Location and Context

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

In the center of the North/East End is the Military Reserve, a 479-acre complex containing the Veteran's Administration and a military cemetery, in which veterans of the Mexican War, Civil War, Indian Wars, and Spanish American War are interred.

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

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

Housing
Total Households: In 2010, the North/East End was home to 12,564 households. This accounts for nearly 14 percent of Boise households.
Household Composition: Fewer families with children reside in the North/East End—with 22 percent of residents falling under the age of 20.
Median Home Value: Median home value in the North/East End ($198,905) is comparable to Boise as a whole.
Tenancy: North/East End homeowners represent 50.9 percent of all households.

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

Employment
Jobs: 8.8 percent (13,299) of Boise's jobs are located in the North/East End.
Workforce: Workers residing in the North/East End represent 12 percent (15,710) of the Boise workforce as a whole.

Land Use Characteristics

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

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

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

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

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

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

High Schools

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

Junior High Schools

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

Elementary Schools

- **William Howard Taft Elementary** is located at 3722 Anderson Street which is near the intersection of State and Anderson Street. The school has an enrollment of 361 students. The school has a tremendous amount of diversity. Their instructional program is geared to meet the needs of students who come to the school with below grade level as well as challenge those who are in need of enrichment.

- **Collister Elementary School** is located at Collister Drive and Catalpa Drive. The school has an enrollment of 232 students. Taft was the first school district in the Collister area was organized in 1910. The first school term opened in the fall of 1911 in a one room wood frame building located on a one acre lot on the west side of Collister Road, directly across from Catalpa Street. Blanche H. Lovelace taught 56 students. In 1912, a four room, brick with stone trim school was built amidst a prune orchard on land donated by Dr. George Collister. Cast iron Waterbury coal heaters heated rooms for students in grades 1-8. In 1922 Collister was annexed into the Boise City School District. By 1948 four rooms had been added to the west side of the school. During this period, the building was stuccoed, the basement kitchen was completed and land was purchased on the north end of the property to extend the playground. Six classrooms, an auditorium and an office were added to the east end of the school in 1953.

- **Lowell Elementary** has a current enrollment of 306 students. The school is located at 1507 N. State Street (bounded by Lemp and 30th Streets). The school first opened in September 1913. During the school’s first years, Lowell served only students in grades one through four. Students in the area in grades five through eight attended Washington School. In 1926, the north
unit of the present school was built. It contained four classrooms, an office on the second floor and an auditorium in the basement. Lowell had, by this time, expanded to eight grades.

- Washington Elementary School is located at 1607 N. 15th Street (bounded by Lemp, 16th, and Ridenbuagh Streets). The school has an enrollment of 253 students. The school opened its doors on 1900 with only two classrooms and expanded to four classrooms in 1901 and finally by 1947 the school expanded to 12 classrooms.

- Longfellow Elementary School is located at 1511 N. Ninth Street (bounded by 10th, Sherman and Resseguie Streets). The school has an enrollment of 232 students. Longfellow School was built in 1905. The first classes began in the fall of 1906. Grades 1-8 were served in the three-level building.

- Whittier Elementary School is located at 301 N. 29th Street (bounded by 30th, Jefferson, and Idahos Streets). The school has an enrollment of 321 students. The school opened in the fall of 1949.

- St Mary’s Elementary School (K-8) is located at 2620 W. State Street (bounded by 26th and 28th Street). This is a Catholic school with an enrollment of enrolment of 193 students.

- St Joseph’s Elementary School (K-8) is located at 825 W. Fort (bounded by 9th, 8th and Hay’s Streets). The Catholic school has an enrollment of over 360 students and was established in 1868.

- Roosevelt Elementary School is located at 908 E. Jefferson Street (bounded by Elm, Maple, and East State Streets). The school opened in 1920, and currently has an enrollment of 321. The school is located within the East End Historic District.

- Adams Elementary School is located at 1725 Warm Springs Avenue. Adams began as a neighborhood school offering grades 1-4 in 1955, with a fifth grade offered in 1958 and a sixth grade following in 1960. Current enrollment is 342.

