
WEST BENCH NEIGHBORHOOD: VISIONING FEEDBACK REVIEW

FEB. 14, 2019

ENERGIZE OUR NEIGHBORHOODS

WEST BENCH NEIGHBORHOOD OVERVIEW

Area: 2.12 square miles

Who lives here?

- **9,436** individuals (2010)
- **7,221** individuals over 18 (2010)
- **3,681** households
- **38.2%** of households have at least one person under 18*
- **23.7%** of households have at least one person over 65*
- **39.6:** Median age

Source: 2010 U.S. Census

*Source: 2012-16 ACS



Citywide Snapshot

- **205,671** individuals
- **85,704** households
- **29.6%** of households have at least one person under 18
- **19.8%** of households have at least one person over 65
- **35.3:** Median age



WEST BENCH HOUSING OVERVIEW

- Where do people live?
 - 4,120 housing units
 - 74.8% single-family detached
 - 5.4% 2-4 units
 - 1.7% 5-9 units
 - 6.3% 10-50+ units
 - Median year built: **1977**
 - Average home value: **\$170,162**
- Average housing cost (as % of household income): **16-44%***
 - *Source: Housing & Transportation Index: <https://htaindex.cnt.org>

Citywide Snapshot

- 93,172 housing units
- 65.6% single-family
- 9.2% 2-4 units
- 4.4% 5-9 units
- 11.1% 10-50+ units
- Median home value: **\$191,000**
- Average housing cost (as % of household income): **26%***



WEST BENCH TRANSPORTATION OVERVIEW



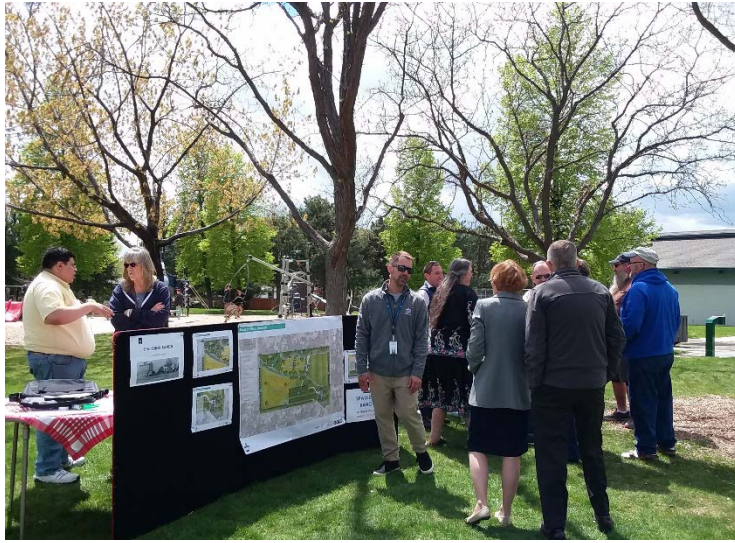
Means of transportation to work

- **87.0%** drove alone
- **7.9%** carpooled
- **0.1%** bicycle
- **1.1%** walked
- **1.3%** public transportation
- **2.1%** worked at home
- **0.0%** other means
- Average transportation cost (as % of household income): **26-29%***
 - *Source: Housing & Transportation Index: <https://htaindex.cnt.org>

Citywide Snapshot

- **79.7%** drove alone
- **8.2%** carpooled
- **2.4%** walked
- **0.8%** public transportation
- **5.1%** worked at home
- **3.8%** other means
- Avg. travel time to work: **18.1 minutes**
- Average transportation cost (as % of household income): **24%***





VISIONING EVENTS

Community Events (6)

- Visioning Event/Open House at Fairmont Park, April 29th
- Ice Cream Social Visioning at Fairmont Park, June 13th
- Ice Cream Social Visioning at Mountain View Park, July 10th
- Ice Cream Social Visioning at King of Glory Lutheran, Sept. 12th
- Monthly Potluck at Islamic Center of Boise, Sept. 29th
- WBNA soliciting feedback at polling locations, Nov. 6th

Participation at Morley Nelson Elementary Events (2)

