

Community Conversation on Growth
June 20, 2018
Group Notes

Group norms (guidelines were identified to ensure productive conversations)

- No phones
- Listen (+1)
- Voice your opinion
- Not interrupting
- No criticizing (+1)
- Speak-up
- No interruptions
- "Microphone"
- Have everyone say their piece
- Be blunt/honest feedback
- Respect everyone's views
- Good listening
- Respect for everyone's opinions
- Active participation
- Keep politics OUT!
- Wait your turn
- Be nice
- Open mind
- Be honest
- Allow others to finish their thoughts
- Practice active listening
- Stay on topic
- Dive in
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What do you love about Boise? What do you like best about living here?

- Accepting
- Polite/kind
- Cardboard sign "Smile"
- Affordability
- Accessibility to nature
- Economic opp.
- Wider selection
- Vibrant downtown
- Support for local & desire for more
- Small-town feel
- Neighborhood assoc. + community involvement
 - City actively cultivating

Positive (Future)

- Mass transit
- Bike lanes good – add more!

Favorites:

- Bogus Basin
- Innovative
- KIND
- There's a "there", a heart a real downtown, it is a destination with an identity
- Vibrant downtown
 - Work, play, live
 - Continues after 5 p.m.
- Bogus Basin – after work to play
- Amazing mix of possibilities
- Safe & clean
- Fishing at lunch on B. River
- 1st time on Main St., a stranger looked at me in the eye & smiled. Big memory. Still happens today.
- Welcoming & accessible (can approach mayor/council
 - (Refugees)
 - Can have a say with decision makers or be on council
- Can make a difference/ an impact
- Giving community
- People want to be involved. Ease of being on a board
- Proud of #IAMBOISE
- Ease lifestyle. Easy to get where you want to go
 - Groceries
 - Basics
- Floating the Boise River
 - Take my grandmother
 - Met my husband
- 1st marathon 😊
- DBA activities/events. The community shows up.
 - Twilight Criterium, Saturday Market
- Great memory – Boise River Festival
- Balloon Festival
- Greenbelt & Parks
- Foothills Open Space Recreation
- Beauty/Bucolic
- Ease/accessibility/affordable
- Small town feel, sense of community
- Friendly people, willing

- Vibrant downtown, culture, food
- Educational opps.
- Culturally progressive, increasingly diverse
- Healthy refugee population
- Greenbelt, Idaho Botanical Gardens, Alive After Five, small sports leagues, BSU Broncos, Saturday Market, ISF
- Excited for mass public transportation, more green spaces to lead a healthy lifestyle (e.g. Franklin, Esther Simplot, etc.) + experiences
- Family activities
- Excited about increased walkability
- " " neighborhood vitality
- Mixed-use housing, diverse housing portfolio
- Preserving and maintaining open space
- Meeting diverse income levels
- Maintenance and new
- More events, things to do
- Arts and Culture
- Improved streets and bike lanes
- More housing choices/option
- Improved dating scene
- Diversity/new perspectives
- People are more engaged
- Foothills and river stuff
- Best mix of BisTour/Small town
- Friendly and outdoorsy
- Urban and access to outdoors
- We've been discovered
- Accessible
- River and Greenbelt
- Foothills (used to hunt)
- Running into people you know (small town)
- Bigger events and shows
- Friendliness/openness to refugees/outsideers
- Cultural Diversity
- More Jobs
- Lively Downtown
- New Companies/Start-Ups (VS. "BIG 4")
- Growing Art, Music, Culture Scene
- Political Diversity/Diversity of Thought
- Center of excellence for education
- Awareness of our quality of life (foothills, river, etc)
- Welcoming/Friendly City
- Park expansion/green space/open space
- Bike lane/route expansion