Sources:
COMPASS Community Choice Growth Projections, August 2007.
2010 Census Data for Population and Households.
North/East End Planning Area: Land Use Map

Legend
Mixed-Use Activity Centers
- Regional Activity Center
- Community Activity Center
- Neighborhood Activity Center

Land Use Categories
- High-Density
- Compact
- Suburban
- Large Lot

Commercial/Employment
- Commercial
- Office
- Industrial

Mixed-Use
- Residential Mixed-Use
- Commercial Mixed-Use

Parks and Open Space
- Parks/Open Space

Public/Institutional
- Airport
- Public/Organizations
- Education

Other
- BSU Master Plan
- Slope Protection
- Bankable
- Area of Impact

Source: City of Boise, Ada County, Idaho
5/2015, Public Works Department, Geographic Information System
NORTH/EAST POLICIES

Centers, Corridors, and Neighborhoods (NE-CCN)

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

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

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

NE-CCN 1.1: NEIGHBORHOOD PLANS
Ensure new development is consistent with adopted neighborhood plans.

NE-CCN 1.2: OVERLAY / CONSERVATION DISTRICTS
Establish additional tools, such as overlay or conservation districts, where additional guidance is needed to protect neighborhood character.

NE-CCN 1.3: INFILL HOUSING
(a) Support intensification of the North/East End primarily through the development of accessory units, duplexes and townhouses, rather than high-density multifamily units.
(b) Focus higher-density housing and mixed-use development within the 30th Street Master Plan Area, as planned.
(c) Ensure that infill development is consistent with the design principles contained in Chapter 3 of this Comprehensive Plan.

NE-CCN 1.4: NEIGHBORHOOD CHARACTER
Design new development to reflect elements of the historic architecture and traditional neighborhood character that exist in the North/East End.

NE-CCN 1.5: HISTORIC DISTRICTS
Apply the procedures and requirements of the designated Historic Districts as appropriate.

NE-CCN 1.6: TRANSITIONS
Provide transitions between non-residential or higher-intensity residential uses and adjoining neighborhoods consistent with the design principles contained in Chapter 3 of this Comprehensive Plan.

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

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

NE-CCN 2.1: DESIGNATED ACTIVITY CENTERS
Six mixed-use activity centers have been designated to serve the North/East End to promote the availability of local services within walking distance of residential neighborhoods. They include:
- Hyde Park;
- State Street and 30th Street;
- State Street and 18th Street;
- 30th Street and Main Street;
- Veteran’s Hospital;
- 36th Street Garden Center
- Armory; and
- Warm Springs (Trolley House).
Additional activity centers may be designated in accordance with the location criteria provided in Chapter 3.

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

NE-CCN 2.2: ST. LUKE’S REGIONAL MEDICAL CENTER
(a) Develop the St. Luke’s Regional Medical Center area in accordance with the 2015 St. Luke’s Health System Campus Master Plan as adopted by the City Council.
(b) Require an amendment to the Land Use Map for expansion of the HS zoning district outside of the currently designated Public/Institutional use area.

NE-CCN 2.3: MEDICAL OFFICE/SUPPORT SERVICES
Permit private medical offices and support services between Avenues B and C and East Jefferson that are comparable to the bulk and scale of existing structures. Limit scale and bulk of new structures north of East Jefferson to scale and bulk comparable to the adjacent, existing residential neighborhood.

NE-CCN 2.4: MILITARY RESERVE AREA
(a) Allow city, federal and other public and institutional uses in the developed portion of the Military Reserve area.
(b) Preserve the remainder of the Military Reserve area as open space, although pathways, trail and bicycle transportation improvements may be allowed.

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

NE-CCN 2.5: STATE STREET CORRIDOR
Encourage a compact, transit-supportive pattern of development and redevelopment, and mix of uses along the State Street Corridor as outlined in the State Street Corridor Transit Oriented Development Policy Guidelines.

NE-CCN 2.6: STATE STREET CORRIDOR
Implement the State Street Transit and Traffic Operational Plan (TTOP) to achieve the land use, roadway and transit vision for the State Street Corridor.
NE-CCN 2.7 30TH STREET AREA MASTER PLAN
Implement the 30th Street Area Master Plan, encouraging a compact, transit-oriented and transit-supportive pattern of development and mix of uses to serve local and community needs.

