Center	13
Warm Springs Avenue gateway placemaking	25
Fort Boise Master Plan	39
Demolition ordinance	20
Encourage neighborhood activity centers	18
Work with BSU to open up Dona Larsen Park	35
Update historic sites inventory	23
Update guidelines for historic districts in the East End	20
Arts and Cultural Plan	14

Question 9: CONNECTIVITY What are your four highest priority proposed projects and actions? (select 4)

Response Category	Count
Low-stress bike route at Fort Boise and the VA	33
Low-stress bike route along Bannock Street	41
Consider roundabout at Warm Springs Avenue and Old Penitentiary Road intersection	52
Review bike/ped function of roundabout at Fort & Reserve Streets	30
Improve pedestrian and bicycle route on H Street	22
Improve pedestrian routes along Mountain Cove Road	20
Develop bike route through Washington Plaza campus	14
Formal pathway from Bobs Drive to Adams Elementary	9
Improved pathway from Natatorium to Boise River Greenbelt	18
Conduct traffic studies on E. Warm Springs Avenue from Marden Avenue to Old Penitentiary Road	42
Develop new Warm Springs Avenue Corridor Plan	55

EAST END NEIGHBORHOOD PLAN

Appendix B – Existing Conditions Report

February 2018

This review compiles existing conditions of the East End Neighborhood – such as population change, development patterns and traffic analysis - with citizen-provided input on neighborhood priorities to identify key trends affecting the neighborhood. These key trends should be taken into consideration when planning, particularly when setting goals and strategies for the neighborhood plan, to ensure they respond to neighborhood needs. We recommend these data points be reviewed and updated periodically to assess whether the neighborhood plan is still relevant to changes affecting the neighborhood and the City as a whole.

A variety of data sources were reviewed and data collected at the neighborhood level from sources such as the U.S. Census, ESRI Forecasts¹, and local agencies including: Ada County, Idaho Department of Labor, City of Boise, COMPASS Idaho and the Ada County Highway District (ACHD).

1. Planning Area

The East End Neighborhood, as defined by neighborhood association boundaries, is approximately 3.66 square miles or 2,343 acres. The neighborhood is bounded by East Table Rock Road to the east, Broadway Avenue, 2nd Street and West Fort Street to the west, Reserve Street and Shaw Mountain Road to the north and the Boise River to the south. The maps below show the neighborhood boundaries, related Census tracts, and the larger context of nearby neighborhoods and major destinations. The East End Neighborhood Association was expanded in 2016 to include several new areas, including Fort Boise and the Shaw Mountain Road area.

2. Demographic Profile

Population

- The population in the East End is 9,653 and has grown 23.3% since 2010 (7,830)². Population growth in the East End is greater than the 7% growth rate experienced by the City of Boise from 2010 to 2017.
- The population of the East End is projected to reach 10,766 by 2022³.
- There are 4,224 households in the East End with an average household size of 2.21, slightly lower than the City of Boise average of 2.36.
- 17.9% of the neighborhood is over the age of 65. The City of Boise percentage, by comparison, is 14.4%.
- The median age in the East End is 43.4, where the median age in the City is 36.8.

¹ Note: The ESRI and Census information collected for this neighborhood profile and review was collected for Census Tracts 7.01 and 7.02. These two Census Tracts closely mirror the neighborhood boundaries but don't perfectly overlap. A map showing this overlap can be found in the Neighborhood Context section of this report.

² U.S. Census Bureau, Census 2010 Summary File 1. ESRI forecasts for 2017 and 2022 ESRI converted Census 2000 data into 2010 geography.

³ ESRI forecasts for 2017 and 2022 ESRI converted Census 2000 data into 2010 geography.

Economics and Employment

- The median household income for the East End Neighborhood is \$77,682. This is 39% greater than the city of Boise median household income of \$52,249.
- The median home value for an East End residence is \$353,144, nearly double the median value for Boise of \$180,200.
- 12% of East End households earn over \$200,000 annually.
- The East End has an unemployment rate of 2.1%, while the city has an unemployment rate of 6%.

Education

- Educational attainment rates are high in the East End with 32% of the neighborhood attaining a graduate or professional degree, 33.6% with a bachelor's degree. Boise by comparison has only 13.9% of its population with a professional degree and 26.3% with a bachelor's degree as the highest level of educational attainment.
- 81.9% of employed residents in the East End work white collar jobs (management/business/financial/professional/sales and administrative support). This number is substantially higher than the City of Boise average of 65.8%.

3. Key Themes

This section identifies six “key themes” that emerged from existing conditions data analysis, that provide a framework for the neighborhood plan, and should be addressed in the plan’s goals, strategies and actions. These key themes focus on the following aspects:

- Development trends
- Land uses
- Neighborhood character
- Mobility choices
- Traffic management
- Subareas/pocket neighborhoods/activity center planning

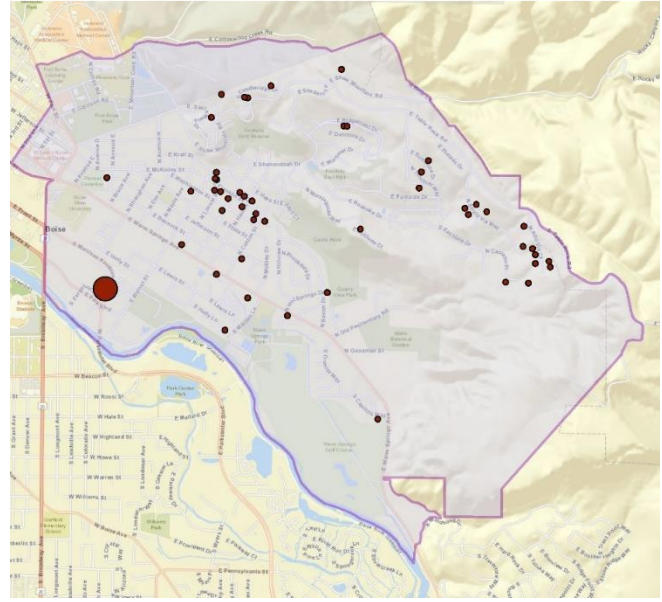
A. DEVELOPMENT TRENDS: Substantial development and growth is occurring in and around the East End Neighborhood that should be accounted for in current and future planning efforts.

Supporting Data and Maps

- ☐ Since 2010, 117 new residential units have been permitted in the East End. Continued development and construction of housing units in Barber Valley, Warm Springs Mesa, Harris Ranch and other surrounding neighborhoods could continue to drive population growth in and around the East End.
- ☐ Major ongoing and recently finished development includes:
 - Athletic field improvements at Fort Boise
 - Boise Independent School District improvements/expansion at Fort St. and Robbins Road
 - Roundabout at E. Fort Street and Avenue B
 - St. Luke’s campus expansion

- Warm Springs and Broadway Ave. intersection redesign
- 951 E. Front Street: 4-story mixed use building to include 68 residential units, 5 live work units, and 5,250 square feet of retail space. This project was constructed a few years ago and is completed. There may be some vacant retail space available.
- 1000 E. Park Blvd.: Idaho Center for Reproductive Medicine (recently completed)
- 2570 E. Warm Springs Ave: 60 detached single-family homes on 14.45 acres. Approved 2-14-17.
- 749 E. Park Blvd.: CAR17-00028 is a rezone of 3.34 acres from commercial to R-OD.DA (Residential Office with Design Review). The Boise City Council approved the rezone on April 3, 2018. The Development Agreement approved on April 17, 2018 states the property will be developed as a mixed-use project to include high density residential, ground floor commercial and podium parking.
- Pathway through Dona Larson Park

Figure 1: Residential Building Permits 2010-2017



Potential Implications

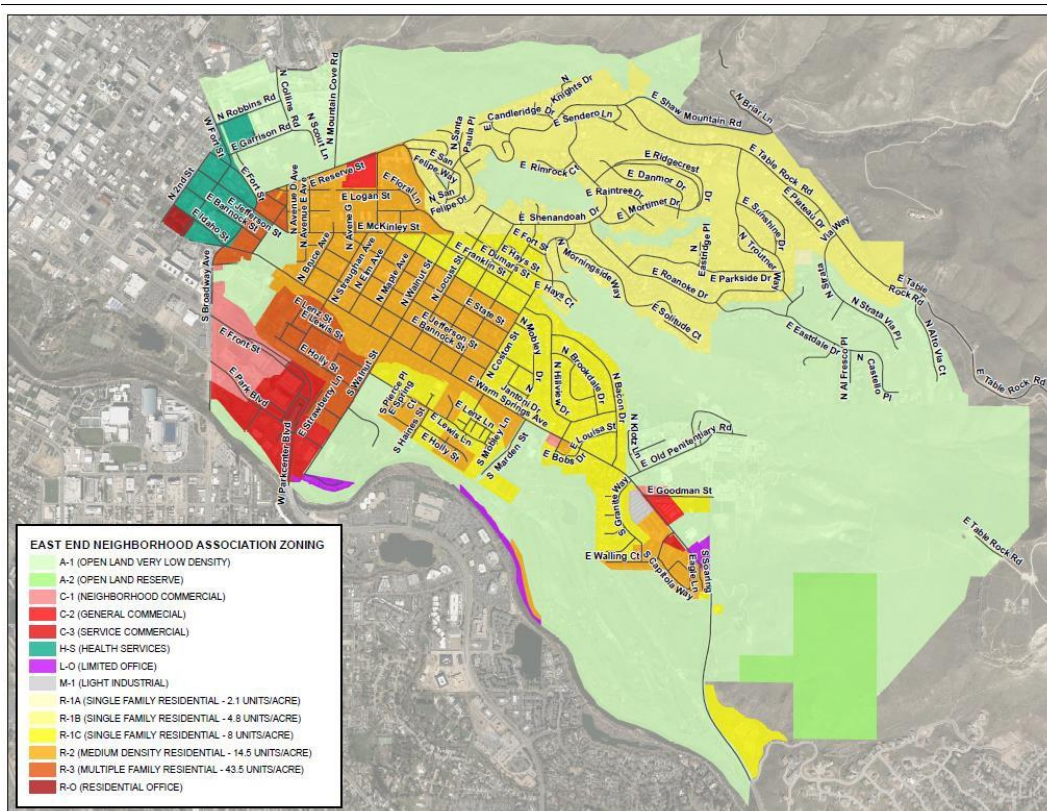
- Increasing population, economic activity and other changes within the neighborhood create more demand on existing infrastructure and local services, including roads, parks, and neighborhood businesses and restaurants. Future planning should identify areas where infrastructure growth or change is needed to accommodate increasing demand. For example, if development occurs in the Fort Boise area or the Armory, a parking garage could be considered. Planning efforts should identify indicators that would potentially trigger a closer review and subsequent adjustments to relevant plans and projects.
- Surrounding development can affect neighborhood character and access to neighborhood gathering spaces and amenities either positively or negatively, depending on how it is planned, designed and implemented. Planning should identify strategies that are consistent with *Blueprint Boise* and ensure that surrounding areas are integrated with and support the desired character of the East End.
- See also below Key Themes for related implications.

B. LAND USES: The predominant land uses in the East End are single-family residential, and parks and open spaces. A small percentage of land is used for multi-family housing and commercial.

Supporting Data and Maps

- Neighborhood land uses are approximately
 - 30% Parks and Open Space
 - 23% Suburban Residential
 - 16% Compact Residential
 - 3% High Density Residential
 - 9% Hillside
 - 10% Hillside Slope Protection
 - 4% Mixed Use
 - 1% Office
 - 2% School
 - 2% Public or Quasi Public Spaces (Non-Park)
- Since 2010, one multi-family housing development of about 60 units has been permitted in the East End (The 951 Apartments).
- There are an estimated 3,500 housing units in the East End. 62% of housing units are owner-occupied, and 38% are renter-occupied. Of owner-occupied households, 35% do not have a mortgage.

Figure 2. East End Neighborhood Zoning Map



Potential Implications

- New development in the East End will most likely focus on infill development and redevelopment of underutilized areas (such as the Armory). Preferred infill development aims to improve access to amenities in the neighborhood, while maintaining the historic structures and character of the neighborhood.
- The established maturity, small-block walkable design of parts of the neighborhood, along with access to numerous amenities contribute to land and home prices among the highest in Boise, potentially making housing less affordable to some households. Housing strategies should focus on practical methods to encourage development of a wider array of housing options in addition to single-family and large-scale multi-family (e.g., apartments, duplexes, townhomes, condos, cottages, micro-plexes). They should be considered and recommended as part of this plan to accommodate growing demand for East End residency, offer housing opportunities for residents at different life stages and incomes, and ensure that housing development contributes to the character of the neighborhood through its location, design and ability to help create demand for and activate thriving activity centers.
- Given the availability of parks, pathways, trails and open space in the East End, access to green space should be considered and designed into new development and redevelopment to maintain and/or increase residents' connection to these amenities. These areas should be managed to mitigate negative impacts on the neighborhood while still providing ample public access to public amenities.
- This plan should consider strategies and make recommendations to maintain and, when possible, increase activation and access to existing activity centers and consider locations for additional centers. Long-standing neighborhood businesses such as the Trolley House should be maintained or transitioned into similar-use developments, whenever possible. See Key Theme F, below, for additional analysis.

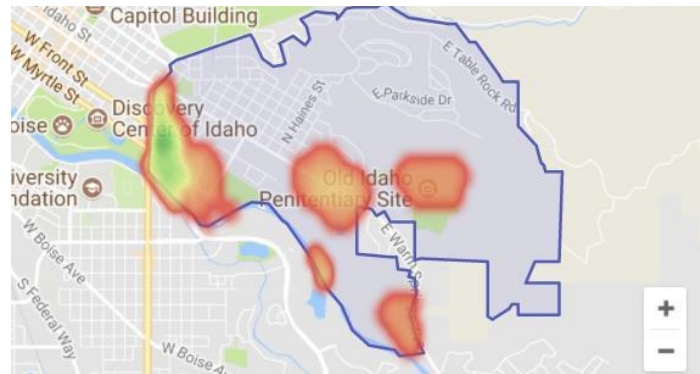
C. NEIGHBORHOOD CHARACTER: The East End's distinct neighborhood character is driven by proximity to major destinations, community amenities and services, neighborhood design, and its historic significance.

Supporting Data

- Two of Boise's nine Historic Preservation districts are in the East End. The Warm Springs Historic District was added to the National Register of Historic Places in 1979 and approved as a local historic district in 1996; the East End Historic District was established as a local historic district in 2003.
- The East End is adjacent to and offers convenient access to major activity centers such as Downtown Boise, St. Luke's Regional Medical Center, Boise State University and many local businesses and restaurants.
- The East End encompasses or is adjacent to numerous and popular trails, parks, community facilities and reserves such as Table Rock Reserve, Castle Rock Reserve, Kristin Armstrong Municipal Park, the Warm Springs Golf Course, Donna Larson Park, Fort Boise and the Military Reserve, the Boise River Greenbelt and Natatorium.
- The East End has an active Neighborhood Association with strong turnout to annual events.
- There are two elementary schools in the East End Neighborhood, Adams Elementary and Roosevelt Elementary. Both schools rank above state averages in English and math proficiency.

- There are about 37 restaurants, bars and coffee shops in the East End, and residents can walk to an average of .6 restaurants or bars within 5 minutes. The restaurant choices map shows the concentration of bars, restaurants and coffee shops in the neighborhood⁴.
- In the 2017 neighborhood survey, respondents indicated a desire for additional restaurants and eateries, along with pubs and bars in the East End, as opposed to retail or other types of commercial development.

Figure 3: Restaurant Choices Map



Potential Implications

- Planning strategies should be consistent with *Blueprint Boise* and aim to protect and enhance the qualities of the East End neighborhood that are highly valued by residents.
- The East End is a cultural asset to the City as a whole, and strategies and investments should be designed to protect its character and amenities and be used as a potential model for other neighborhoods.
- The location of and access to neighborhood activity centers should be re-evaluated during this planning process and specific recommendations made about projects and strategies that will protect, enhance and develop neighborhood-serving activity centers.
 - The Armory was the most preferred location for additional neighborhood commercial development in the neighborhood survey conducted in 2017.
 - Broadway and Main, and the M&W Market were ranked second and third by survey respondents.
 - Recommendations for additional analysis of activity center locations is included in Key Theme F.