- Unique Neighborhood identities
- No shortage of volunteer opportunities/spirit of giving
- Growing beer and wine scene
- More residents in downtown/density
- Vibrant Faith Community
- Diverse Faith Community
- Happiness (people)
- More education options (k-12, charter, CWI)
- Allows for amenities (bball arena, Morrison Center, etc)
- Farmland- want to preserve
- Customer base improving, good for Bogus Basin
- Attracting families- they're coming back after leaving- chain migration
- Economic diversification- more resilient
- Attractive to businesses
- Farms can pollute river
- More entertainment/restaurants
- More support for preserving open space
- Airport expansion
- Density to support public transport
- Need tipping point to make change in transit/infrastructure
- Diversity
- More opportunities- the bigger you get, the more you can do
- Unobtrusive government
- Access to the outdoors
- The people make Boise great
 - Philanthropy/giving spirit
- People smile- "Boise nice" not a show
- Well maintained city - safe
- Great college town
- Parks and activities – Boise Greenbelt
- Boise has matured over the decades
- Live and Let Live attitude
- Growth positives
 - No stagnation
 - Helped and hurt airport (direct flights)
 - Downtown re-vitalized
 - Diversity, welcoming people of other backgrounds
- River/outdoors
- Downtown
 - Walkability
- Welcoming
 - Diverse, Inclusive
- Greenbelt/Foothills
- People are nice

- It's safe
- Strong economy
- Affordable (ISH)
- Access to activities
- Access to City Government
- Families
 - Libraries
 - Parks
 - Schools
- Arts and Culture
- What puts the "Great" in Growth?
- Diversity of experiences
- Diversity of jobs
- Rentals turning to families investing in property
- More destinations from airport
- "I would love to live here"
- Proximity to outdoors – regional wilderness
- Open space
- Recreation, walking along river
- Accessible parks
- Recycling, environ. Conscious
- Saturday market and other community events (art in the park, global village, hot air balloons)
- Neighborhood subcultures; vibe of north end; sense of identity; investment in Bench
- Safe and clean; comfortable – don't need eyes in the back of head
- Self-aware city gov't – interest in community engagement *☺
- Connection to heritage and history – still visible (preservation)
- Growing vibrant arts community
- Bikability; new bike lines; planning emphasized importance
- Happiness of residents; know your neighbors; sense of community
- Large number of non-profits/charity
 - New Path – alternative housing options
 - Empty bowls
- Centrally located
- Diverse
- Outdoors
- Walkable
- Culture
- Access to Greenbelt/bike, neighborhood connected to downtown
- Athletic/outdoors
- Hikes
- Vibrant Downtown

- Treefort
- Bogus
- Tempered Climate/Seasons/Wildlife
- Family oriented
- Landscape values
- Community
- Geothermal
- School districts
- Diversity/languages
- Refugee Resettlement
- Interesting (all combined)
- Habitat
- Parks and reserves
- Beer! /Microbrewereies
- Hyde Park
- Whitewater park
- 36th Street
- Expanded trails
- Transportation/connectivity
- Rail system
- Starting to think/broadly thinking Housing
- Community College
- Medical care/resources
- Friendly and nice
- Clean – lots of activity
- Outdoors/golf/hiking
- 4 season with activities
- Local breweries, wine
- Greenbelt
- Dog friendly
- Experiences
- Botanical gardens – concerts
- Arts
- For the size we get
- Artists and opportunities
- Biking to events/concerts
- Growing up in Boise
- Easy Living
- Safe (2 checkmarks)
- BSU
- Ego
- Active listen
- Open and honest
- Kind

- Vibrant downtown
- Public art
- Neigh. Culture
- Improved BSU
- Big small town – citizen connection
- Expansion of trail system
- Expansion of Parks/greenbelt
- Libraries
- Move diversity – economic/business/people
- Low unemployment and strong economy
- Improved ped and bike facilities
- Greenbelt and parks system (beautiful, safe, access)
 - New downtown pocket parts
- Bown Crossing – walkability, service, feel of ‘mini-center’ inter connectivity and access
- Livability/Walkability/Bikeability
- Sense of community – say hello - used to be friendly drivers
- Friendly people
- Preservation of foothills and land purchased
- Help other communities empathize with our communities
 - Neighborhoods appreciating other neighborhoods
- View as a community, not a conduit
- Would “be nice, don’t tailgate” types of campaigns help preserve “Boise Nice”
- Vibrant downtown/business community
- Good restaurants
- Could use better support from media and for hockey → great to have sports
- Kustra’s leadership of BSU and investment in quality
- Markets and Saturday events
- Volunteering opportunities (Lots!)
- CWI campus needed in Boise

What concerns you about growth?