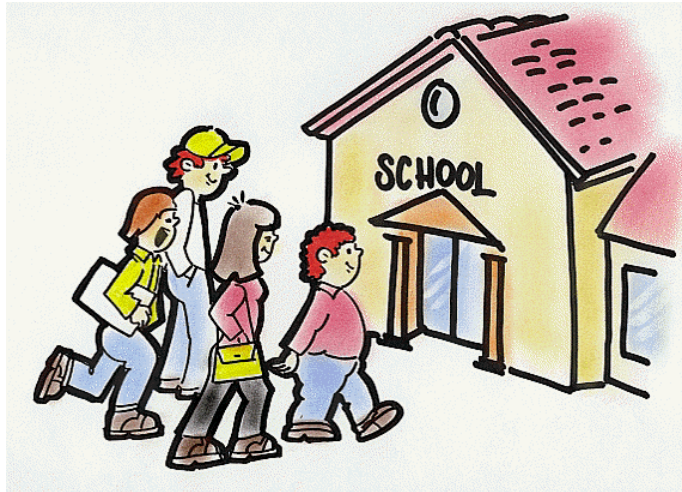
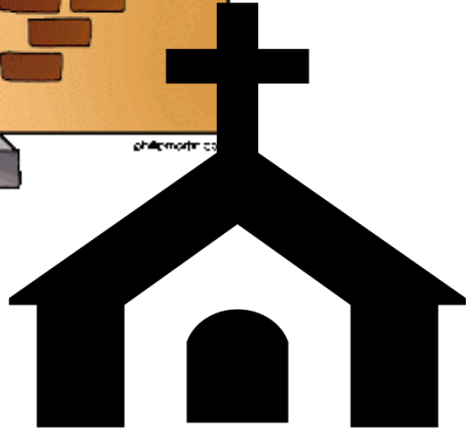
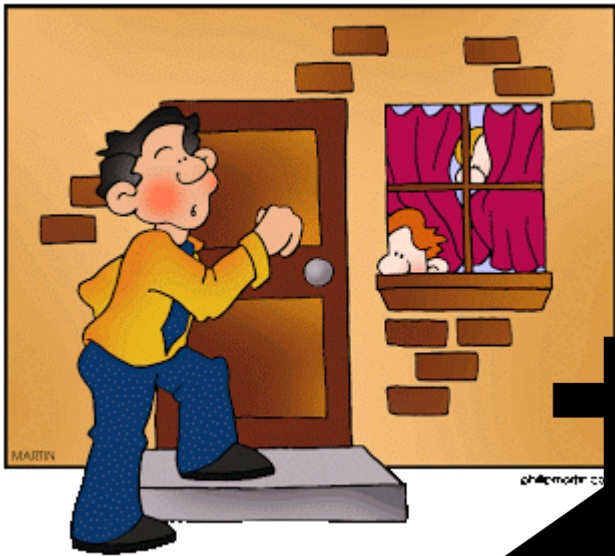
- Morley Nelson 10th Anniversary Celebration, May 30th
- Morley Nelson Monster Mash, Oct. 18th

Online

- Online Visioning questionnaire closed 12/31/18 (in 6 languages)

Total participants from all events/online/paper: 205

Total unique individuals: 175 (2.42% of residents over 18)



THANK YOU!

Thank you to the West Bench Neighborhood Association, residents, community partners, churches, businesses and everyone who helped with the Visioning process. Your time, effort, and participation in meetings, events, and outreach/canvassing are much appreciated.

What does a livable neighborhood look like?

1. Transportation [156]

Walkable/bikable connection to amenities (safely), expanded paths

Sidewalks (new, complete, repaired)

Low/local traffic, quiet streets

Access to public transp. (affordable and reliable)

2. Healthy Communities [154]

Friendly, caring neighbors who are engaged and connected

Access to parks/amenities, green/open space, outdoor rec

Clean, quiet, peaceful neighborhood

Family and child-friendly neighborhood

3. Housing [69]

Clean/maintained properties, responsible owners/renters, pride

Mixed-use development/low-med. density

Mixed-income housing

Large lot sizes/yards

What does a livable neighborhood look like?