D. MOBILITY CHOICES: The East End desires the improvement and support of active mobility choices in the neighborhood, and wants to manage congestion, ensure feelings of safety and neighborhood cohesion through comprehensive transportation planning and implementation.

Supporting Data

- The average number of cars per household in the East End is 1.8.
- The established small-block, walkable design of parts of the neighborhood should be preserved and expanded, when possible.
- While 93% of neighborhood households have access to one or more vehicles, a survey conducted by the Ada County Highway District as part of the 2017 *East Boise Bicycle and Pedestrian Neighborhood Plan* reveals that 89% of respondents were willing to make automotive travel less convenient to favor pedestrian and bicycle traffic. 79% of respondents indicated that they would be willing to give up on-street parking for better bicycle and pedestrian facilities.⁵ The top three obstacles to walking and biking were safety concerns, not convenient enough and prohibitive weather.

⁴ Walk Score. 2017. Living in East End, Boise City. https://www.walkscore.com/ID/Boise_City/East_End

⁵ <https://www.achdidaho.org/Documents/Projects/E%20Boise%20Draft%20Plan.pdf>

- Circulation and traffic was the number one priority focus area for this plan in the 2017 survey of East End residents. Open-ended results indicated that reducing traffic speed and volume along with providing better/safer alternatives to walking and biking were primary foci within the context of circulation and traffic.
- The *East Boise Bicycle and Pedestrian Plan* indicates that there were 28 reported cyclist crashes in the neighborhood between 2011 and 2015. Of these 28 crashes, nearly half (13) were on Broadway or Avenue B; of the remaining reported crashes, three were on Front Street, three were on Fort Street and nine crashes were located at points spread throughout the neighborhood, but were more prevalent closer to downtown on Jefferson, Bannock, Idaho and 1st and 2nd Streets.
- There are approximately 9 miles of on-street bicycle facilities in the neighborhood. Nearly half (47.7%) of these miles are painted bike lanes, and 41.4% are designated shared bike routes.
- The East End Neighborhood receives a bike score of 67, and a walk score of 33, indicating that the neighborhood is somewhat bikeable and not very walkable. These scores are based on distance to destinations and amenities of different categories, intersection density and block length.

Potential Implications

- Improving the low-stress bike/pedestrian network and ensuring its connectivity to the larger area network is neighborhood supported, indicated in the recent *East Boise Neighborhood Bicycle and Pedestrian Plan*, and would help address residents' access to key destinations, reduce households' reliance upon a personal vehicle, promote healthy lifestyles and reduce traffic congestion on key corridors. Citizen support of improvements to bicycle and pedestrian infrastructure makes it easier to implement large-scale, impactful projects.
- Development of additional commercial/service/activity centers (including restaurants, bars, corner markets, and some small retail and service businesses) within the neighborhood boundaries would improve walking and biking access to such services.
- The *East Boise Neighborhood Bicycle and Pedestrian Plan* identified a list of five priority projects for the neighborhood. These projects could be utilized as a foundation for improvements and recommendations in the implementation chapter of the neighborhood plan. The five priority projects are:
 - Enhanced crossing at Broadway Avenue and Dona Larsen Park.
 - Bicycle boulevard along Santa Maria Drive, San Felipe Way, and San Jose Way.
 - Sidewalk completion along Franklin Street.
 - Crossing improvements along Flume Street from Bannock Street to Jefferson Street.
 - Curb extensions and continental crosswalks at Bannock Street at Straughan Avenue.

E. TRAFFIC MANAGEMENT: Continued development in and around the East End has led to increased vehicular traffic volume on collector roads and minor arterials in the Neighborhood.

Supporting Data

- Roads in the East End are mostly local with a couple of minor arterials, collectors and small segments of principle arterials at the southwest corner of the neighborhood. A map of functional roadway classifications is shown below in Figure 6.
- Neighborhood speed limits range from 15 to 35 MPH. 73.4% of roads in the East End have a speed limit of 20 MPH. E Warm Springs Ave, Front St, E Park Blvd, and E Parkcenter Blvd are the only roads in the neighborhood with a speed limit greater than 25 MPH. Figure 5 shows a breakdown of roads by posted speed limit.
- Neighborhood survey responses indicate that circulation and traffic (pedestrians, cyclists and vehicular traffic) is the most important focus area for the plan. Open-ended comments from the survey indicate dissatisfaction with the increased traffic on E Warm Springs Road, E Table Rock Road and Walnut Avenue. Improving neighborhood connectivity was also often discussed as an area of importance surrounding traffic circulation.

Figure 5: Posted Speed Limits

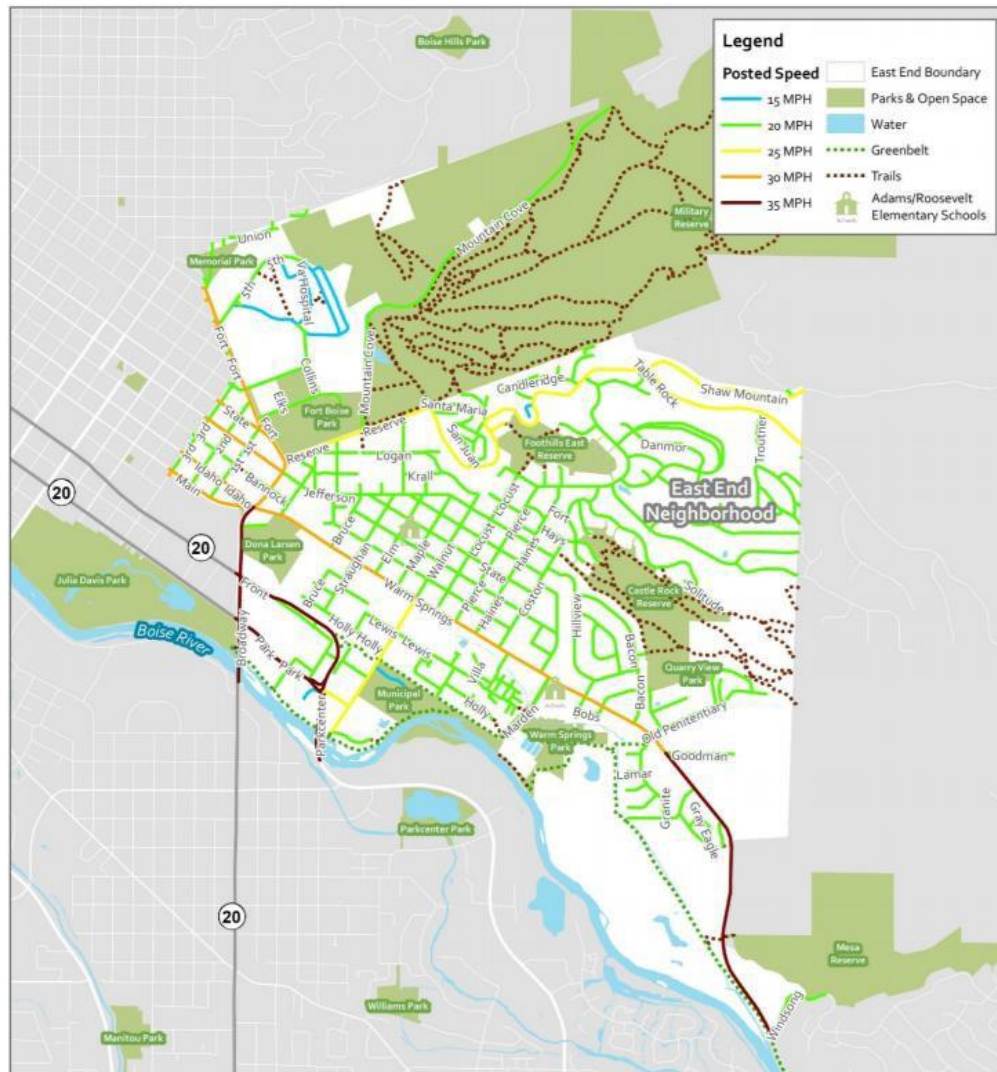
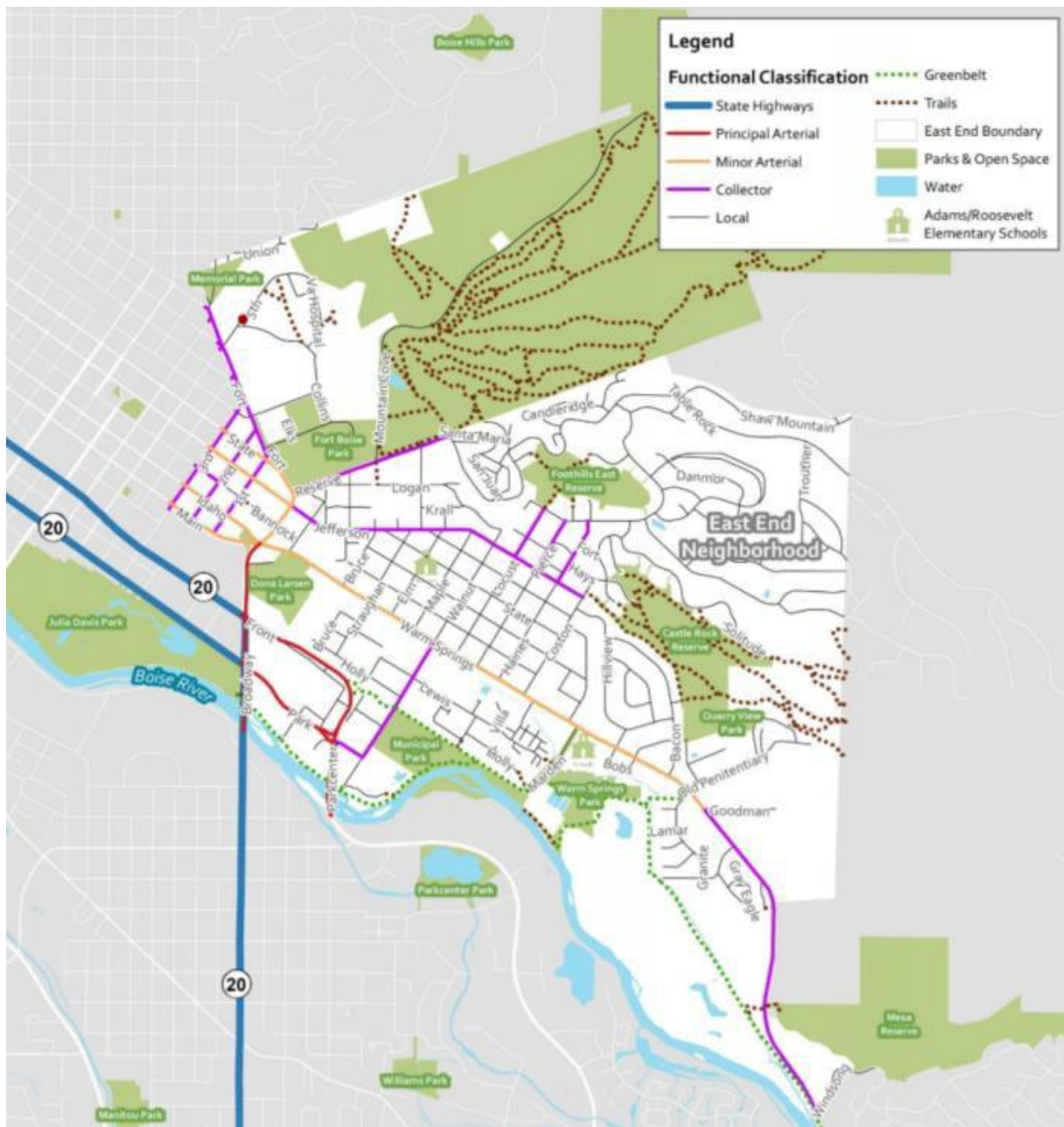


Figure 6: Functional Road Classifications



Potential Implications

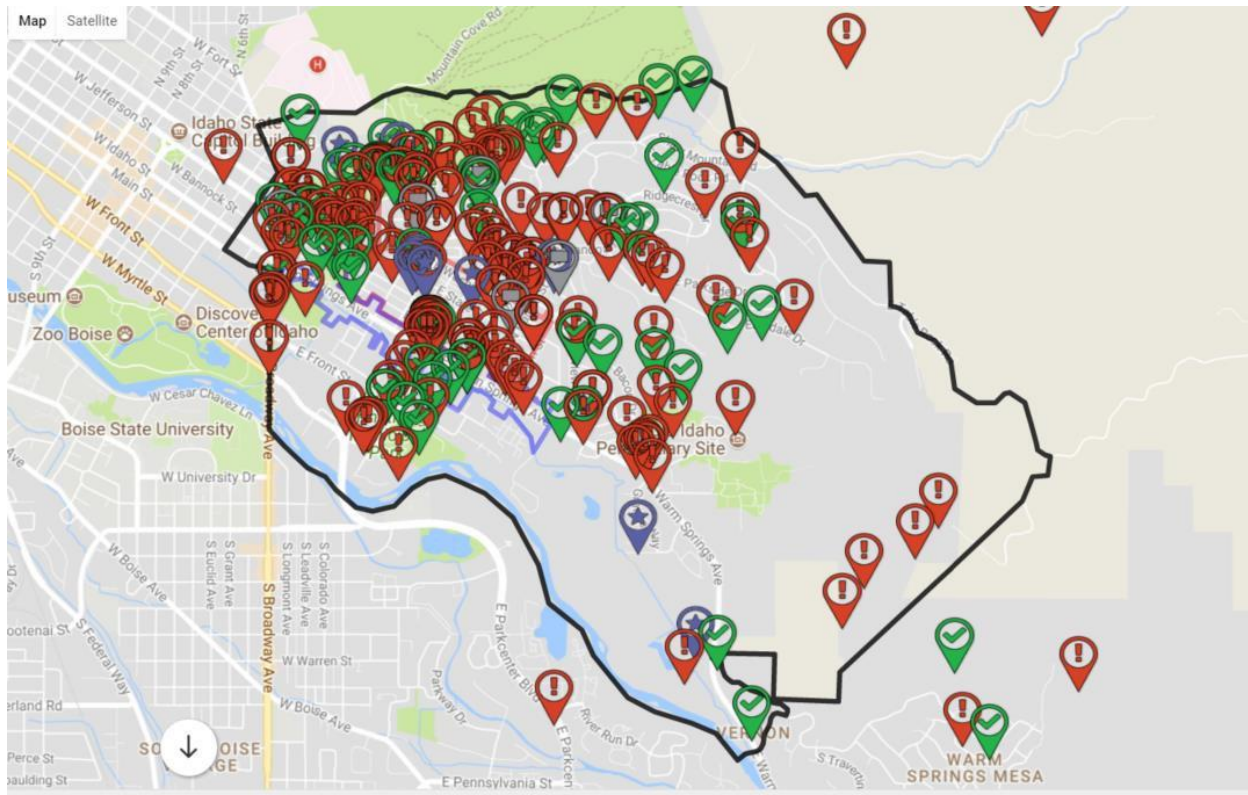
- ☐ Existing road classifications (as collectors, arterials, etc.), will likely need to remain, but should be considered for redesign or other improvements that accommodate all modes of transportation, reduce negative impacts and contribute to neighborhood character to the extent possible.
- ☐ Ensuring that residents have alternative ways to access neighborhood activity centers and surrounding employment, recreation and commercial centers is vital.

Workshop Results

In total, **410** individuals responded to the written portion of the survey. An additional **252** comments were left on the geographic map form. An image of the map is shown below, and the full map and comments can

be viewed at www.eastendsurvey.com.

Map Comment Analysis



The responses on the map represent comments related to opportunities, challenges, special places and other comments. The responses were:

- 59 comments related to opportunities
- 173 comments related to challenges
- 12 comments related to special places
- 6 comments categorized as other

The following key themes can be seen from an analysis of the EENA online map comments:

- **The history of the East End and associated historic buildings** are beloved assets for the neighborhood. Residents want to see more done to honor and preserve this history. Ideas to help memorialize and preserve this history include: signage and monuments in the Castle Rock area, improved branding and designed streetscapes that emphasize the historic areas, and restrictions on the size and character of new developments in the East End Historic District.
- **Increased traffic** from development both within and outside of the neighborhood is a concern for residents. Respondents felt that additional traffic calming measures were needed to help alleviate the

stressors of increased traffic volume and to create a more bicycle- and pedestrian-friendly environment. These comments were concentrated along **E Warm Springs Avenue**, E Jefferson Street, E Washington Street, E Roanoke Drive, and E Table Rock Road.