- Housing affordability
 - Entry-level and fixed income (taxes)
 - 1st time
- Wages need to go up
 - Attract new employers
 - Increased competition?
 - Right to work?
- Market won’t produce affordable housing → employer support?

- Against growth = against future
- Neighborhoods designed with green space and safe access to it
- Cost to build
- Not diversity of housing choices
- Subsidize smaller housing units
 - Policy and financial
- Density – impacts lifestyle, traffic, parking, etc.
- No affordability without density
- Infill to protect open space
- Affordability in and around downtown
- Incentivize infill
- Property rights vs. city’s ability to influence/incentivize good behavior
- Community buy-in for development early
 - Not just on issue/opposed
- Traffic flow
- Air quality & enviro.
- Preserve historic n’hoods
- Transportation – Bigger issue than just in Boise
 - ALTS:
 - Need ways to move people across the valley
 - Angry drivers – honking, impatient
 - Running red lights
 - Growing lack of curtesy – ped/bike/drivers
 - Frustration with COMPASS’ lack of action
 - Lack of local tax option (1 issue, not the only one)
 - Front & Myrtle – ITD controlled
 - No local control of
 - Too many plans, too many stakeholder, but no \$
 - Rapidly emerging technology – need to think ahead
 - Transit – access to transit afterhours needed for small business employees
 - Separate charters: ITD, ACHD that include all the modes. Not holistic approach
- Affordable Housing
 - Hidden population ALICE group (United Way definition) – paycheck to paycheck
 - Inequity growing that is not being addressed
 - Want: Efficient, high performing for all housing
 - Workforce housing
 - General affordability
 - Millennials trying to move out and get a house
 - Boise becoming a place to work & play, but not live
 - NIMBY – impacts building more density – which is needed for transit. Education is needed. Even w/4 story bldgs.

- Low wages
 - Low “go on” rate for education
 - White collar (too) → blue
 - Don’t have leadership to raise min. wage (Leg.)
 - People are willing to give, but not pay for parking, good, groceries
 - Impacts housing costs & transportation costs
- Infill – neighbors should not be allowed to veto if allowed use
 - Should be good use, good design, but not perfect
- Transportation
 - Why not use the historic train line?
 - State Street corridor
- Social Issues
 - Opioid
 - Needs of people experiencing homelessness (social, medical, infrastructure, etc)
 - Increased bus service – lines + hours/frequency, routes
 - Increased bike lanes + security (bike/ped lanes only)
 - Connectivity in the City, but also with surrounding cities/areas (leverage existing canal infrastructure)
 - Better public info around bike/ped rules
 - Increased crime, make sure resources are in place to address + mitigate
- Housing + Wages
 - Affordable housing opps. Slow to develop + offer up
 - Giving homeowners options to add to existing home (+rent)
 - Easier zoning process
 - BUT respect a minimum of homeownership, privacy, original/purchased zoning area
 - High(est) # of min. wage jobs in the country
 - EDUCATION funding, esp. higher ed
 - Losing TALENT because we can’t offer high-paying jobs
 - Can’t live close to where you work
 - Enough land annexation
- Traffic!!
- Lack of public transportation
- Poor public transportation infrastructure
 - Shelters
 - Routes
- Tension/Division
- Price of housing
- Low wages/livable wage jobs
- Barriers created by State Legislature
 - Need local option

