

# Chapter 4: Planning Area Policies

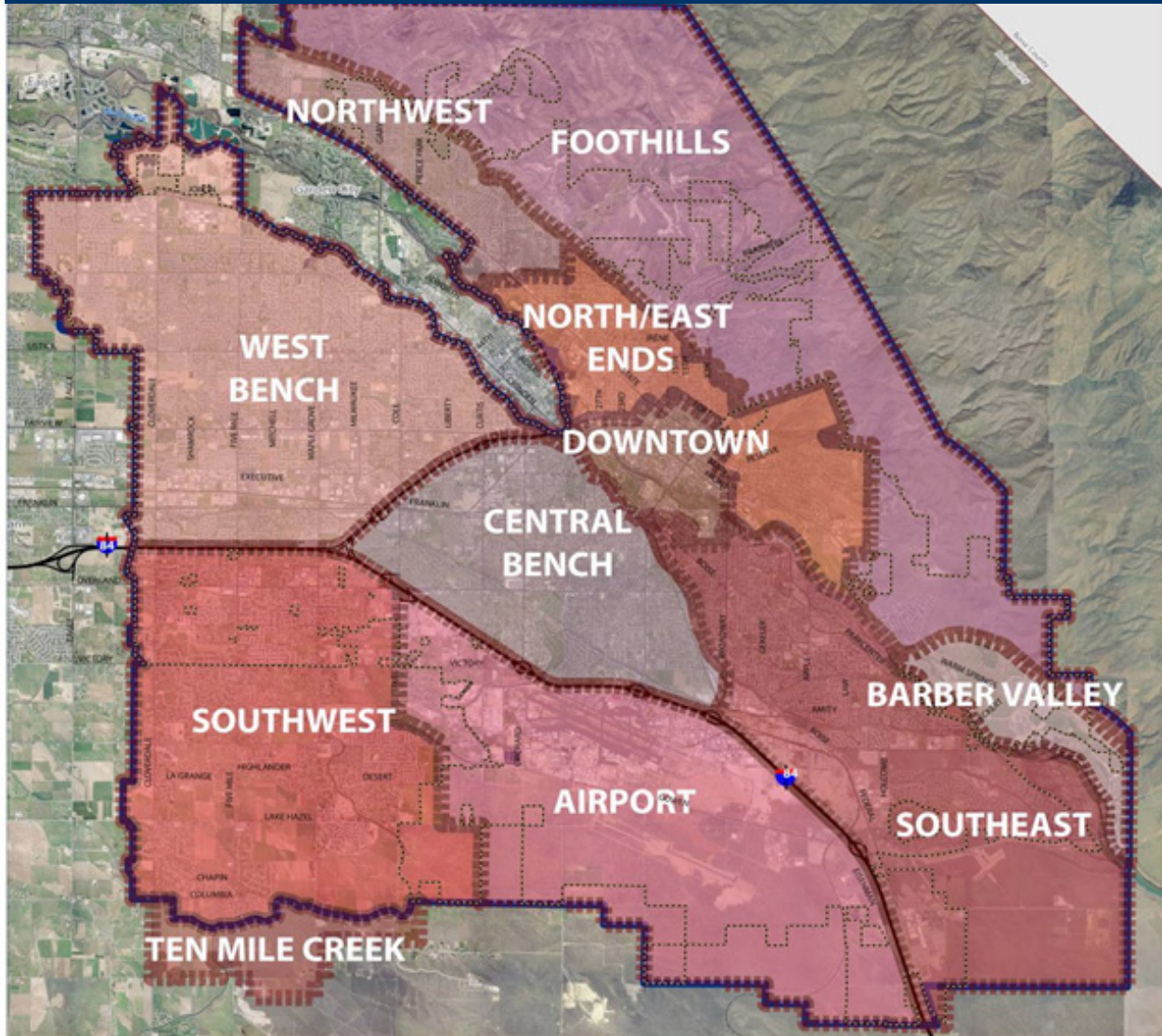


Figure 14: Boise City Planning Areas

## Planning Area Boundaries

Boise City's AOCI is divided into eleven planning areas, each of which has distinct characteristics. Neighborhood or subarea plans have been developed in many of the planning areas to provide localized guidance within the overall context of the city (Neighborhood Association contact information is