4. Public Safety [65]

Safe (low/no crime)

Slow/calm traffic, enforced speeds

well-lit/sufficient street lights

5. Economic Development [54]

Close/walkable access to great restaurants, cafes, coffee shops, food trucks, grocery

Unique shops, niche markets

Local businesses (not chain) that serve as gathering places

What are the biggest strengths of the neighborhood?

1. Healthy Communities [248]

Friendly, caring neighbors who are connected and engaged

Access to parks, swimming pool, green space

Great location, central/easy access to other locations

Access/close to library, amenities, services, churches, etc.

Healthy Communities (cont'd)

Diversity (age, income, political, social, cultural), new families moving in

Quiet, attractive neighborhood with beautiful views

Older/established neighborhood and residents

What are the biggest strengths of the neighborhood?

2. Transportation [75]

Access to downtown, freeway, other parts of town

Some great sidewalks (ex: new section along Mountain View)

3. Economic Development (44)

Proximity/access to food, grocery, shopping, retail, the mall

4. Housing [38]

Large lot sizes/yards

Mostly well-kept, maintained properties

Older, well-built homes

5. Children/Youth [33]

Access to great local schools/staff

Are residents engaged/connected with each other?

Yes / Somewhat [130]

Engaged/connected with close neighbors on my block/street

Friendly neighbors that interact and care about others

Walking dogs, going to the park, and irrigation all create ways to chat and connect

No / Not Really [51]

Smaller 'sub-neighborhoods' are not connected with others

Such a big neighborhood, not great for walking and interacting

Not enough gathering places or neighborhood events for residents to interact

How would you describe your neighborhood?

Past

Established,
aging

Family-friendly

Rural/open/
farmland

Quiet/peaceful,
safe

Friendly/caring
neighbors

Present

Up and coming, improving,
revitalizing, desirable

Younger families

Older, established

Growing, noise/traffic

Lack of code enforcement,
run down

Infill, mixed-use,
mixed-income

Friendly, nice, helpful

Future

Convenient
commercial/ amenities

Quiet, desirable

Open space, parks
outdoor rec

Spaulding Ranch

Maintained properties,
updated houses

Friendly/caring neighbors,
cohesive community

More walkable/bikable,
connected

What else would you like to share?

2. Healthy Communities [30]

Positives:

New library – huge difference!

Great neighborhood, residents, and diversity!

Excitement for Spaulding Ranch, outdoor enjoyment and gathering space

1. Housing/ Development [25]

Concerns:

Too many group homes/halfway houses – disproportionate in the neighborhood

Unmaintained properties/yards – should be more pride in ownership, care for properties

Balance in low-income housing and rentals, lowers values/brings down neighborhood

Projects and Improvements

TRANSPORTATION | 179

Complete/cohesive/well-connected sidewalks, no gaps	61
side streets, especially to schools	2
on Mountain View	1
from houses to Mtn View School/Park	1
on Sunflower (so kids can walk to school)	1
Maple Grove (esp. across from KOG Church)	2
Ash Park St/Ln incomplete sidewalks	4
on Goddard	2
Waverly does not have sidewalks	1
Milwaukee (canal side)	1
along Fairview	1
on Cory Ln	1
maintained (goat heads/weeds, winter/snow, etc.)	2
Better connection/access/path/trail for bike/ped	53
walking/biking paths/lanes	19
better/safer access to greenbelt (dang. to cross Chinden)	14
bike path Cole Rd (kids at risk, high traffic)	1
canal access/safety/beautification for walk/bike	5
bike rentals	1
Better traffic flow/improvements	25
roundabout Maple Grove at Ustick/Fairview	4
roundabout btwn Glenwood/Mtn View/Cole	1
better flow on Milwaukee/Fairview	2
less traffic on Mtn View btwn Glen/Cole (bottleneck)	4
traffic light at Fairview/Weather - busy intersection	1
less commuter traffic on Ustick	1