NE-CCN 2.8: MAIN STREET/ FAIRVIEW AVENUE/30TH STREET EXTENSION
Encourage high-density, transit supportive, mixed-use development along the Main/Fairview/30th Street Extension, at the ITD site at Rose Street and the 30th Street Extension, and along the Main/Fairview Corridor consistent with the 30th Street Area Master Plan.

NE-CCN 2.9: ARMORY
Encourage adaptive re-use of the historic Armory building. Integrate the Armory into a mixed-use development of neighborhood commercial/office/residential uses including workforce housing and public open space. Work with the neighborhood association and other interested organizations to locate resources to preserve the Armory building.

NE-CCN 3.0: FORT BOISE AREA
Create an area plan, including the Armory site and other public property on the west and north side of Fort Boise Community Center, from Reserve Street to 4th Street on the north side of Fort Street which will identify opportunities for mixed-use development of neighborhood commercial, office and residential uses, workforce housing and public open space.

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

Connectivity (NE-C)

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

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

NE-C 1.1: STREET CLASSIFICATIONS
Avoid upgrading local streets and collectors in North/East End to higher classifications to accommodate development in the Foothills.

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

NE-C 2.1: STREET DESIGN
Ensure street improvements and the construction of new roadways occurs in compliance with citywide street policies contained in Chapter 2 of this Comprehensive Plan.

NE-C 2.2: 36TH AND CATALPA INTERSECTION
Support construction of a roundabout at the 36th and Catalpa intersection.

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

NE-C 3.1: HILL ROAD
(a) Preserve existing two lane design of Hill Road between 36th Street and Harrison Boulevard.
(b) Integrate appropriate safe transportation options including transit, bikes, pedestrian and trails while preserving the existing two lane design.

NE-C 3.2: 30TH STREET MASTER PLAN
Support the implementation of planned transit facilities and corridors outlined in the 30th Street Master Plan.

NE-C 3.3: SIDEWALKS
Require sidewalks to be separated from roadway for the safety and comfort of pedestrians in conformance with the Transportation Land Use Integration Plan and to preserve the historic character of the neighborhoods.

NE-C 3.4 PARK AND RIDE
Investigate locations for a park and ride facility to serve the Bogus Basin Ski Area.
Public Services/Facilities (NE-PS)

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

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

**NE-PS 1.1: SCHOOL RETENTION**
Support the maintenance and retention of neighborhood schools in the North/East End. In the event of a school closure, work with the school district to support adaptive reuse of neighborhood schools.

**NE-PS 1.2: 30TH STREET MASTER PLAN**
Evaluate potential impacts of higher intensity development on existing public services and facilities in the North/East End as the 30th Street Master Plan is implemented over time to ensure services and facilities can be improved or expanded to maintain existing service levels for North/East End residents.

*Neighborhood schools, such as the Longfellow School pictured above, play an important role in the North/ East End.*
## Neighborhood Character (NE-NC)

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

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

#### NE-NC 1.1: TRAIL CORRIDORS
Expand trail connections from the North/East End to adjoining areas and the Foothills trail network.

#### NE-NC 1.2: NEIGHBORHOOD PARKS
Maintain and enhance the North/East End’s neighborhood parks. Expand the range of activities allowed in parks with policies for urban agriculture contained in Chapter 2 of this Comprehensive Plan.

#### NE-NC 1.3: ADJOINING DEVELOPMENT
Monitor the effect of development in other planning areas on the North/East End, especially Foothills development for traffic and other impacts on the area.

#### NE-NC 1.4: OPEN SPACE
Continue to preserve and acquire public foothills open space as a significant amenity for the North/East End and the entire city.
Related Planning Documents

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

30th Street Area Master Plan (2012)
The City of Boise and ACHD initiated a cooperative effort to work with businesses and residents to shape the 30th Street area’s future. Other major participants include Valley Regional Transit, Boise City Parks and Recreation, Capitol City Development Corporation and the ITD. This is a unique chance to develop an integrated land use and transportation plan for the Veteran’s Park neighborhood and portions of the Sunset and North End neighborhoods. The 30th Street Specific Area Plan will guide the City of Boise and will be considered by the City, ACHD and Valley Regional Transit in making decisions concerning land use, transit services and amenities, pedestrian and bicycle facilities, streetscapes, redevelopment initiatives, the use and development of key City-owned properties, and investment in recreation within the area.