available on the city's website using the following link: <http://pds.cityofboise.org/3288.aspx>. Although distinct in their character and specific challenges they face, each of the city's planning areas must be consistent with the overarching themes and guiding principles established in Chapter 2 of this plan.

## PLANNING AREA POLICIES | INTRODUCTION

Each of the planning areas is listed below:

- Airport Planning Area
- Barber Valley Planning Area
- Central Bench Planning Area
- Downtown Planning Area
- Foothills Planning Area
- North /East Ends Planning Area
- Northwest Planning Area
- Southeast Planning Area
- Southwest Planning Area
- Ten Mile Creek Planning Area
- West Bench Planning Area

### Planning Area Policies

This chapter is organized by planning area, in alphabetical order, and contains Future Land Use maps and detailed goals and policies for each area. Specifically, these planning area level goals and policies are intended to:

- Serve as a resource for planning area residents and neighborhood associations;
- Reinforce the citywide policies contained in the other chapters of this Comprehensive Plan;
- Provide more detailed policy guidance on issues and opportunities specific to each planning area; and
- Serve as a foundation for future neighborhood planning efforts.

Goals and policies for each planning areas are organized under the following topic headings, as applicable:

- Land Use and General Development
- Neighborhood Protection
- Transportation, Infrastructure, and Services
- Recreation and Open Space Preservation
- Environmental Protection and Open Space Conservation
- Scenic and Aesthetic Concerns

### Areas of Change and Stability

As part of specific goals and policies for each planning area, some sections of this chapter contain references to potential Areas of Change and Areas of Stability.

### City Wide Context

The following city wide demographics provide a context for the individual planning areas to each other and to the city as a whole. Tables 6 through 9 provide a summary comparison of all of the planning areas and citywide; more specific information is contained in each planning area section. The following are 2009 projections for the City of Boise. The COMPASS Community Choice Growth Projections, August 2007 are adopted by reference.

#### Population

Population: 244,216 people.  
Median Age: 34.7 years.

#### Housing

Total Households: 99,229 households.  
Household Composition: 26.9 percent under the age of 20.  
Median Home Value: \$196,266.  
Tenancy: Homeowners represent 61.6 percent of all households in Boise.

#### Income

Median Household Income: \$60,127.

#### Employment

Total Jobs: 137,548 jobs.  
Total Workforce: 130,798 workers.  
Employers: Boise's two largest employers are Micron Technology (11,000) and Hewlett-Packard Co. (4,000).

**TABLE 6: 2009 POPULATION CHARACTERISTICS**

	POPULATION		MEDIAN AGE	
	2009 POP.	PERCENT OF BOISE	2009 MED. AGE	PERCENT OF BOISE
<b>BOISE</b>	244,216	100%	34.7	100%
<b>PLANNING AREA</b>				
<b>AIRPORT</b>	1,291	< 1%	37.9	109%
<b>BARBER VALLEY</b>	1,386	< 1%	44.4	128%
<b>CENTRAL BENCH</b>	42,634	17%	34	98%
<b>DOWNTOWN</b>	6,121	3%	28.1	81%
<b>FOOTHILLS</b>	10,229	4%	44	127%
<b>NORTHEAST</b>	26,798	11%	35.7	103%
<b>NORTHWEST</b>	16,247	7%	35.7	103%
<b>SOUTHEAST</b>	34,485	14%	32.4	93%
<b>SOUTHWEST</b>	33,026	14%	36.5	105%
<b>TEN MILE</b>	36	< 1%	N/A	0%
<b>WEST BENCH</b>	71,962	29%	34.6	100%

Source: ESRI Business Analyst Report for Boise and its planning areas, 2009.

