

NEIGHBORHOODS

Neighborhood Associations

- The Downtown Planning Area is home to three neighborhood associations recognized by Boise City:
 - **Downtown**
Karen Sander, Executive Director
ksander@downtownboise.org
www.downtownboise.org
 - **West Downtown**
Scott Tagg, President
reserveima@yahoo.com
 - **North End**
Don Plum, President
Doger14@aol.com
www.northendboise.org

Historic Districts

- Three of the city's eight historic districts are located in the Downtown:
 - **Old Boise District**
www.cityofboise.org/Departments/PDS/Historic/HistoricDistricts/page11058.aspx
 - **Hays Street District**
www.cityofboise.org/Departments/PDS/Historic/HistoricDistricts/page11056.aspx
 - **South 8th Street District**
www.cityofboise.org/Departments/PDS/Historic/HistoricDistricts/page11057.aspx

GEOGRAPHIC AREA PLANNERS

Cody Riddle

- (208) 388-4717
- criddle@cityofboise.org

SUMMARY

Key Issues:

- The median home price in the Downtown Planning Area is \$233,333 which falls outside the range for workforce housing which is \$110,000-\$190,000.
- The median household income in the Downtown Planning Area is \$25,463 which is below the range for workforce housing incomes which is \$32,240-\$56,420.
- 73.4% of the residents within the Downtown Planning Area rent their homes.

Downtown housing is viewed as a key to offering the sizeable workforce in downtown the option of living close to where they work, decreasing commuting, fuel consumption and traffic capacity.

The construction of a workforce housing development within the Downtown Planning Area is encouraged to create a diversity of housing options.

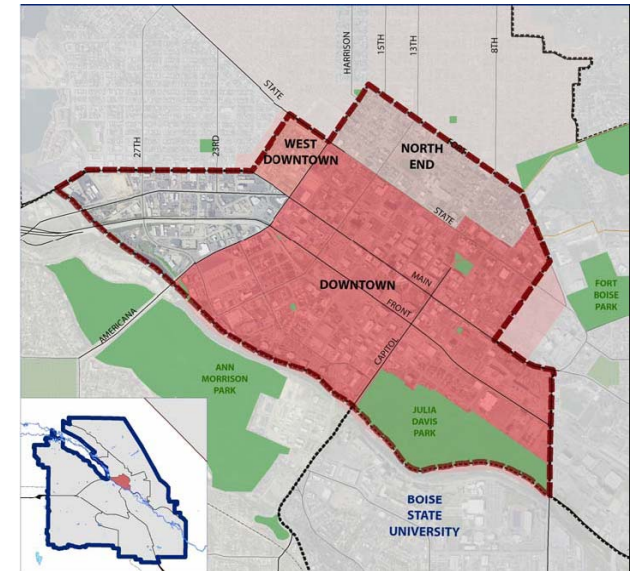
With almost three quarters of the residents within the Downtown Planning Area renting their homes, a workforce housing project may be attractive to families who want to remain in the area yet want to own their own home.

ADDITIONAL INFORMATION

Additional information about the Downtown Planning Area can be found at:

www.cityofboise.org/BluePrintBoise/pdf/5.%20Community%20Profile/Planning%20Area%20Summaries/Profile_Downtown_11.09.07draft.09.07draft.pdf

Workforce Housing in the Downtown Planning Area



The Downtown Planning Area is centrally located and is the civic, economic and cultural heart of Boise City. It is also the largest employment center in the state of Idaho. Redevelopment efforts by the Capital City Development Corporation (CCDC), Boise's urban renewal agency have resulted in a vibrant and walkable business core. Renovation of historic buildings and new commercial and mixed-use development, have brought new life to many blocks and created a lively street environment. Demand for urban housing appears to be increasing, which will likely spur continued redevelopment in the planning area.

LAND USE CHARACTERISTICS

Existing Land Use

- The Downtown Planning Area contains a mix of office (197 acres), commercial (169 acres) and residential (108 acres) uses.
- The State of Idaho owns approximately 30 acres in Downtown, including the State Capitol complex.
- 23% (184) acres of the Downtown Planning Area is currently vacant.

Infill & Redevelopment

- Downtown is the only planning area that lost single family residential units (-52) from 2000 to 2007 as a result of redevelopment activity.
- Multi-family residential permits increased from 2000 to 2007 with 782 units added during those years.
- More than 2.5 million square feet of new office and commercial space was added in the Downtown Planning Area between 2000 and 2007.
- After CCDC launched the Downtown Housing Initiative in 2004, there were approximately 265 downtown housing units under construction and 376 in the pipeline.

Housing Characteristics

- Median home value in the Downtown Planning Area is 6% higher (\$233,333) than in Boise as a whole (219,229).
- The majority of the residents in the Downtown Planning area rent their homes (73.4%). Downtown Planning Area homeowners represent just 10.8% of all households, while in Boise as a whole they represent nearly 65% of the households.

DEMOGRAPHIC PROFILE

Population

- Just 1.6% (3,868) of Boise residents lived in the Downtown Planning Area in 2005.
- Downtown Planning Area Residents are slightly younger (31.6) than Boise residents (34.5 years).

Households

- In 2005, the Downtown Planning Area was home to 2,245 households. This accounts for 2.4% of the 92,972 households in Boise.
- Fewer families with children reside in Downtown, with 10.8% of the residents falling under the age of 18 versus 23.9% in Boise.
- In 2007, the median household income for Downtown Planning Area residents was \$25,463. This was significantly lower than in Boise as a whole (\$58,993).
- Households are projected to increase by almost 350% (from 2,245 to 7,521) between 2005 and 2025.

Employment

- Downtown Boise has the highest concentration of employment in the state of Idaho.
- Almost 22% of Boise jobs are located in the Downtown Planning Area.
- Downtown Planning Area jobs are projected to increase by 63.5%, increasing from 33,707 in 2005 to 55,175 in 2030.

PUBLIC SERVICES

Transportation

- The area is well served by public transit, with a number of bus routes running through the planning area.
- The average commute time for a Downtown Planning Area worker in 2000 was 17.6 minutes.

Utilities

- The City of Boise provides sewer service to the Downtown Planning Area.
- About 50 buildings in this planning area use geothermal heating, including both public and private buildings.

Parks and Recreation

- The Downtown Planning Area includes Julia Davis Park, Capitol Park, Ann Morrison Park, C.W. Moore Park and Fort Boise Park.
- The Downtown Planning Area also has easy access to the Boise River Greenbelt Pathway system.
- The Downtown Planning Area is an urban center that includes not only parks but other public spaces such as plazas and sidewalks with benches, planters and cafes.

Schools

- There are two public schools in the Downtown Planning Area: Boise High School.
- The Foothills School of Arts and Sciences is a private school located near the Boise City Library.