- Survey respondents see an opportunity **to improve bicycling and pedestrian facilities** throughout the neighborhood. Improvements discussed were increased sidewalk coverage, improved and additional bike lanes, improved and additional crosswalks and pedestrian beacons, and additional bike racks and repair stations.

Online Survey Questionnaire Results

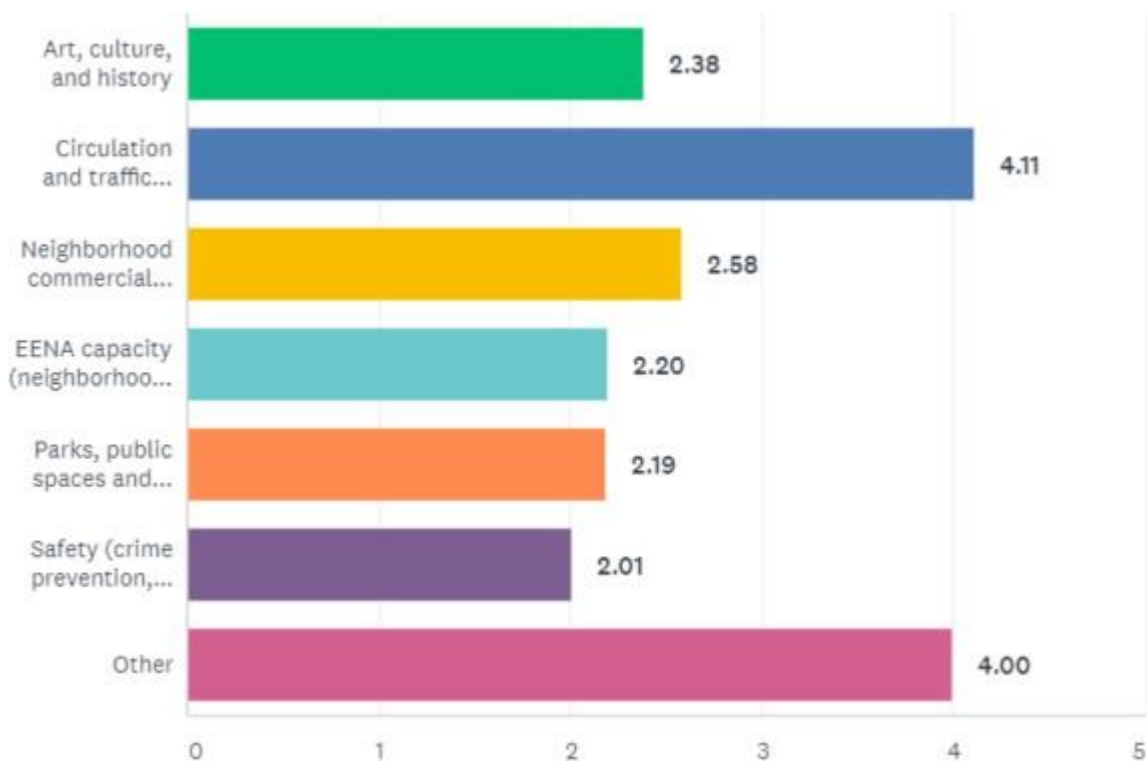
Question 1: Neighborhood Plan Focus Areas

Respondents indicated the most important neighborhood plan focus areas were:

4. Circulation and Traffic (pedestrians, cyclists, and vehicular traffic)
5. Neighborhood commercial development (locations for, types and access)
6. Art, Culture and History

(96) Other responses focused primarily on the following topics:

- Traffic speeds, volume and safety (bikes, pedestrians, and cars)
- Ongoing and upcoming developments impacting the neighborhood (including St. Luke's current construction and new housing construction)
- Neighborhood connectivity



Note: Responses are based on a 1-5 scale where the larger the number = a greater preference/priority.

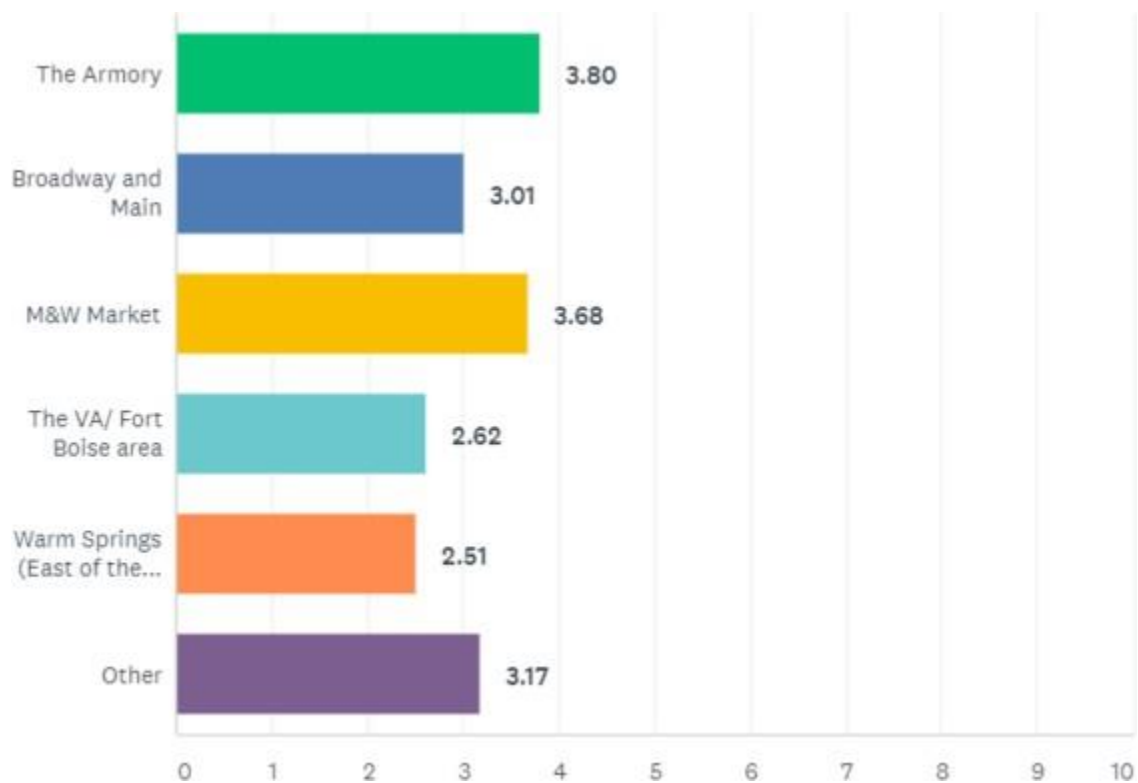
Question 2: Where would you like to see commercial areas?

Respondents indicated the following locations as the most preferred locations for commercial development:

4. The Armory
5. The M&W Market
6. Broadway and Main

(65) “Other” responses focused primarily on the following topics:

- A general desire for no new commercial areas. (including concerns that any new commercial will bring additional traffic to the area)
- The Roosevelt Market area
- Harris Ranch



Note: Responses are based on a 1-5 scale where the larger the number = a greater preference/priority.

Question 3: What types of neighborhood commercial would you like to see in the East End?

Respondents indicated that restaurants and eateries along with pubs and bars were the most desired for consideration in the East End.

(77) “Other” responses focused primarily on the following topics:

- A general desire for no new commercial development
- Neighborhood coffee shops and or other small-scale cafés and bakeries.



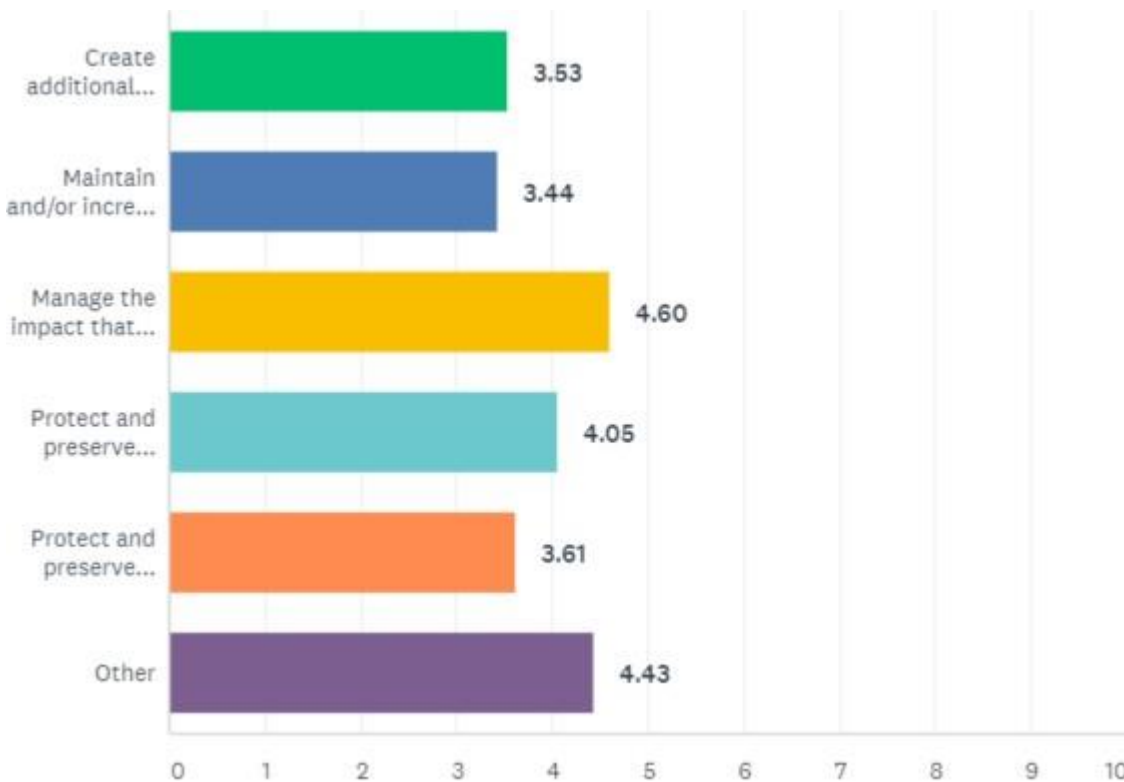
Question 4: What potential actions would you like to see take place in the next ten years?

Respondents indicated similar support for all of the listed potential actions. The strongest support from respondents was for the following actions:

- Managing the impact that adjacent development has on major roadways, including Warm Springs.
- Protecting and preserving historic structures and the overall character of the neighborhood's historic districts.

(72) "Other" responses focused primarily on the following topics:

- Affordable housing that meets the character of the neighborhood (including reduced housing size "McMansions")
- Sustainable greenscapes and yards that use xeriscaping and native plants.
- Managing traffic volume and speeds
- Safety for bicyclists and pedestrians



Note: Responses are based on a 1-5 scale where the larger the number = a greater preference/priority.

Question 5: How important are public spaces to you?

With a weighted score of 4.69, it is apparent that public spaces are very important to respondent of the East End Survey. 60% indicated that public spaces were very important and other 26% said they were important. Less than 5% of respondents indicated that public spaces were not very important or not important at all.

1. NOT IMPORTANT AT ALL	2. NOT VERY IMPORTANT	3. SOMEWHAT IMPORTANT	4. IMPORTANT	5. VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
0.50% 2	3.27% 13	9.57% 38	26.20% 104	60.45% 240	397	4.69

Question 6: How well do you feel our public spaces are maintained?

The general response to this question was that the public spaces were pretty well maintained. 83% of respondents answered “pretty well maintained” or “very well maintained,” and only 8 respondents (2%) indicated that the public spaces were “not very well maintained” or “not maintained at all.”

	1. NOT MAINTAINED AT ALL	2. NOT VERY WELL MAINTAINED	3. SOMEWHAT MAINTAINED	4. PRETTY WELL MAINTAINED	5. VERY WELL MAINTAINED.	TOTAL	WEIGHTED AVERAGE
(no label)	0.25% 1	1.75% 7	14.54% 58	64.41% 257	19.05% 76	399	4.00

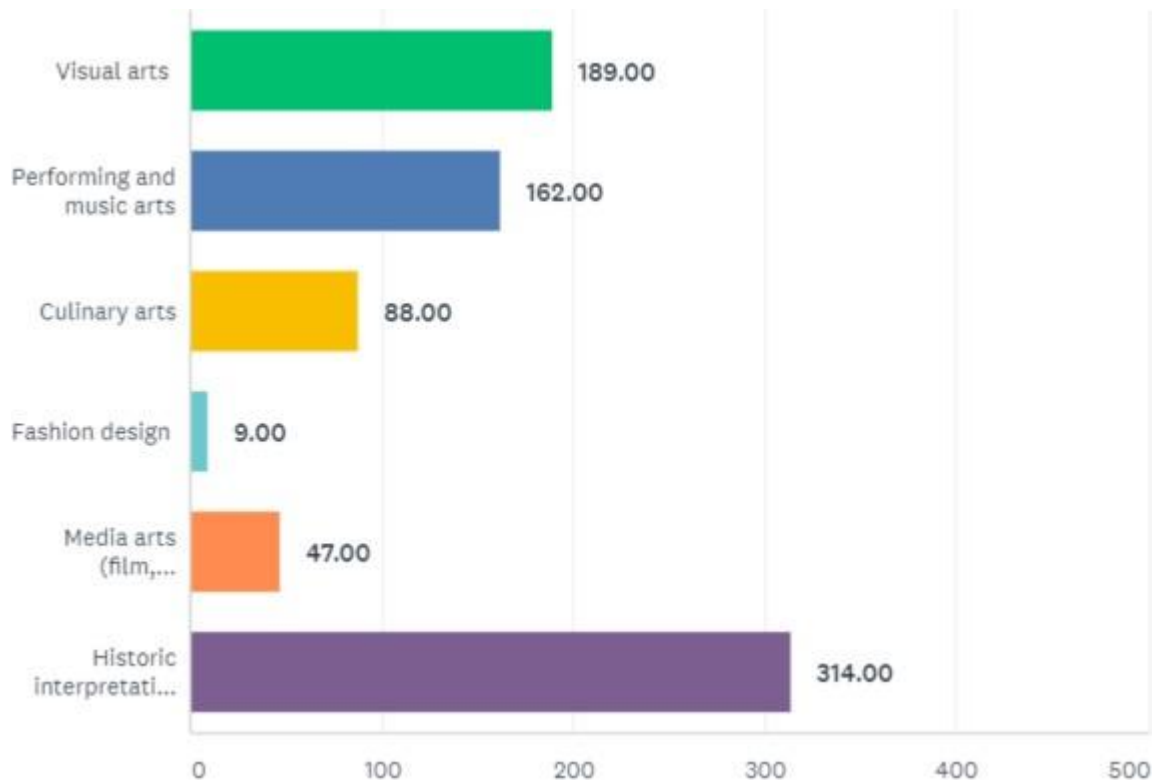
Question 7: How important are shade trees, greenery and landscaping to you?

The weighted response to this question was a 4.45, which indicates that shade trees, greenery, and landscaping are quite important to EENA survey respondents. In total 89.2% of respondents indicated that these items were either “important” or “very important”

	1. NOT IMPORTANT AT ALL	2. NOT VERY IMPORTANT	3. SOMEWHAT IMPORTANT	4. IMPORTANT	5. VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	0.25% 1	1.75% 7	8.75% 35	31.00% 124	58.25% 233	400	4.45

Question 8: What historical assets, cultural sites, or creative aspects do you most want to preserve or enhance in your neighborhood?

Historic interpretation/preservation was by far the most noted item that respondents wanted to see preserved and enhanced in the neighborhood. 85% of respondents indicated this as an aspect they wanted to preserve/enhance. Visual arts and performing/music arts were also aspects that seem important to EENA survey respondents.



Note: This question allowed respondents to check all that apply, so the total number of responses is greater than the number of individuals who took the survey.

Question 9: If public art were to be placed in your neighborhood, where would it be most visible or meaningful.