keep traffic down on side streets	1
reroute Cole	1
green arrows for left turns onto Cole	1
Better access to cross busy streets/protected crossings	15
Ustick	4
Cole	2
Maple Grove	1
Fairview	1
Milwaukee across from ball park	1
Mountain View	1
Chinden	1
crossing guards must be standard	1
Road improvements/parking	12
widen Maple Grove (Fairview to McMillan)	3
finish Glenwood St. project, connect to Cole (plan 30+ yrs old)	3
better roads	2
improve drop-off spots on sidewalk (north side Mtn View)	1
paint lines for on-street parking to designate spots	1
parking for Milw Park to decrease crossing Milw/littering in n-hood	1
less chip-sealing	1
Easier access to/better public transit	13
better bus access/more stops	4
light rail now (before land bought/tearing down houses)	1
more frequent svc on 12 & 10 lines	1
Enhanced bus stops - shelters, benches	1

Projects and Improvements

HEALTHY COMMUNITIES | 79

Park improvements/amenities, general	31
more parks, vacant lots/fields as parks, new park W of Cole	6
more park events/activities - food, music, theater, carnival	4
dog park	3
basketball courts	3
improve/maintain parks, restrooms, fountains	3
splash pads/better pool	2
need playground	1
more walking paths	1
putt-putt golf course for seniors	1
Fairmont Park improvements/amenities	8
splash pads at Fairmont	5
Kiddie pool/area at Fairmont Pool (like Meridian Park)	2
walking path around Fairmont Park	1
Milwaukee Park improvements/amenities	5
make walking/jogging paths	1
playground equipment/toys	2
fix baseball dugouts	1
Milw Park - turn off baseball stad. lights by 10pm	1
Mountain View Park improvements/amenities	4
more parking in Mtn View Park	1
greenbelt walkway around Mtn View Park	1
picnic tables in Mtn View Park (Eagle Scout project)	1
Mtn View Park - shade shelter for picnic tables	1

Spaulding Ranch/Hyatt Hidden Lakes	8
Spaulding Ranch - get started/completed	7
nature talks at Hyatt Hidden Lakes	1
Community building/services	13
more n-hood involvement, pride, relationships, communications	7
community center/veterans programs	2
provide community health programs	1
senior center at Cole/Ustick center	1
create a needs assessment of neighbors (needing help)	1
more input from residents	1
Cleanup/Beautification	7
along Maple Grove	1
canal bank area on Goddard St	1
clean up derelict irrigation easements	1
neighborhood/street cleanups	1
more public garbage/trash receptacles	1
weed control/goat heads	1
keep n-hood updated, not run down	1
Community farms/gardens	3

Projects and Improvements

PUBLIC SAFETY | 70

Traffic calming/speed control	27
slower speeds on local streets	6
more speed limit signs, 'slow down' signs	2
more speed bumps/dips/stop signs	2
Mountain View	3
on Sunflower	2
streets off Cole - should be 20 mph	1
slower speeds on Cole Rd	1
speed bumps on Milwaukee by Capital High	1
on Northview	1
Maple Grove to Mitchell	1
stop sign at Regal/Wesley	1
Ash Park	1
stop signs Cole & Fairview (like during construction)	1
Goddard (Milw/Maple Gr.) - detour cut-thru traffic, not safe	1

More police presence/monitoring/law enforcement	18
stronger Neighborhood Watch/education	7
traffic enforcement - speeders (Milw up to 100mph)	2
Ustick (Curtis to Maple Grove)	1
patrols through trailer parks	1
multiple car break-ins	1
get drug dealers/addicts out	2
conserve safety	1
More street lights	12
on Mountain View (Cole to Ustick)	2
Better drainage	10
Waverly	1
Westgate	1
corner of Wesley/Milwaukee	1
Blind corners/spots	3
blind spots (Waverly/Cole) caused by bushes/foilage	2
fences along yards make blind corners	1