**TABLE 7: 2009 HOUSEHOLD CHARACTERISTICS**

	HOUSEHOLDS		RENTAL TENANCY		HOME VALUE	
	2009 H.H.	PERCENT OF BOISE	2009 TENANCY	PERCENT OF BOISE	2009 MED. HOME VALUE	PERCENT OF BOISE
<b>BOISE</b>	99,229	100%	61.6%	100%	\$196,266	100%
<b>PLANNING AREA</b>						
<b>AIRPORT</b>	502	1%	69.5	113%	\$193,382	99%
<b>BARBER VALLEY</b>	550	1%	84	136%	\$216,964	111%
<b>CENTRAL BENCH</b>	17,817	18%	42.7	69%	\$154,570	79%
<b>DOWNTOWN</b>	3,109	3%	14.3	23%	\$187,500	96%
<b>FOOTHILLS</b>	4,218	4%	72.8	118%	\$336,173	171%
<b>NORTHEAST</b>	12,792	13%	50.9	83%	\$198,905	101%
<b>NORTHWEST</b>	6,602	7%	71.4	116%	\$192,512	98%
<b>SOUTHEAST</b>	14,716	15%	60.2	98%	\$203,217	104%
<b>SOUTHWEST</b>	11,528	12%	85.6	139%	\$212,395	108%
<b>TEN MILE</b>	14	0%	N/A	0%	N/A	0%
<b>WEST BENCH</b>	27,332	28%	71.8	117%	\$195,905	100%

Source: ESRI Business Analyst Report for Boise and its planning areas, 2009.

**TABLE 8: 2009 JOB AND WORKFORCE CHARACTERISTICS**

	JOBS		WORKFORCE	
	2009 JOBS	PERCENT OF BOISE	2009 WORKERS	PERCENT OF BOISE
<b>BOISE</b>	37,137	100%	37,146	100%
<b>PLANNING AREA:</b>				
<b>AIRPORT</b>	11,248	8%	0	0%
<b>BARBER VALLEY</b>	N/A	N/A	1,300	1%
<b>CENTRAL BENCH</b>	19,257	14%	6,315	5%
<b>DOWNTOWN</b>	30,260	22%	17,003	13%
<b>FOOTHILLS</b>	N/A	0%	N/A	0%
<b>NORTHEAST</b>	13,299	10%	15,710	12%
<b>NORTHWEST</b>	3,306	2%	8,763	7%
<b>SOUTHEAST</b>	19,256	14%	20,666	16%
<b>SOUTHWEST</b>	11,369	8%	18,311	14%
<b>TEN MILE</b>	N/A	0%	N/A	0%
<b>WEST BENCH</b>	37,137	27%	37,146	28%

Source: ESRI Business Analyst Report for Boise and its planning areas, 2009.

**TABLE 9: 2009 HOUSEHOLD INCOME CHARACTERISTICS**

HOUSEHOLD INCOME		
	2009 MED. H.H. INCOME	PERCENT OF BOISE
<b>BOISE</b>	\$60,127	100%
<b>PLANNING AREA:</b>		
<b>AIRPORT</b>	\$63,777	106%
<b>BARBER VALLEY</b>	\$70,605	117%
<b>CENTRAL BENCH</b>	\$47,038	78%
<b>DOWNTOWN</b>	\$26,680	44%
<b>FOOTHILLS</b>	\$90,486	150%
<b>NORTHEAST</b>	\$49,372	82%
<b>NORTHWEST</b>	\$66,607	111%
<b>SOUTHEAST</b>	\$62,386	104%
<b>SOUTHWEST</b>	\$75,223	125%
<b>TEN MILE</b>	N/A	0%
<b>WEST BENCH</b>	\$63,822	106%

Source: ESRI Business Analyst Report for Boise and its planning areas, 2009.