Key themes from question responses include:

- Quarry view
- The Armory
- M&W area
- The Penitentiary
- Adams/Roosevelt Elementary
- Installations in parks
- At major intersections
- In the lower foothills and reserve areas.
- At road triangles
- A few respondents also indicated that they did not want to see any new art installations.

Question 10: Finish this sentence “One word or simple phrase that best describes my neighborhood is...”

The below word cloud shows the themes from these responses.



Question 11: What do you like most about living in the East End Neighborhood? This question had three open-ended responses. Here are some major themes from the responses.

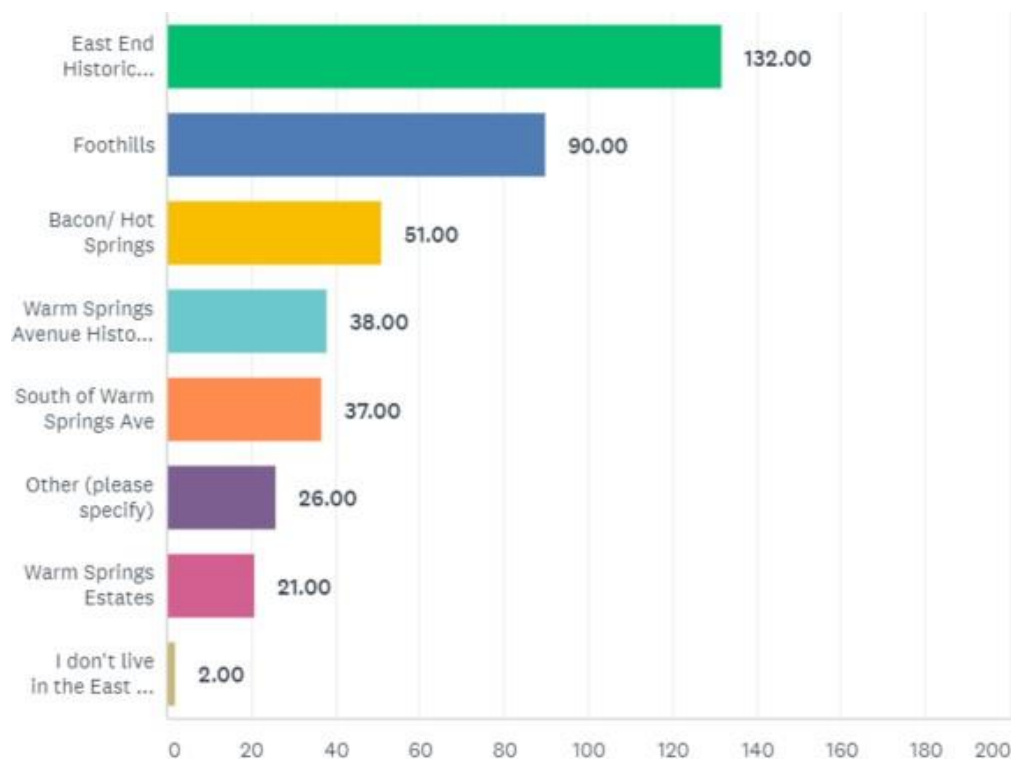
- Proximity and connectivity to schools, downtown and major destinations/activities in Boise
- Access to trails and parks, and the foothills
- Clean, safe and comfortable area to live
- Walkable and bikeable community
- Developed tree canopy
- Diverse housing options
- Friendly neighbors and community
- Historic architecture, style and character
- Not a subdivision

Question 12: What are the three biggest challenges facing the East End Neighborhood? This question had three open-ended responses. Here are some major themes from the responses.

- Traffic congestion, speed, increased volume and increased automotive disruption.
- New development and construction (including the St. Luke's campus development).
- New large residential developments that don't fit the character of the neighborhood. This creates less affordability in the neighborhood.
- Growth of the neighborhood.
- Underutilized spaces (including the Armory).
- A lack of sidewalks and bike facilities.
- Increased noise throughout the neighborhood (construction, traffic).
- Lack of neighborhood amenities and central public spaces (coffee shops, bakery, restaurants, bars).
- Preservation of historic homes.
- Development in the foothills.

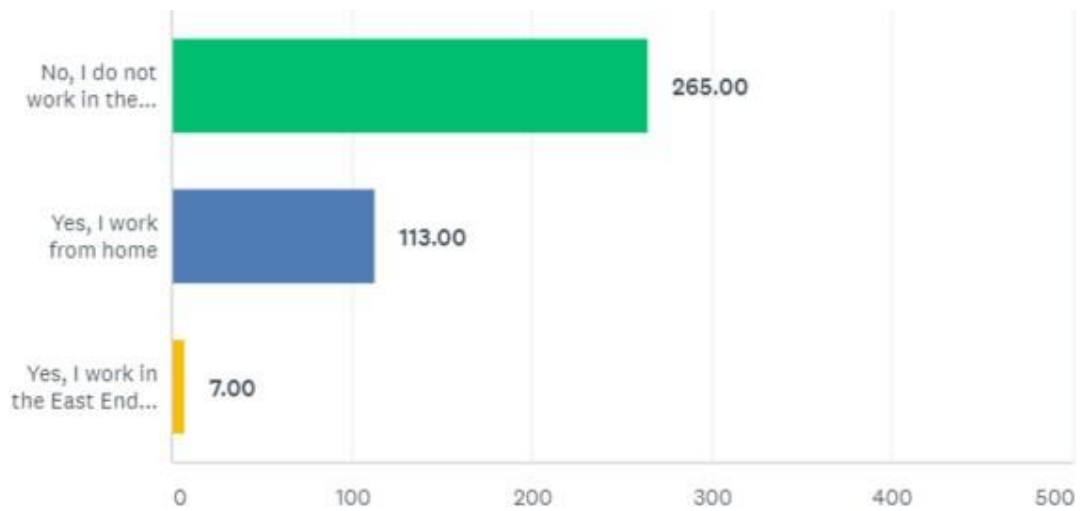
Question 13: In which of the following areas of the East End do you live?

There was a good distribution of survey responses. 33.2% of respondents were from the East End Historic District, which was followed by 22.7% from the Foothills area. Notably, only two respondents were from outside of the neighborhood.



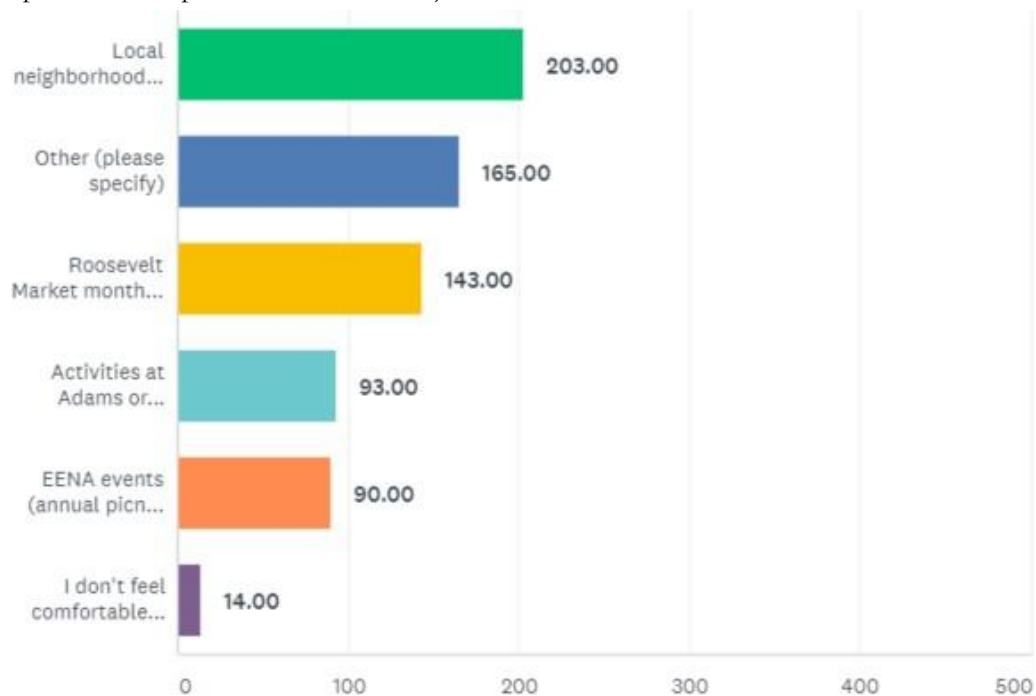
Question 14: Do you work in the East End?

Most respondents did not work in the East End (68.8%). Of those who work in the East End 94.2% work from home.



Question 15: How do you connect with your neighborhood currently?

Most respondents connected with their neighborhood through local events and through other means (including walking around and having face to face conversations, shopping at the local markets, and through public spaces such as parks and the foothills).



Question 16: Are you aware of the East End Neighborhood Association.

97.4% of respondents were aware of the East End Neighborhood Association.

ANSWER CHOICES	RESPONSES	
Yes	97.45%	382
No	2.55%	10
TOTAL		392

Question 17: Are you aware of the East End Neighborhood flyers?

77.7% of respondents were aware of the EENA flyers.

ANSWER CHOICES	RESPONSES	
Yes	77.61%	305
No	22.39%	88
TOTAL		393

Question 18: The East End Neighborhood Association communicates with residents through a number of channels. Are you aware of the following means of communication?

A majority of respondents were aware of all the communications channels, however active participation in these channels is relatively low. 48.6% participate on NextDoor, 17.9% participate in EENA emails, 13.5% are engaged on the EENA webpage and only 10% are engaged through the EENA Facebook.

	I WASN'T AWARE OF THIS NEIGHBORHOOD COMMUNICATION CHANNEL	I'M AWARE, BUT NOT ACTIVELY ENGAGED WITH THIS COMMUNICATION CHANNEL	I'M AWARE AND ACTIVELY ENGAGED WITH THIS COMMUNICATION CHANNEL	TOTAL	WEIGHTED AVERAGE
Nextdoor posts	18.41% 67	32.97% 120	48.63% 177	364	2.30
EENA website	34.75% 131	51.72% 195	13.53% 51	377	1.79
EENA emails	40.64% 152	41.44% 155	17.91% 67	374	1.77
EENA Facebook	43.01% 163	46.97% 178	10.03% 38	379	1.67

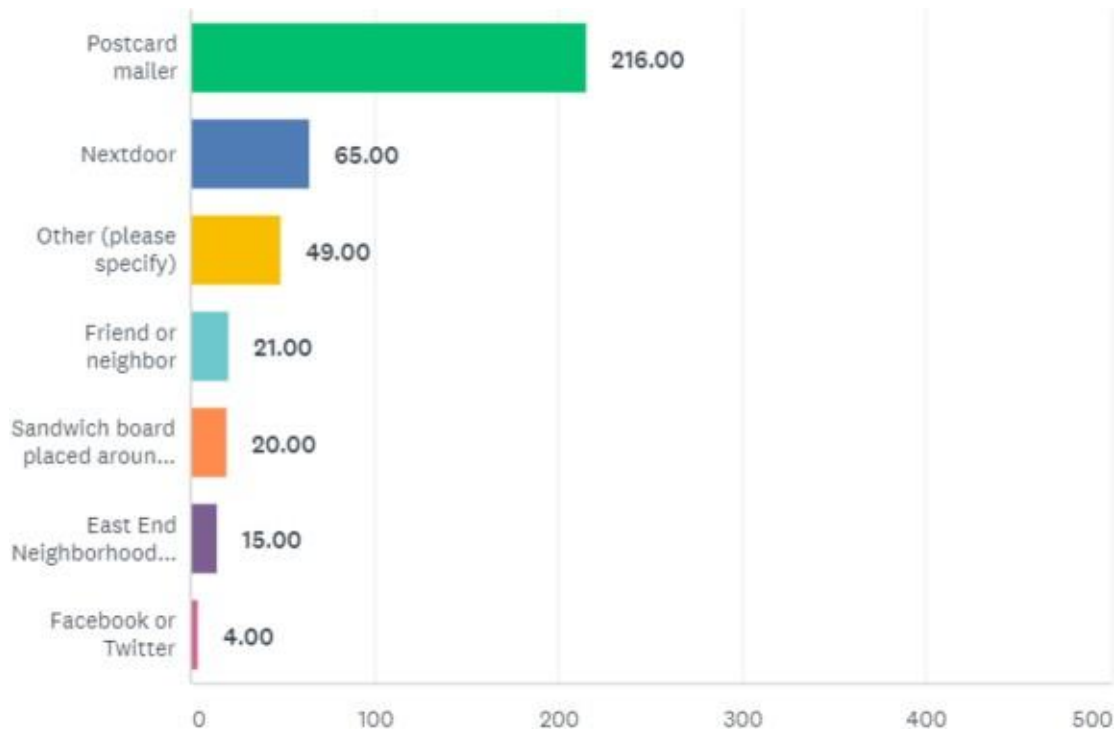
Question 19: Is there anything the neighborhood or your neighbors could do for you?

Respondents indicated a number of neighborly things they would appreciate. However, most indicated that they were not in need of assistance, but would be happy to help if there was a need. Some items that were mentioned include:

- Snow shoveling
- Dog walking
- Kid carpools
- Participate in a neighborhood watch
- Neighborhood clean-ups and handyman tasks for those who aren't able to do this work themselves.

Question 20: How did you hear about this survey?

By far the most effective means of survey publicity was the postcard mailer sent by the City of Boise. NextDoor was also an effective means of publicity, however other means of social media were not nearly as effective.

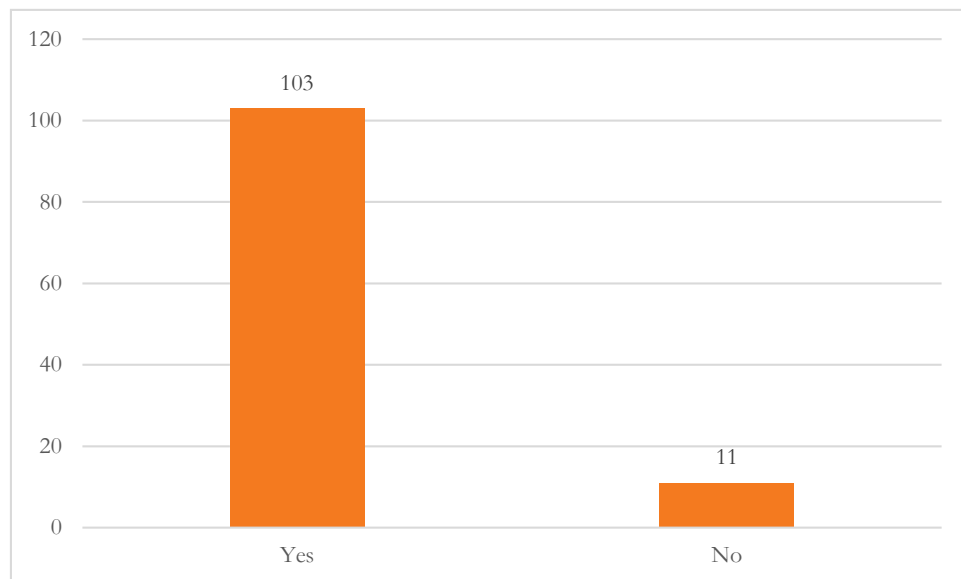


East End Annual Meeting and Survey Number 2

The East End Neighborhood Association launched a second 10-question survey on June 14, 2018. The June survey replicated content from the May 2018 Annual Meeting Neighborhood Plan Workshop. This survey allowed individuals who were not able to attend the annual meeting an opportunity to comment on goals, strategies and priority projects. This survey received 65 responses between an online collector and paper copies of the survey that were handed out at community events. The annual meeting had a participation rate of over 100 individuals, with roughly 60 individuals responding to any given question.

The below responses include both the results from the May Annual Workshop and the follow-up online and paper survey. These questions specifically reference the content found at http://agnewbeck.com/wp-content/uploads/2018/06/EENA_Web_Survey_Content.pdf (a copy of this document can be found below).

Question 1: Do you generally feel that this is the right vision statement?