Projects and Improvements

HOUSING | 53

Better code/noise/nuisance ordinance enforcement	25
better maintained yards/homes, pride in property	14
establish HOA standards/insist on local covenant compliance	4
cleanup derelict/unused vehicles	2
enforce setback laws (weeds, RV parking)	1
keeping weeds out of yards	1
shovel sidewalks, keep water drains clean	1
Planning/development	19
quality affordable housing, mixed-income (not just low)	4
more mixed-use, live/work space/retail w/ residential above	4
sensible in-fill projects	1
infill needs to require sidewalk on split parcels	1
fewer rentals/city-owned property, limit dense infill	3
stricter rental rules/number of tenants	1
develop empty lots	1
redevelop existing buildings, don't expand/build new	1
limit height of building, don't block views	1
high end housing	1
prevent condos - keep property for houses	1
Street/property parking issues	8
set standards for residential/business parking	2
enforce street parking abuses (ex: passenger vehicles)	5
Irrigation	1
irrigation issues - yard gets flooded due to closed loop	1

ECONOMIC DEVELOPMENT | 52

Local commercial (walkable/bikable)	36
restaurants/dining within walking	11
more local/sm. businesses/shops within walking	8
café/coffee shop/bookstore	6
combo grocery/eatery/co-op market	4
more non-chain restaurants	1
brewpub	2
walkable entertainment zone	1
Commercial as gathering space/placemaking	1
Renewal/revitalization	16
attract /support local biz to occupy empty strip mall/storefronts	6
ext. improvements to existing business areas (dirty, run-down)	2
make n-hood look more prosperous so stable business comes	2
rest./deli in Walmart strip mall	1
keep commercial/retail in corridors	1
not so many strip malls	1
don't bring in storage yards, etc. into valuable undevel't'd land	1
bring back horse-racing	1
keep the stadium	1

Projects and Improvements

PLACEMAKING, ARTS & HISTORY | 34

Gatherings/activities/events to connect/increase engagement	26
picnics, garage sales, potlucks, annual street fair	4
spaces/places to spend time/engage	2
sidewalk activities for kids	1
events for dogs and owners	1
cultural centers (Spaulding?)	1
international/cultural park: art/food/vendors, trad'l performance	1
as part of development	1
Neighborhood signage/community art	8
interpretive history	1
benches	1
local artwork	1

ENVIRONMENT | 14

Landscaping/more trees along streets/sidewalks	10
across from Capitol High	1
Maple Grove/Ustick/Milwaukee	1
front yards (encourage residents)	2
Sustainability	3
preserve open space	1
science studies	1
clean energy	1
Bury power lines (eye sore)	1

CHILDREN & YOUTH | 4

improved school quality/access	3
bigger playground for older kids	1

NEXT STEPS

Alignment & Opportunities

- Within City departments, coordinated work plans, project prioritization
- External Stakeholders and organizations
- Funding and grants

February 2019

Share Visioning feedback to WB Neighborhood

- Neighborhood Association Meeting, Feb. 14th

March/April 2019

Open House to learn about potential projects and other resources for the neighborhood

- April 10th, 6pm–8pm, Morley Nelson Elementary
- In-person and mail-in voting options

Late Spring/Summer 2019

Create working groups, develop and implement projects



Frolic Grow by Marlene Mussler Wright

Boise Neighborhood Interactive Conference

"Creating Community: Cultivating and Sustaining Neighborhood Identity."



FEBRUARY 16, 2019
BORAH HIGH SCHOOL

EnergizeOurNeighborhoods.org

MORE INFO: eventbrite.com
search "boise neighborhood" under events



CITY of BOISE



WORKSHOPS

1. Boise's Budget: City Services + Neighborhood Improvement Projects
2. Grow Our Housing: Keeping Boise Livable for its Residents Today & Tomorrow
3. Reducing Waste
4. Living History: How Historic Districts Preserve Boise's Storied Past
5. Explore Your Neighborhood's Past
6. Building Cultural Infrastructure
7. Homelessness: Rare, Brief, One-Time
8. Better Together: Why Private Development and Public Interests Are Not Parallel Universes
9. Placemaking in the Street
10. Creating Neighborhood Murals
11. Boise's Energy Future
12. Wait... What? The City Has Loan Programs?
13. Lessons from the Trenches: Boise's Neighborhood Associations
14. Fire Adapted Communities
15. Making Boise's Neighborhoods Accessible and Welcome: A Roadmap
16. Open Space Matters
17. Boise Has Gone to the Dogs!



ENERGIZE
our



Energize Our Neighborhoods.org

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