Hyde Park Conservation District Neighborhood Plan (2005)
Hyde Park was a thriving commercial district from the turn of the century. Streetcar service supported the district, connecting it to the surrounding neighborhood and downtown. Hyde Park was designated as a local historic district in 1980 and was placed on the National Register of Historic Places in 1982. The intent of the Hyde Park Conservation District Plan is to maintain the historical commercial district as a functioning community asset and maintain the current mix of commercial and adjacent residential uses. The conservation district protects the historical and architectural character of Hyde Park and establishes parking standards for the area.

Veterans Park Neighborhood is located immediately northwest of Downtown, adjacent to the Boise River and State Park. The neighborhood is primarily residential. Housing is diverse in both age and type, with approximately 35% of the homes built prior to 1940. Other land uses include commercial along State Street and an area of industrial uses. Goals of the Plan are: (1) To preserve the residential character of the neighborhood, and encourage future development that recognizes its unique amenities and natural features and is consistent with its character; (2) To meet the service needs of residents of the for commercial facilities while reducing negative impacts on adjacent residential areas; (3) To recognize State Street’s importance as a gateway to the City of Boise and encourage appropriate development.

North End Neighborhood Policy Guide (1985)
The North End is one of Boise’s earliest neighborhoods, expanding directly north of the city center’s original townsite. Development of the neighborhood was originally supported by the extension of several urban and interurban street car lines through the area; the first being the Boise Rapid Transit Company, established in 1891. All of the street car lines passed through or near the Hyde Park commercial area and provided for both north/south and east/west movement. The majority of the neighborhood was platted by the turn of the century and is home to an eclectic mix of architectural styles from Queen Anne to Colonial Revivals. The goals of the plan are: (1) To preserve the character of the North End, the housing type and mix, the placement and number of trees, the vistas and ambient environment provided by the grid street patterns. 2) To meet the service needs of residents of the North End for commercial facilities while reducing negative impacts from these types of uses on adjacent residential areas. 3) To carefully review site design for multi-family, office or commercial uses to retain the single-family residential nature of the neighborhood.

The East End Neighborhood’s development closely parallels the beginnings of Boise City. In the northwest corner of the neighborhood lies Fort Boise and Military Reserve Park which was established in 1863 to protect miners and Eastern emigrants from attacks by local tribes. In 1890, C.W. Moore and a group of other prominent Boise businessmen joined in a venture to drill for and develop hot water adjacent to the Penitentiary. The group promptly struck 92 degree Fahrenheit water at a depth of eighty feet and by 1891, the group had
sunk two wells to a depth of four hundred feet and were drawing water suitable for space heating and other uses. C.W. Moore promptly built the mansion located at the corner of Warm Springs Avenue and Walnut Street and gained the distinction of having the first house in the United States heated with geothermal water. The East End was also home to the Natatorium which, at its time was the largest indoor swimming pool in the country. The East End is also home to historic public buildings, mansions, some limited commercial uses and office uses. The goals of the plan are, 1) To maintain the character of the East End by recognizing its unique amenities and natural features, encouraging appropriate infill development and allowing development in adjacent areas that does not negatively impact the existing neighborhood 2) Protect and enhance the existing single-family residential character of the neighborhood 3) To route traffic around the neighborhood’s interior and concentrate it on designated arterial/collector streets and 4) Maintain and improve the East End’s quality of life and level of public/quasi-public services.

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

State Street Transit and Traffic Operation Plan (2011)
The State Street Transit and Traffic Operational Plan (TTOP) details the near, medium-and-long-term improvements to achieve the high capacity transit vision on State Street.

A Cultural Arts Plan for Boise’s 30th Street Neighborhood (2012)
A Cultural Arts Plan for Boise’s 30th Street Neighborhood identifies eight thematic principles, community branding “tone” and imagery, and possible locations for art throughout the 30th Street area. The Plan recommends specific opportunities for public art to contribute to the vibrant character of the area and to incorporate functional art which enhances daily activities. The Plan’s purpose is to inspire integration of art into development projects, as stand-alone pieces, interpretive signs, walking path indicators, as benches, bike racks and sculptures amongst other ideas. Suggested art projects represent the neighborhood’s natural attributes, multi-cultural energy, history and unique diversity.