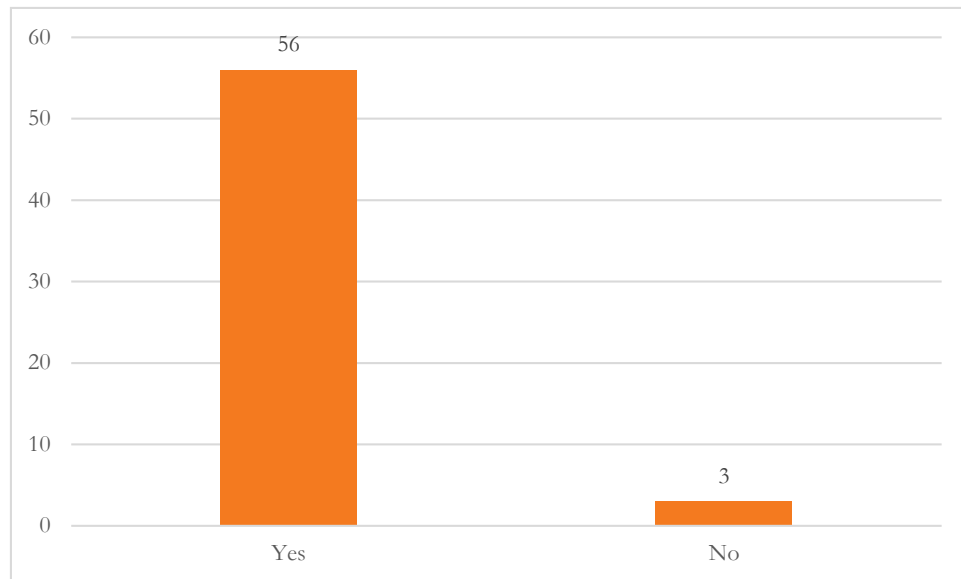
90% of respondents felt that this vision statement was generally in line with their ideas and values for the neighborhood.

Question 2: What other visions, if any would you like to see added to the list of the East End Neighborhood Vision Statement?

The most commonly indicated additional visions were around these themes:

- Traffic management and calming
- Connecting with nature
- Community and connection
- The importance of public gathering spaces, including restaurants, open spaces, and areas of neighborhood character
- Coordination with other Neighborhood Associations or groups
- Balancing historic character with growth and change

Question 3: Do the “Draft Values” generally represent your perception of what the neighborhood values?



95% of respondents indicated that these values generally represented their perception of what the neighborhood values. Note, responses from the Annual Meeting were not included in these numbers as the groups discussed this as an activity rather than responding to the question via the Poll Everywhere software.

Question 4: What other values, if any would you like to see added to the list of East End Neighborhood Values.

The most commonly indicated additional values were:

- Bikeable
- Diverse
- Access to downtown
- Creative
- Tolerant
- Mixed-income
- Accessible
- Welcoming
- Accessible and diverse housing
- Connected to other neighborhoods
- Respectful
- Public transportation
- Valued
- Environmentally responsible
- Quiet
- Affordable

Question 5: LAND USE & PLACEMAKING: Indicate which three of the following goals are your highest priority.

The below table shows the number of times each land use and placemaking goal was rated as a top priority.

Response Category	Count
Sustain a cohesive neighborhood character, historic districts and significant cultural amenities.	72
Support redevelopment and new development that is compatible with existing design and uses.	47
Respect housing choices for people at all life stages through residential development that is compatible with existing neighborhood design and character.	56
Support activity centers, including neighborhood schools, as vital neighborhood gathering spaces.	50
Support placemaking, art and cultural projects and activities appropriate to the neighborhood.	38

Question 6: CONNECTIVITY Indicate which three of the following goals are your highest priority.

Response Category	Count
Maintain and further develop a strong walkable core, and a well-connected, neighborhood-wide transportation network that provides mobility choices.	72
Pursue a coordinated approach to transportation, by working closely with partners.	29
Continue enhancements and investments in a system of well-managed parks, public spaces, pathways and trails.	71
Explore ways to integrate resiliency in neighborhood infrastructure planning and development.	23
Create safe, comfortable, and convenient connections to neighborhood schools, recreation, and commercial areas.	52

Question 7: ENGAGEMENT Which goal is your highest priority (select 1)

Response Category	Count
Maintain and grow an engaged neighborhood network.	25
Invite active participation in decisions about the neighborhood.	24
Annually accomplish prioritized list of neighborhood-identified, neighborhood-driven projects.	48

Question 8: LAND USE & PLACEMAKING, what are your four highest priority proposed projects and actions?

Response Category	Count
Support development of the Armory as a neighborhood activity center	68
Improve #14 Trail access	25
Support First American History and Cultural Center	13
Warm Springs Avenue gateway placemaking	25
Fort Boise Master Plan	39
Demolition ordinance	20
Encourage neighborhood activity centers	18
Work with BSU to open up Dona Larsen Park	35
Update historic sites inventory	23
Update guidelines for historic districts in the East End	20
Arts and Cultural Plan	14

Question 9: CONNECTIVITY What are your four highest priority proposed projects and actions? (select 4)

Response Category	Count
Low-stress bike route at Fort Boise and the VA	33
Low-stress bike route along Bannock Street	41
Consider roundabout at Warm Springs Avenue and Old Penitentiary Road intersection	52
Review bike/ped function of roundabout at Fort & Reserve Streets	30
Improve pedestrian and bicycle route on H Street	22
Improve pedestrian routes along Mountain Cove Road	20
Develop bike route through Washington Plaza campus	14
Formal pathway from Bobs Drive to Adams Elementary	9
Improved pathway from Natatorium to Boise River Greenbelt	18
Conduct traffic studies on E. Warm Springs Avenue from Marden Avenue to Old Penitentiary Road	42
Develop new Warm Springs Avenue Corridor Plan	55

The background is composed of several large, solid-colored rectangular blocks. A large green block occupies the left half of the page. To its right, there are yellow and blue blocks stacked vertically. At the bottom, there is a horizontal band of light green and yellow blocks. The text is centered over the light green block.

B. EAST END NEIGHBORHOOD EXISTING CONDITIONS REPORT

EAST END NEIGHBORHOOD PLAN

Appendix B – Existing Conditions Report

February 2018

This review compiles existing conditions of the East End Neighborhood – such as population change, development patterns and traffic analysis - with citizen-provided input on neighborhood priorities to identify key trends affecting the neighborhood. These key trends should be taken into consideration when planning, particularly when setting goals and strategies for the neighborhood plan, to ensure they respond to neighborhood needs. We recommend these data points be reviewed and updated periodically to assess whether the neighborhood plan is still relevant to changes affecting the neighborhood and the City as a whole.

A variety of data sources were reviewed and data collected at the neighborhood level from sources such as the U.S. Census, ESRI Forecasts¹, and local agencies including: Ada County, Idaho Department of Labor, City of Boise, COMPASS Idaho and the Ada County Highway District (ACHD).

4. Planning Area

The East End Neighborhood, as defined by neighborhood association boundaries, is approximately 3.66 square miles or 2,343 acres. The neighborhood is bounded by East Table Rock Road to the east, Broadway Avenue, 2nd Street and West Fort Street to the west, Reserve Street and Shaw Mountain Road to the north and the Boise River to the south. The maps below show the neighborhood boundaries, related Census tracts, and the larger context of nearby neighborhoods and major destinations. The East End Neighborhood Association was expanded in 2016 to include several new areas, including Fort Boise and the Shaw Mountain Road area.

5. Demographic Profile

Population

- The population in the East End is 9,653 and has grown 23.3% since 2010 (7,830)². Population growth in the East End is greater than the 7% growth rate experienced by the City of Boise from 2010 to 2017.
- The population of the East End is projected to reach 10,766 by 2022³.
- There are 4,224 households in the East End with an average household size of 2.21, slightly lower than the City of Boise average of 2.36.
- 17.9% of the neighborhood is over the age of 65. The City of Boise percentage, by comparison, is 14.4%.
- The median age in the East End is 43.4, where the median age in the City is 36.8.

¹ Note: The ESRI and Census information collected for this neighborhood profile and review was collected for Census Tracts 7.01 and 7.02. These two Census Tracts closely mirror the neighborhood boundaries but don't perfectly overlap. A map showing this overlap can be found in the Neighborhood Context section of this report.

⁴ U.S. Census Bureau, Census 2010 Summary File 1. ESRI forecasts for 2017 and 2022 ESRI converted Census 2000 data into 2010 geography.

⁵ ESRI forecasts for 2017 and 2022 ESRI converted Census 2000 data into 2010 geography.

Economics and Employment

- The median household income for the East End Neighborhood is \$77,682. This is 39% greater than the city of Boise median household income of \$52,249.
- The median home value for an East End residence is \$353,144, nearly double the median value for Boise of \$180,200.
- 12% of East End households earn over \$200,000 annually.
- The East End has an unemployment rate of 2.1%, while the city has an unemployment rate of 6%.

Education

- Educational attainment rates are high in the East End with 32% of the neighborhood attaining a graduate or professional degree, 33.6% with a bachelor's degree. Boise by comparison has only 13.9% of its population with a professional degree and 26.3% with a bachelor's degree as the highest level of educational attainment.
- 81.9% of employed residents in the East End work white collar jobs (management/business/financial/professional/sales and administrative support). This number is substantially higher than the City of Boise average of 65.8%.

6. Key Themes

This section identifies six “key themes” that emerged from existing conditions data analysis, that provide a framework for the neighborhood plan, and should be addressed in the plan’s goals, strategies and actions. These key themes focus on the following aspects:

- Development trends
- Land uses
- Neighborhood character
- Mobility choices
- Traffic management
- Subareas/pocket neighborhoods/activity center planning

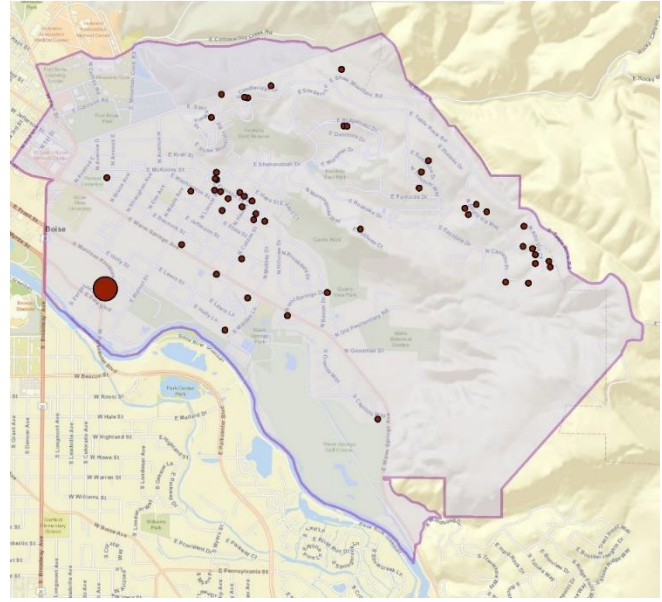
F. DEVELOPMENT TRENDS: Substantial development and growth is occurring in and around the East End Neighborhood that should be accounted for in current and future planning efforts.

Supporting Data and Maps

- ☐ Since 2010, 117 new residential units have been permitted in the East End. Continued development and construction of housing units in Barber Valley, Warm Springs Mesa, Harris Ranch and other surrounding neighborhoods could continue to drive population growth in and around the East End.
- ☐ Major ongoing and recently finished development includes:
 - Athletic field improvements at Fort Boise
 - Boise Independent School District improvements/expansion at Fort St. and Robbins Road
 - Roundabout at E. Fort Street and Avenue B
 - St. Luke’s campus expansion

- Warm Springs and Broadway Ave. intersection redesign
- 951 E. Front Street: 4-story mixed use building to include 68 residential units, 5 live work units, and 5,250 square feet of retail space. This project was constructed a few years ago and is completed. There may be some vacant retail space available.
- 1000 E. Park Blvd.: Idaho Center for Reproductive Medicine (recently completed)
- 2570 E. Warm Springs Ave: 60 detached single-family homes on 14.45 acres. Approved 2-14-17.
- 749 E. Park Blvd.: CAR17-00028 is a rezone of 3.34 acres from commercial to R-OD.DA (Residential Office with Design Review). The Boise City Council approved the rezone on April 3, 2018. The Development Agreement approved on April 17, 2018 states the property will be developed as a mixed-use project to include high density residential, ground floor commercial and podium parking.
- Pathway through Dona Larson Park

Figure 1: Residential Building Permits 2010-2017



Potential Implications

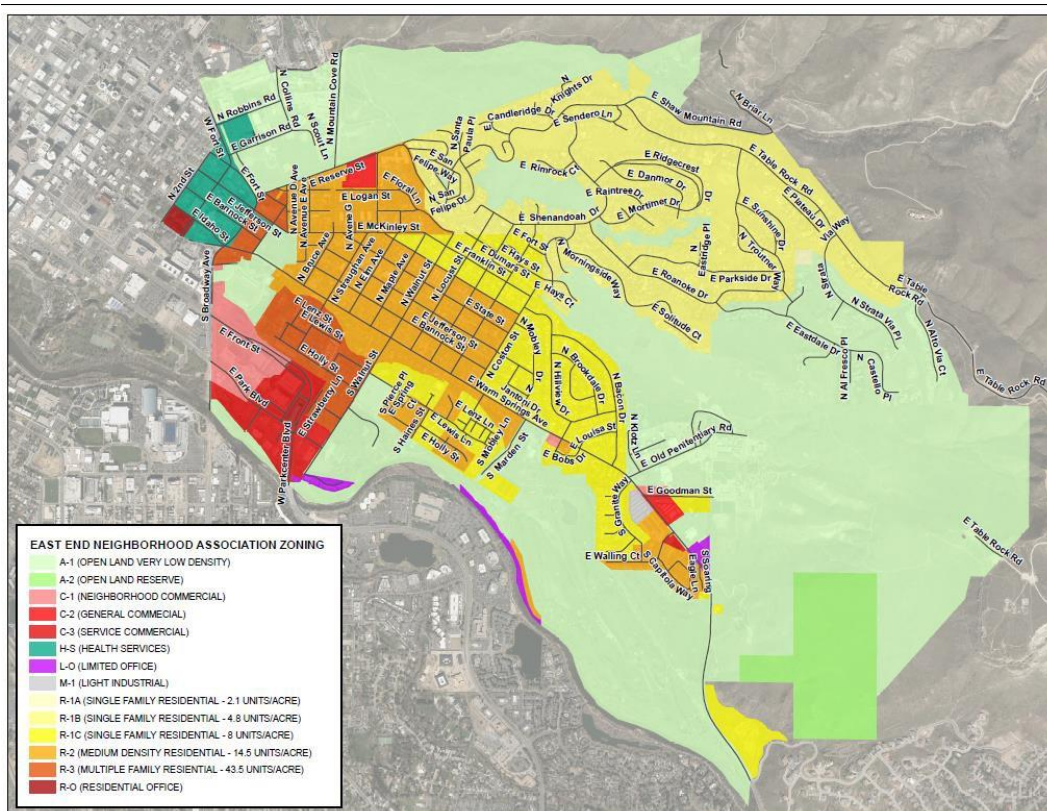
- Increasing population, economic activity and other changes within the neighborhood create more demand on existing infrastructure and local services, including roads, parks, and neighborhood businesses and restaurants. Future planning should identify areas where infrastructure growth or change is needed to accommodate increasing demand. For example, if development occurs in the Fort Boise area or the Armory, a parking garage could be considered. Planning efforts should identify indicators that would potentially trigger a closer review and subsequent adjustments to relevant plans and projects.
- Surrounding development can affect neighborhood character and access to neighborhood gathering spaces and amenities either positively or negatively, depending on how it is planned, designed and implemented. Planning should identify strategies that are consistent with *Blueprint Boise* and ensure that surrounding areas are integrated with and support the desired character of the East End.
- See also below Key Themes for related implications.

G. LAND USES: The predominant land uses in the East End are single-family residential, and parks and open spaces. A small percentage of land is used for multi-family housing and commercial.

Supporting Data and Maps

- Neighborhood land uses are approximately
 - 30% Parks and Open Space
 - 23% Suburban Residential
 - 16% Compact Residential
 - 3% High Density Residential
 - 9% Hillside
 - 10% Hillside Slope Protection
 - 4% Mixed Use
 - 1% Office
 - 2% School
 - 2% Public or Quasi Public Spaces (Non-Park)
- Since 2010, one multi-family housing development of about 60 units has been permitted in the East End (The 951 Apartments).
- There are an estimated 3,500 housing units in the East End. 62% of housing units are owner-occupied, and 38% are renter-occupied. Of owner-occupied households, 35% do not have a mortgage.

Figure 2. East End Neighborhood Zoning Map



Potential Implications

- New development in the East End will most likely focus on infill development and redevelopment of underutilized areas (such as the Armory). Preferred infill development aims to improve access to amenities in the neighborhood, while maintaining the historic structures and character of the neighborhood.
- The established maturity, small-block walkable design of parts of the neighborhood, along with access to numerous amenities contribute to land and home prices among the highest in Boise, potentially making housing less affordable to some households. Housing strategies should focus on practical methods to encourage development of a wider array of housing options in addition to single-family and large-scale multi-family (e.g., apartments, duplexes, townhomes, condos, cottages, micro-plexes). They should be considered and recommended as part of this plan to accommodate growing demand for East End residency, offer housing opportunities for residents at different life stages and incomes, and ensure that housing development contributes to the character of the neighborhood through its location, design and ability to help create demand for and activate thriving activity centers.
- Given the availability of parks, pathways, trails and open space in the East End, access to green space should be considered and designed into new development and redevelopment to maintain and/or increase residents' connection to these amenities. These areas should be managed to mitigate negative impacts on the neighborhood while still providing ample public access to public amenities.
- This plan should consider strategies and make recommendations to maintain and, when possible, increase activation and access to existing activity centers and consider locations for additional centers. Long-standing neighborhood businesses such as the Trolley House should be maintained or transitioned into similar-use developments, whenever possible. See Key Theme F, below, for additional analysis.

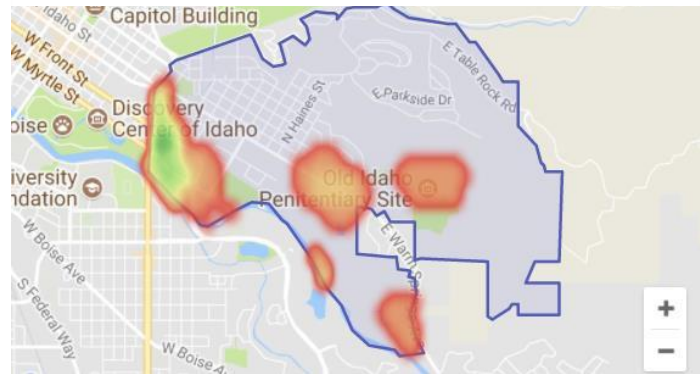
H. NEIGHBORHOOD CHARACTER: The East End's distinct neighborhood character is driven by proximity to major destinations, community amenities and services, neighborhood design, and its historic significance.

Supporting Data

- Two of Boise's nine Historic Preservation districts are in the East End. The Warm Springs Historic District was added to the National Register of Historic Places in 1979 and approved as a local historic district in 1996; the East End Historic District was established as a local historic district in 2003.
- The East End is adjacent to and offers convenient access to major activity centers such as Downtown Boise, St. Luke's Regional Medical Center, Boise State University and many local businesses and restaurants.
- The East End encompasses or is adjacent to numerous and popular trails, parks, community facilities and reserves such as Table Rock Reserve, Castle Rock Reserve, Kristin Armstrong Municipal Park, the Warm Springs Golf Course, Donna Larson Park, Fort Boise and the Military Reserve, the Boise River Greenbelt and Natatorium.
- The East End has an active Neighborhood Association with strong turnout to annual events.
- There are two elementary schools in the East End Neighborhood, Adams Elementary and Roosevelt Elementary. Both schools rank above state averages in English and math proficiency.

- There are about 37 restaurants, bars and coffee shops in the East End, and residents can walk to an average of .6 restaurants or bars within 5 minutes. The restaurant choices map shows the concentration of bars, restaurants and coffee shops in the neighborhood⁴.
- In the 2017 neighborhood survey, respondents indicated a desire for additional restaurants and eateries, along with pubs and bars in the East End, as opposed to retail or other types of commercial development.

Figure 3: Restaurant Choices Map



Potential Implications

- Planning strategies should be consistent with *Blueprint Boise* and aim to protect and enhance the qualities of the East End neighborhood that are highly valued by residents.
- The East End is a cultural asset to the City as a whole, and strategies and investments should be designed to protect its character and amenities and be used as a potential model for other neighborhoods.
- The location of and access to neighborhood activity centers should be re-evaluated during this planning process and specific recommendations made about projects and strategies that will protect, enhance and develop neighborhood-serving activity centers.
 - The Armory was the most preferred location for additional neighborhood commercial development in the neighborhood survey conducted in 2017.
 - Broadway and Main, and the M&W Market were ranked second and third by survey respondents.
 - Recommendations for additional analysis of activity center locations is included in Key Theme F.

I. MOBILITY CHOICES: The East End desires the improvement and support of active mobility choices in the neighborhood, and wants to manage congestion, ensure feelings of safety and neighborhood cohesion through comprehensive transportation planning and implementation.

Supporting Data

- The average number of cars per household in the East End is 1.8.
- The established small-block, walkable design of parts of the neighborhood should be preserved and expanded, when possible.
- While 93% of neighborhood households have access to one or more vehicles, a survey conducted by the Ada County Highway District as part of the 2017 *East Boise Bicycle and Pedestrian Neighborhood Plan* reveals that 89% of respondents were willing to make automotive travel less convenient to favor pedestrian and bicycle traffic. 79% of respondents indicated that they would be willing to give up on-street parking for better bicycle and pedestrian facilities.⁵ The top three obstacles to walking and biking were safety concerns, not convenient enough and prohibitive weather.

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- Circulation and traffic was the number one priority focus area for this plan in the 2017 survey of East End residents. Open-ended results indicated that reducing traffic speed and volume along with providing better/safer alternatives to walking and biking were primary foci within the context of circulation and traffic.
- The *East Boise Bicycle and Pedestrian Plan* indicates that there were 28 reported cyclist crashes in the neighborhood between 2011 and 2015. Of these 28 crashes, nearly half (13) were on Broadway or Avenue B; of the remaining reported crashes, three were on Front Street, three were on Fort Street and nine crashes were located at points spread throughout the neighborhood, but were more prevalent closer to downtown on Jefferson, Bannock, Idaho and 1st and 2nd Streets.
- There are approximately 9 miles of on-street bicycle facilities in the neighborhood. Nearly half (47.7%) of these miles are painted bike lanes, and 41.4% are designated shared bike routes.
- The East End Neighborhood receives a bike score of 67, and a walk score of 33, indicating that the neighborhood is somewhat bikeable and not very walkable. These scores are based on distance to destinations and amenities of different categories, intersection density and block length.

Potential Implications

- Improving the low-stress bike/pedestrian network and ensuring its connectivity to the larger area network is neighborhood supported, indicated in the recent *East Boise Neighborhood Bicycle and Pedestrian Plan*, and would help address residents' access to key destinations, reduce households' reliance upon a personal vehicle, promote healthy lifestyles and reduce traffic congestion on key corridors. Citizen support of improvements to bicycle and pedestrian infrastructure makes it easier to implement large-scale, impactful projects.
- Development of additional commercial/service/activity centers (including restaurants, bars, corner markets, and some small retail and service businesses) within the neighborhood boundaries would improve walking and biking access to such services.
- The *East Boise Neighborhood Bicycle and Pedestrian Plan* identified a list of five priority projects for the neighborhood. These projects could be utilized as a foundation for improvements and recommendations in the implementation chapter of the neighborhood plan. The five priority projects are:
 - Enhanced crossing at Broadway Avenue and Dona Larsen Park.
 - Bicycle boulevard along Santa Maria Drive, San Felipe Way, and San Jose Way.
 - Sidewalk completion along Franklin Street.
 - Crossing improvements along Flume Street from Bannock Street to Jefferson Street.
 - Curb extensions and continental crosswalks at Bannock Street at Straughan Avenue.

J. TRAFFIC MANAGEMENT: Continued development in and around the East End has led to increased vehicular traffic volume on collector roads and minor arterials in the Neighborhood.

Supporting Data

- Roads in the East End are mostly local with a couple of minor arterials, collectors and small segments of principle arterials at the southwest corner of the neighborhood. A map of functional roadway classifications is shown below in Figure 6.
- Neighborhood speed limits range from 15 to 35 MPH. 73.4% of roads in the East End have a speed limit of 20 MPH. E Warm Springs Ave, Front St, E Park Blvd, and E Parkcenter Blvd are the only roads in the neighborhood with a speed limit greater than 25 MPH. Figure 5 shows a breakdown of roads by posted speed limit.
- Neighborhood survey responses indicate that circulation and traffic (pedestrians, cyclists and vehicular traffic) is the most important focus area for the plan. Open-ended comments from the survey indicate dissatisfaction with the increased traffic on E Warm Springs Road, E Table Rock Road and Walnut Avenue. Improving neighborhood connectivity was also often discussed as an area of importance surrounding traffic circulation.

Figure 5: Posted Speed Limits

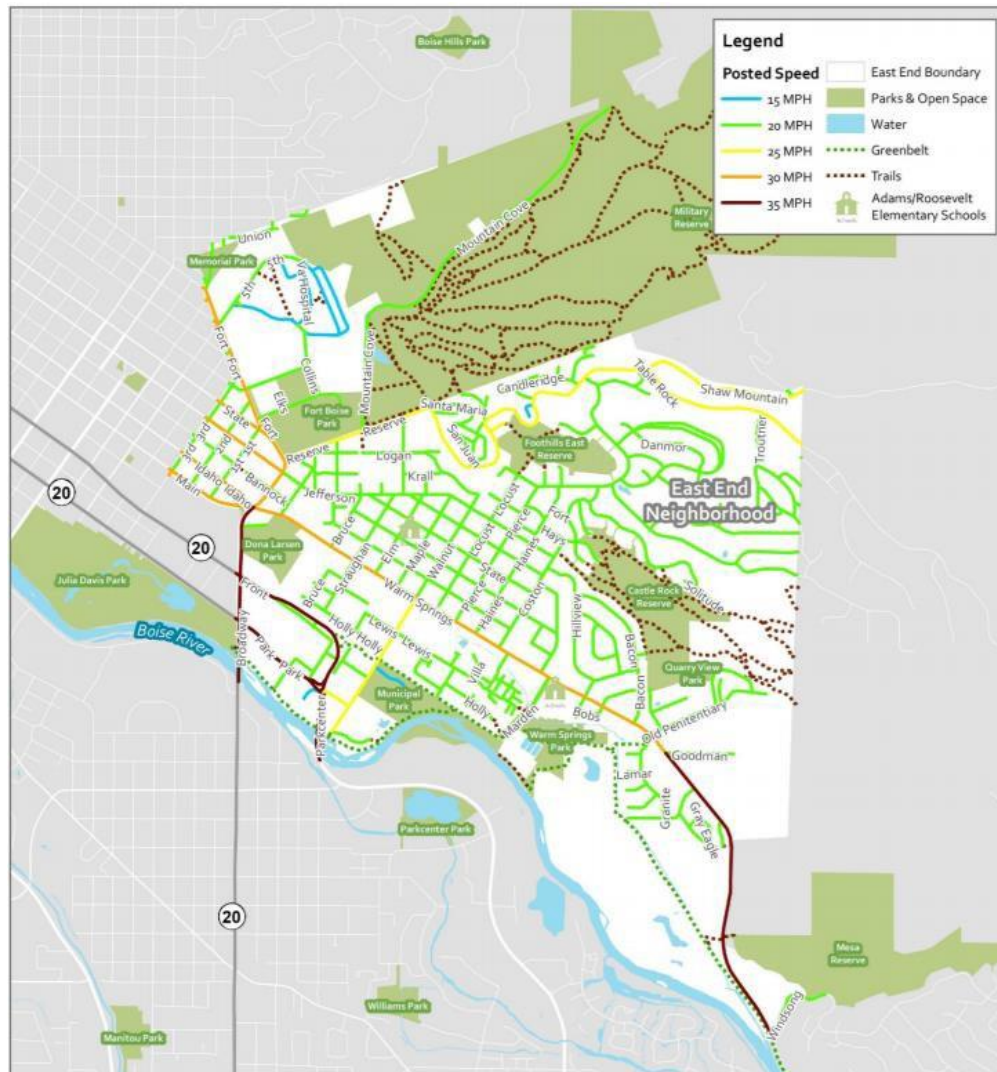
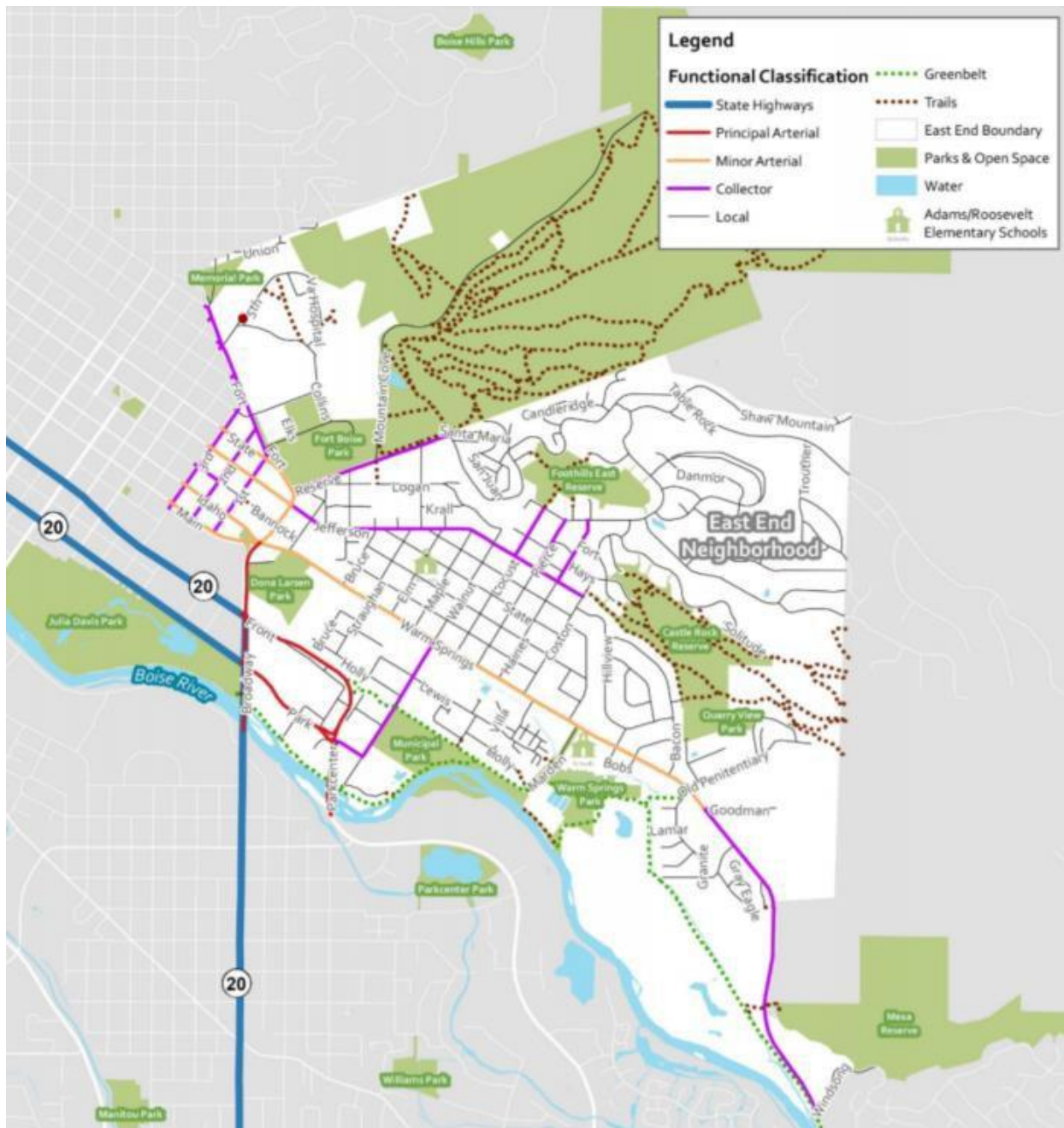


Figure 6: Functional Road Classifications



Potential Implications

- Existing road classifications (as collectors, arterials, etc.), will likely need to remain, but should be considered for redesign or other improvements that accommodate all modes of transportation, reduce negative impacts and contribute to neighborhood character to the extent possible.
- Ensuring that residents have alternative ways to access neighborhood activity centers and surrounding employment, recreation and commercial centers is vital.

EAST END NEIGHBORHOOD PLAN

Appendix B – Existing Conditions Report

February 2018

This review compiles existing conditions of the East End Neighborhood – such as population change, development patterns and traffic analysis - with citizen-provided input on neighborhood priorities to identify key trends affecting the neighborhood. These key trends should be taken into consideration when planning, particularly when setting goals and strategies for the neighborhood plan, to ensure they respond to neighborhood needs. We recommend these data points be reviewed and updated periodically to assess whether the neighborhood plan is still relevant to changes affecting the neighborhood and the City as a whole.

A variety of data sources were reviewed and data collected at the neighborhood level from sources such as the U.S. Census, ESRI Forecasts¹, and local agencies including: Ada County, Idaho Department of Labor, City of Boise, COMPASS Idaho and the Ada County Highway District (ACHD).

1. Planning Area

The East End Neighborhood, as defined by neighborhood association boundaries, is approximately 3.66 square miles or 2,343 acres. The neighborhood is bounded by East Table Rock Road to the east, Broadway Avenue, 2nd Street and West Fort Street to the west, Reserve Street and Shaw Mountain Road to the north and the Boise River to the south. The maps below show the neighborhood boundaries, related Census tracts, and the larger context of nearby neighborhoods and major destinations. The East End Neighborhood Association was expanded in 2016 to include several new areas, including Fort Boise and the Shaw Mountain Road area.

2. Demographic Profile

Population

- The population in the East End is 9,653 and has grown 23.3% since 2010 (7,830)². Population growth in the East End is greater than the 7% growth rate experienced by the City of Boise from 2010 to 2017.
- The population of the East End is projected to reach 10,766 by 2022³.
- There are 4,224 households in the East End with an average household size of 2.21, slightly lower than the City of Boise average of 2.36.
- 17.9% of the neighborhood is over the age of 65. The City of Boise percentage, by comparison, is 14.4%.
- The median age in the East End is 43.4, where the median age in the City is 36.8.

¹ Note: The ESRI and Census information collected for this neighborhood profile and review was collected for Census Tracts 7.01 and 7.02. These two Census Tracts closely mirror the neighborhood boundaries but don't perfectly overlap. A map showing this overlap can be found in the Neighborhood Context section of this report.

² U.S. Census Bureau, Census 2010 Summary File 1. ESRI forecasts for 2017 and 2022 ESRI converted Census 2000 data into 2010 geography.

³ ESRI forecasts for 2017 and 2022 ESRI converted Census 2000 data into 2010 geography.

Economics and Employment

- The median household income for the East End Neighborhood is \$77,682. This is 39% greater than the city of Boise median household income of \$52,249.
- The median home value for an East End residence is \$353,144, nearly double the median value for Boise of \$180,200.
- 12% of East End households earn over \$200,000 annually.
- The East End has an unemployment rate of 2.1%, while the city has an unemployment rate of 6%.

Education

- Educational attainment rates are high in the East End with 32% of the neighborhood attaining a graduate or professional degree, 33.6% with a bachelor's degree. Boise by comparison has only 13.9% of its population with a professional degree and 26.3% with a bachelor's degree as the highest level of educational attainment.
- 81.9% of employed residents in the East End work white collar jobs (management/business/financial/professional/sales and administrative support). This number is substantially higher than the City of Boise average of 65.8%.

3. Key Themes

This section identifies six “key themes” that emerged from existing conditions data analysis, that provide a framework for the neighborhood plan, and should be addressed in the plan’s goals, strategies and actions. These key themes focus on the following aspects:

- Development trends
- Land uses
- Neighborhood character
- Mobility choices
- Traffic management
- Subareas/pocket neighborhoods/activity center planning

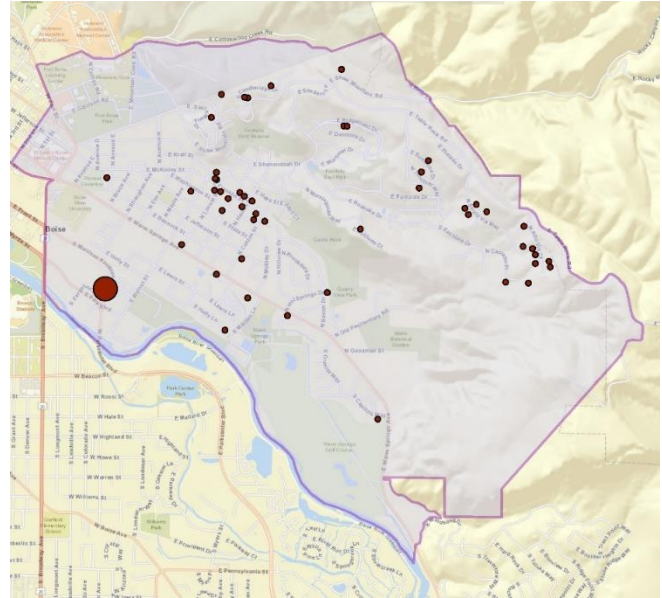
A. DEVELOPMENT TRENDS: Substantial development and growth is occurring in and around the East End Neighborhood that should be accounted for in current and future planning efforts.

Supporting Data and Maps

- Since 2010, 117 new residential units have been permitted in the East End. Continued development and construction of housing units in Barber Valley, Warm Springs Mesa, Harris Ranch and other surrounding neighborhoods could continue to drive population growth in and around the East End.
- Major ongoing and recently finished development includes:
 - Athletic field improvements at Fort Boise
 - Boise Independent School District improvements/expansion at Fort St. and Robbins Road
 - Roundabout at E. Fort Street and Avenue B
 - St. Luke’s campus expansion

- Warm Springs and Broadway Ave. intersection redesign
- 951 E. Front Street: 4-story mixed use building to include 68 residential units, 5 live work units, and 5,250 square feet of retail space. This project was constructed a few years ago and is completed. There may be some vacant retail space available.
- 1000 E. Park Blvd.: Idaho Center for Reproductive Medicine (recently completed)
- 2570 E. Warm Springs Ave: 60 detached single-family homes on 14.45 acres. Approved 2-14-17.
- 749 E. Park Blvd.: CAR17-00028 is a rezone of 3.34 acres from commercial to R-OD.DA (Residential Office with Design Review). The site is currently a parking lot. The development agreement states the property will be developed as a mixed-use project to include high density residential, ground floor commercial and podium parking. Application is scheduled for February 12, 2018 Planning and Zoning review.
- Pathway through Donna Larson Park

Figure 1: Residential Building Permits 2010-2017



Potential Implications

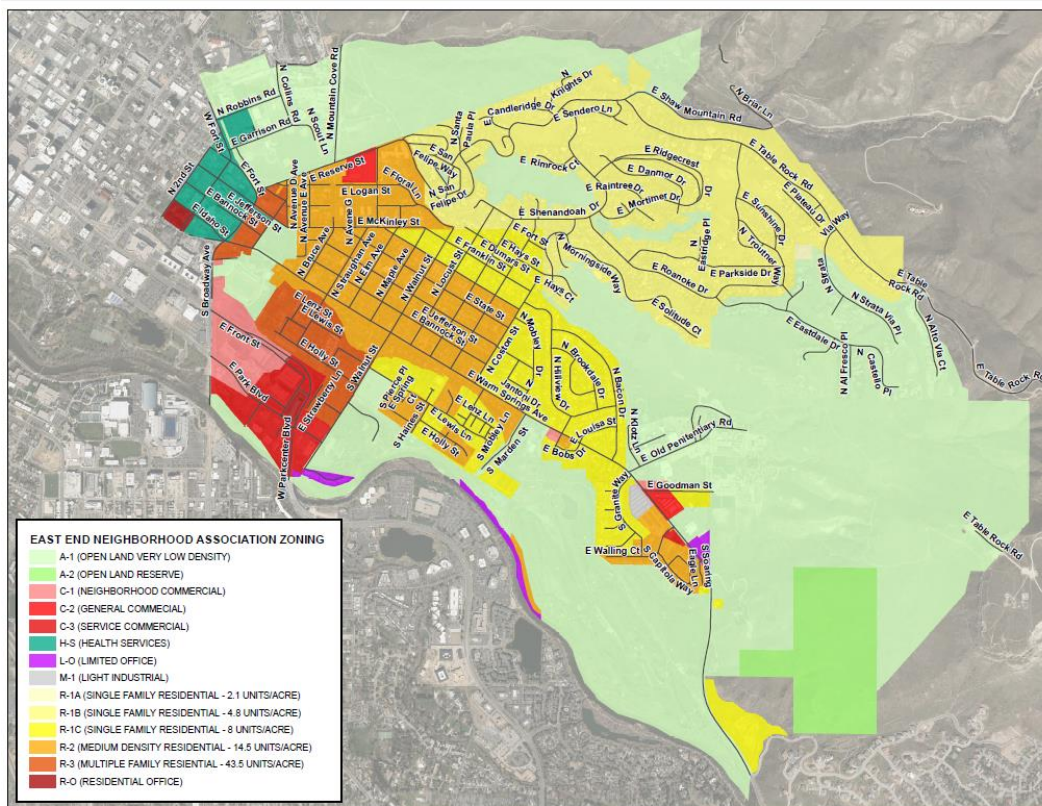
- Increasing population, economic activity and other changes within the neighborhood creates more demand on existing infrastructure and local services including, roads, parks, and neighborhood businesses and restaurants. Planning should identify areas where infrastructure growth or change is needed to accommodate increasing demand. For example, as major employment and service centers such as St. Luke's Medical Center and Elks Rehabilitation Center grow, adding a nearby parking garage may be a reasonable or required investment to ensure adequate on-street parking remains available to residents. This plan could identify indicators that would potentially trigger a closer review and subsequent adjustments to relevant plans and projects.
- Surrounding development can impact neighborhood character and access to neighborhood gathering spaces and amenities either positively or negatively, depending on how it is planned, designed and implemented. Planning should identify strategies that are consistent with *Blueprint Boise* and ensure surrounding areas are integrated with and support the desired character of the East End.
- See also below Key Themes for related implications.

B. LAND USES: The predominant land uses in the East End are single-family residential, and parks and open spaces. A small percentage of land is used for multi-family housing and commercial.

Supporting Data and Maps

- Neighborhood land uses are approximately
 - 30% Parks and Open Space
 - 23% Suburban Residential
 - 16% Compact Residential
 - 3% High Density Residential
 - 9% Hillside
 - 10% Hillside Slope Protection
 - 4% Mixed Use
 - 1% Office
 - 2% School
 - 2% Public or Quasi Public Spaces (Non-Park)
- Since 2010, one multi-family housing development of about 60 units has been permitted in the East End (The 951 Apartments).
- There are an estimated 3,500 housing units in the East End. 62% of housing units are owner-occupied, and 38% are renter-occupied. Of owner-occupied households, 35% do not have a mortgage.

Figure 2. East End Neighborhood Zoning Map



Potential Implications

- New development in the East End will most likely focus on infill development and redevelopment of underutilized areas (such as the Armory). infill development that aims to improve access to amenities in the neighborhood, while maintaining the historic structures and character of the neighborhood.
- The established maturity, small-block walkable design of parts of the neighborhood, along with access to numerous amenities contribute to land and home prices among the highest in Boise, potentially making housing less affordable to some households. Housing strategies should focus on practical methods to encourage development of a wider array of housing options – in addition to single-family and large-scale multi-family (e.g., apartments, duplexes, townhomes, condos, cottages, micro-plexes) – should be considered and recommended as part of this plan to accommodate growing demand for East End residency, offer housing opportunities for residents at different life stages and incomes, and ensure that housing development contributes to the character of the neighborhood through its location, design and ability to help create demand for and activate thriving activity centers.
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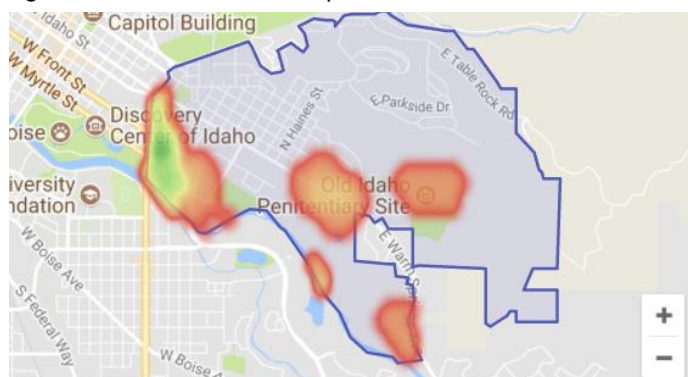
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- Two of Boise's nine Historic Preservation districts are in the East End. The Warm Springs Historic District was added to the National Register of Historic Places in 1979 and approved as a local historic district in 1996; the East End Historic District was established as a local historic district in 2003.
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- In the 2017 neighborhood survey, respondents indicated a desire for additional restaurants and eateries, along with pubs and bars in the East End as opposed to retail or other types of commercial development.

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Potential Implications

- Planning strategies should be consistent with *Blueprint Boise* and aim to protect and enhance the qualities of the East End neighborhood that are highly valued by residents.
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Supporting Data

- The average number of cars per household in the East End is 1.8.
- The established small-block, walkable design of parts of the neighborhood should be preserved and expanded, when possible.
- While 93% of neighborhood households have access to one or more vehicles, a survey conducted by the Ada County Highway District as part of the 2017 *East Boise Bicycle and Pedestrian Neighborhood Plan* reveals that 89% of respondents were willing to make automotive travel less convenient to favor pedestrian and bicycle traffic. 79% of respondents indicated that they would be willing to give up on-street parking for better bicycle and pedestrian facilities.⁵ The top three obstacles to walking and biking were safety concerns, not convenient enough and prohibitive weather.

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- Circulation and traffic was the number one priority focus area for this plan in the 2017 survey of East End residents. Open-ended results indicated that reducing traffic speed and volume along with providing better/safer alternatives to walking and biking were primary foci within the context of circulation and traffic.
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Potential Implications

- Improving the low-stress bike/pedestrian network and ensuring its connectivity to the larger area network is neighborhood supported, indicated in the recent *East Boise Neighborhood Bicycle and Pedestrian Plan*, and would help address residents' access to key destinations, reduce households' reliance upon a personal vehicle, promote healthy lifestyles and reduce traffic congestion on key corridors. Citizen support of improvements to bicycle and pedestrian infrastructure makes it easier to implement large-scale, impactful projects.
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- The *East Boise Neighborhood Bicycle and Pedestrian Plan* identified a list of five priority projects for the neighborhood. These projects could be utilized as a foundation for improvements and recommendations in the implementation chapter of the neighborhood plan. The list of five priority projects from this project area
 - Enhanced crossing at Broadway Avenue and Dona Larsen Park.
 - Bicycle boulevard along Santa Maria Drive, San Felipe Way, and San Jose Way.
 - Sidewalk completion along Franklin Street.
 - Crossing improvements along Flume Street from Bannock Street to Jefferson Street.
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E. TRAFFIC MANAGEMENT: Continued development in and around the East End has led to increased vehicular traffic volume on collector roads and minor arterials in the Neighborhood.

Supporting Data

- Roads in the East End are mostly local with a couple of minor arterials, collectors and small segments of principle arterials at the Southwest corner of the neighborhood. A map of functional roadway classifications is show below in Figure 6.
- Neighborhood speed limits range from 15 to 35 MPH. 73.4% of roads in the East End have a speed limit of 20 MPH. E Warm Springs Ave, Front St, E Park Blvd, and E Parkcenter Blvd are the only roads in the neighborhood with a speed limit of greater than 25 MPH. Figure 5 shows a breakdown of roads by posted speed limit.
- Neighborhood survey responses indicate that circulation and traffic (pedestrians, cyclists and vehicular traffic) is the most important focus area for the plan. Open-ended comments from the survey indicate dissatisfaction with the increased traffic on E Warm Springs Road, E Table Rock Road and Walnut Avenue. Improving neighborhood connectivity was also often discussed as an area of importance surrounding traffic circulation.

Figure 5: Posted Speed Limits

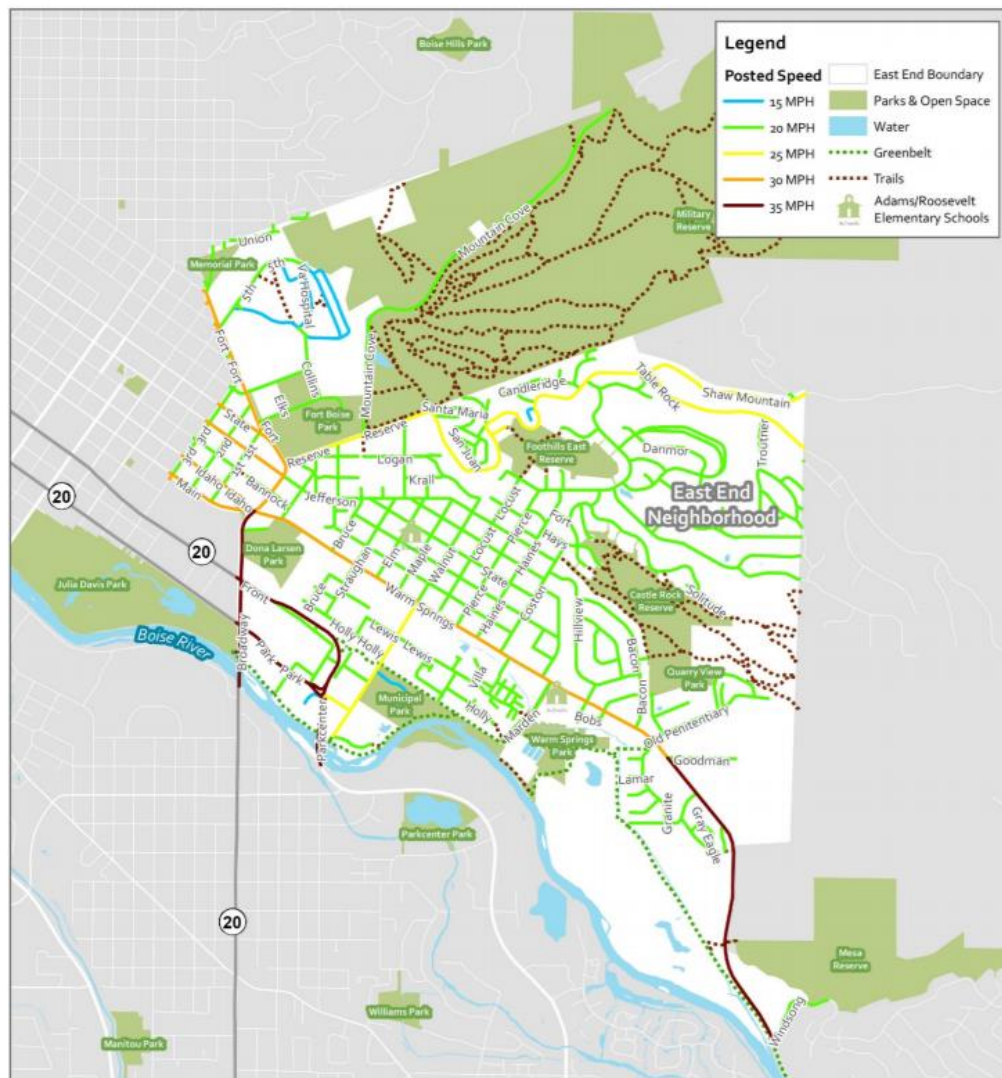
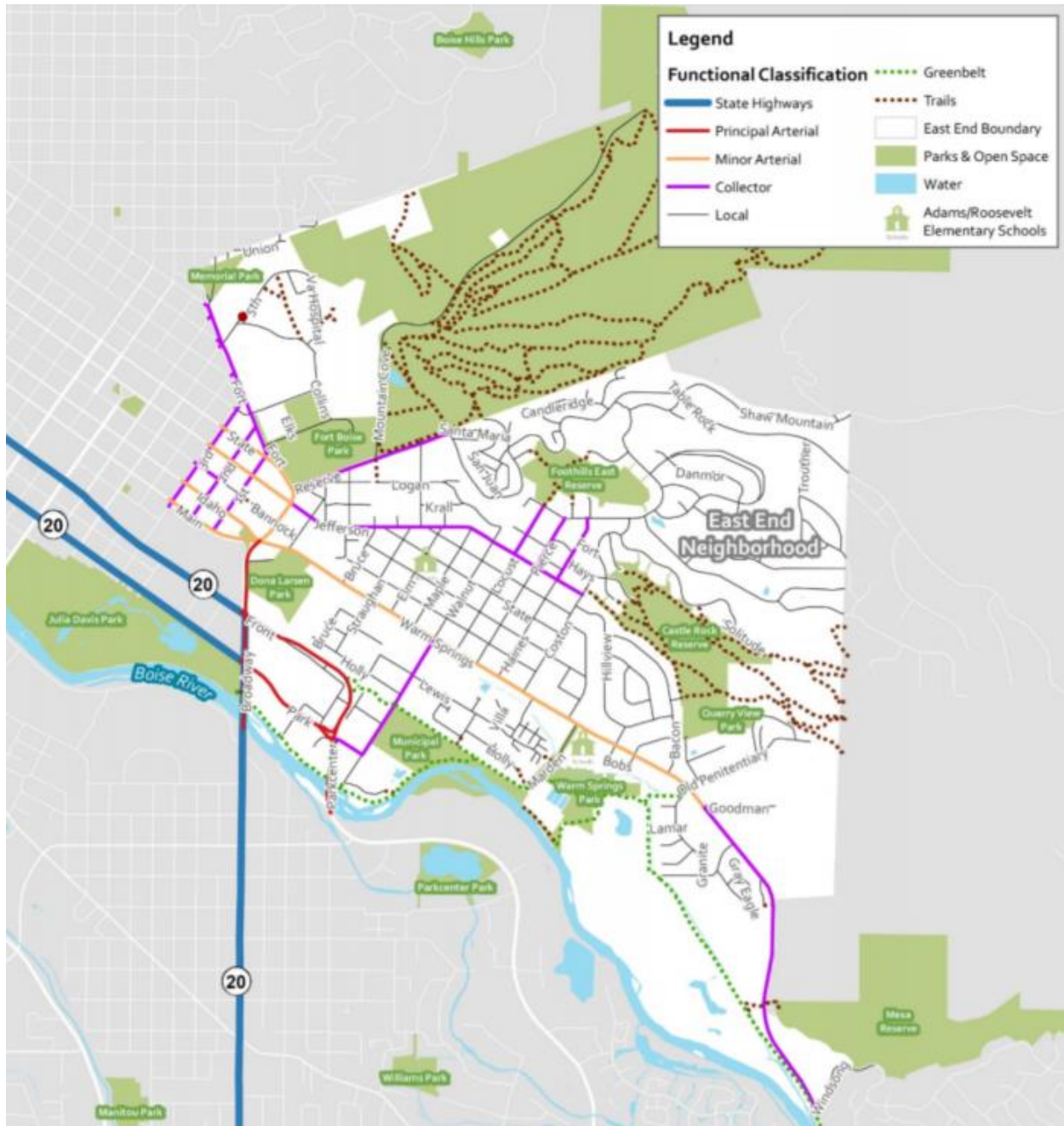


Figure 6: Functional Road Classifications



Potential Implications

- Existing road classifications (as collectors, arterials, etc.), will likely need to remain, but should be considered for redesign, or other improvements that accommodate all modes of transportation, reduce negative impacts and contribute to neighborhood character to the extent possible.
- Ensuring that residents have alternative ways to access neighborhood activity centers and surrounding employment, recreation and commercial centers is vital.

The background consists of several large, solid-colored rectangular blocks. A large green block occupies the top-left and bottom-left portions. A yellow block is in the top-right. A blue block is in the middle-right. Another yellow block is in the bottom-right. A light green block is at the bottom-left, partially overlapping the green block. The text is centered in the light green block.

C. EAST END NEIGHBORHOOD CULTURAL PLAN TEMPLATE



DEPARTMENT OF ARTS & HISTORY

MAYOR: David H. Bieter | DIRECTOR: Terri Schorzman

Boise City Neighborhood Cultural Plan Template

a resource document for Neighborhood Associations, City Planners, and Consultants

For consultation or support, contact Boise's Cultural Planner, Karen Bubb at kbubb@cityofboise.org.

INTRODUCTION

Adopted by the Boise City Council on February 7, 2017, the City of Boise's Cultural Master Plan – the first in Boise's history – is an overview of existing cultural resources and strategic vision for future investments. It is a tool for current and future leaders to understand the evolution of the arts communities and the richness of Boise's history. Ultimately, the Plan recommends where we go to further develop an integrated, vibrant cultural environment. Finer-grain plans at a neighborhood level need to integrate with this larger plan.

The cultural plan presents five goals and measurable strategies that are necessary to fully develop Boise's lasting, innovative, and vibrant future.

1. Develop Cultural Policy
2. Enhance and Preserve Neighborhood Places
3. Maintain and Develop Cultural Assets
4. Foster Organizations & Partnerships
5. Expand Cultural Resources for Individuals

Find the complete copy of Boise's Cultural Master Plan by following this link:

<http://www.boiseartsandhistory.org/cultural-master-plan/>

Under Goal 2, Enhance and Preserve Neighborhood Places, Strategy 2.3 is to localize cultural planning. This means taking a closer look at Boise's culture, neighborhood by neighborhood, to find out what is working, what can be improved, and how we might strengthen the cultural fabric within each neighborhood, thus achieving a more vibrant city overall.

In 2013 artist Stephanie Inman worked with the Veterans Neighborhood Association and those near the new Whitewater Boulevard in Boise's West End to create the "30th Street Cultural Arts Plan," Boise's first neighborhood cultural plan created as part of Boise's Percent-for-Art program. In 2014 it won a *Grow Smart Community Excellence Award* from Idaho Smart Growth for its engagement of the community, historical perspective, and integrated vision for the future. The form of this template built on the model and accomplishments of this plan. You can find a copy of it under the Documents, Plans section here:

<http://www.boiseartsandhistory.org/about-us/documents/>

NEIGHBORHOOD CULTURAL PLANNING GOAL

To make Boise the most livable city in the country by providing residents accessible opportunities for participation in local culture through their daily lives in the neighborhoods where they live.

NEIGHBORHOOD CULTURAL PLANNING PURPOSE

To engage the public in the creation of a cultural plan for their neighborhood, which serves as a source book and creative road map for civic leaders, residents, artists and historians who wish to build on the existing character of place, thus making it a more rich and vibrant place to live.

BROAD COMMUNITY BENEFITS OF NEIGHBORHOOD CULTURAL PLANNING

- Revitalizing Neighborhoods
- Improving Public Safety
- Defining Community Identity and Sense of Place
- Attracting the Creative Class
- Expanding Access to Culture (arts, history, ethnic diversity)
- Creating and Nurturing Creative Community Networks

NEIGHBORHOOD CULTURAL PLANNING PROCESS (6 to 9-month timeline)

PREPARATION

- ☐ Inventory existing neighborhood cultural resources (public art, historic buildings or sites, creative organizations or businesses, facilities, artist studios, events, school art programs, social clubs)
- ☐ Identify existing information about neighborhood in other City or planning documents
- ☐ Research local history, demographics, unique assets of the neighborhood
- ☐ Collect images, historic and contemporary, related to neighborhood
- ☐ Gather or create neighborhood maps

PARTICIPATION & INPUT

- ☐ Identify key neighborhood stakeholders (businesses, non-profits, residents)
- ☐ Discuss Boise's Cultural Master Plan goals, desired result with stakeholders
- ☐ Explore and establish partnerships
- ☐ Interview residents, business, and property owners about the neighborhood history, principles, character and opportunities from their points of view
- ☐ Hold a public community meeting about the neighborhood and gather input
- ☐ Conduct further research, gathering images & data from residents and other sources

ASSESSMENT

- ☐ Evaluate current conditions, identify assets and obstacles
- ☐ Using stakeholder & community input, identify neighborhood voice, thematic principles, and cultural opportunities for the future

PLAN DESIGN

- ☐ Design & create plan using gathered information & assessment
- ☐ Editor, neighborhood advisors review plan
- ☐ Plan is prepared for release in hard copy and/or digitally

IMPLEMENTATION

- ☐ Identify strategies to achieve the community vision
- ☐ Plan is celebrated and released to the public



THE RANGE OF POTENTIAL CULTURAL EXPRESSIONS AND NEEDS

- **Visual Arts** (painting, sculpture, printmaking, photography, public art, for example)
Needs: space for exhibition, studios, workshops, shared equipment, sites for installation
- **Performing Arts** (theater, dance, comedy, spoken word or other non-traditional performance)
Needs: space for performing, rehearsing, training
- **Music Arts** (amateur to professional classical, indie, rock, country, orchestral, or other genres)
Needs: venues for performing, rehearsing, training
- **Culinary Arts** (specialty food production, food trucks, microbreweries, restaurants)
Needs: food production spaces, places to sell food, opportunities where people are gathered
- **Applied Arts** (Industrial arts, graphic design, architecture)
Needs: space and equipment for creation of work, computers, software, printers
- **Fashion Design** (clothing or accessory design or production)
Needs: space & equipment for design, production, showcasing fashion products
- **Media Arts** (Film, animation, digital production)
Needs: space & equipment for filming, editing, recording media
- **Historic Interpretation or Preservation** (buildings, historical sites, public art, stories, archival materials)
Needs: research & documentation, identifying opportunities for interpretation, evaluation for historic site registration, mapping, signage, communication, preservation of unique & historical materials



Image by Melanie Folwell

To provide citywide consistency, the form of each neighborhood cultural plan will follow this outline.

NEIGHBORHOOD PLAN CONTENTS OUTLINE

1. Preface
2. Overview of Area
3. Historical Cultural Perspective
4. Neighborhood Voice
5. Thematic Principles
6. Opportunities:
 - a. Policy Recommendations
 - b. Neighborhood Enhancements/Preservation
 - c. Assets to Maintain and/or Develop
 - d. Organizations & Partnerships to Foster
 - e. Cultural Resources for Individuals
7. Selected Sources



POSSIBLE QUESTIONS TO ASK WHEN GATHERING PUBLIC INPUT

- What historical assets, cultural sites, or creative aspects do you most want to preserve or enhance in your neighborhood?
- Who are the keepers of your neighborhood history?
- Who would make good candidates for an oral history interview?
- What do you know about the history of your neighborhood?
- What would you most like to see added regarding culture in your neighborhood?
- What are the primary issues regarding arts, history, and culture in your neighborhood?
- What challenges have you faced as an artist/representative/business owner related to culture?
- What strategies have been successful in overcoming the challenges?
- What cultural organizations are most important in your neighborhood?
- If public art were to be in your neighborhood, where would it be most visible, meaningful?
- How do you want your neighborhood history told/reserved?

OPPORTUNITIES TO IDENTIFY MAY INCLUDE (but are not limited to...)

a. Policy Recommendations

- New policies for the City of Boise to consider that would impact cultural resources or environments

b. Neighborhood Enhancements/Preservation

- Historical marker or interpretive sign locations
- Neighborhood history narratives
- Oral history interviews
- History workshops & education opportunities
- Temporary gathering spaces for events, block parties, or festivals
- Cultural infrastructure design options
- Public art and design opportunities to preserve or enhance neighborhood sites

c. Assets to Maintain and/or Develop

- Locations for or types of public art (sculpture, murals, sign toppers)
- Alternative or traditional venue options for visual or performing arts
- Historical markers or interpretive signs that could be created
- Opportunities for the preservation of historical materials
- Preserve the character of the built environment (i.e. encourage similar house size development, preserve existing historical buildings & houses)

d. Organizations & Partnerships to Foster

- New partnership models between neighborhood entities
- Organizations the neighborhood would like to support, attract, or create
- Community non-profits the neighborhood would like to engage or partner with
- Strategies for building or attracting creative organizations or public/private partnerships

e. Cultural Resources for Individuals

- Artist studio locations
- Events that support the creative work of those of diverse ethnic backgrounds
- A tour of cultural locations that is low cost and accessible to all

Sources:

“Arts and Culture Planning: A Toolkit for Communities” by the Chicago Metropolitan Agency for Planning, 2014