- Education funding
- Entry-level jobs/new career opportunities for new professionals
- Schools
 - Charter schools, kids separated, funding challenges
- Housing accessibility
- Loss/lack of low-income housing
- Household densities increasing
- Expansion of businesses into residential areas (St. Lukes)
- Preserve core Boise things for character
 - River, Foothills, Parks, Table Rock, Neighborhoods
- Boise is isolated by air
- Losing local businesses downtown
- Increase traffic and traffic noise
- Lack of mass transit options (light rail, bus system)
- Airplane/traffic noise
- Construction
- Lack of bike lanes/ no room and unsafe to bike
- No belt loop- too much reliance on interstate
- Lack of affordable housing
- Income not keeping up with cost of living
- No local option tax to help fund things like transpo
- NIMBY'ism for dense/affordable housing
 - Not everyone can live on ¼ lot
- Lack of childcare options/long wait list
- Lacking voice of citizen in council, planning and zoning commission
 - Not vested interest/common citizen- community advisory committee
- Affordable elderly care
- Concern about sustainability of safety
- Equity for all base citizens/keeping up with social services
- Jobs continuing to grow (livable wage)
- Loss of foothills/open spaces
- Loss of agricultural land/sprawl
- Proactive in infrastructure and planning (housing and roads)
- Becoming overly protective of our city (IE Californians)
- Losing our "welcoming" identity
- Look forward financially to implement changes that come with growth (proactive planning/funding)
- Lack of certificate based education/ trades
- Income inequality- growing
- Displacement of low-income
- Affordability, especially housing
- More cars= bad air quality
- Car infrastructure

- Widening roads
 - Unsafe for peds
- Traffic/congestion
- Commuters from other cities, interrelated to affordability
- Disappearance of farmland
- Property taxes going up, not getting extra services
- Rental housing crisis
- Density= city of renters, but expensive rents
- Lower quality of bldg. in subdivisions, ugly homes
- Not enough infrastructure for development
- Annexing farmland
- Development increases commute times
- What can city control
- Growth pattern bad for quality of life
- Losing the things we value about Boise
- Increasing crime/jails
- Homelessness, but good CBOs
- Concentration of issues
- Infrastructure: schools, roads and bridges
 - Opportunity to plan now
- Growth that doesn't pay for itself
- No dedicated funding for transit
- No local option tax
- Bad public transportation
- State preemption
 - Minimum wage
 - No eminent domain for trails
- Loving it to death/losing sense of place
 - River
 - Trails
- City of Boise/ACHD/ITD power struggle
- Enforcement issues, coordination
- Traffic
- Long-term plan for roads
- Worried about more time spent on roads
- Need infrastructure outside downtown for cycling and walking
- Public Transit/Bus system is inadequate- doesn't meet need
- Look into different sizes, routes to improve
- How do we best move people?
- Downtown isn't the only "Boise" that matters
- Every neighborhood in Boise matters and needs equal treatment
- Preservation of environment and trees (not just focus on travel)
- Parking
- Saturday hours make no sense

- Encourage people to go downtown without hikes
- Examples of growth problems:
- Loss of “Boise nice”
- Harder to book a flight at airport
 - Connections longer
- Increasing traffic in north end
- Concerned about crime – increasingly hearing about violent crimes
- Rising cost of living
- Increase in new employers needs to grow- need diversity
- Worried decisions/power/money will be influenced by outside stakeholders
- “renters are scared”
- Don’t want inability to afford housing to drive people out
- Traffic
- Lack of control over streets in Boise
- Not listened to concerns regarding traffic
- Filthy city (litter increase in row, downtown, trash)
- Less access to city government/community influence has decreased/elected officials aren’t listening
- Less say in neighborhood plans
 - Left out of process
 - Paternal approach
 - Military reserve, stadium
- Paternalistic approach to planning and decision-making
- Too many public meetings downtown, need to move around city
- Affordability
 - Lack of affordable housing
- Telecommuters are messing up supply and demand (work for company in CA + benefits in Boise)
- Property value increases don’t benefit current residents
- Neighborhood properties turning into Air BNBs
- Kids that grow up here and do “all the right things” can’t get a job or afford to live here
- Public transit
 - Difficult to navigate (airport)
- Cabs too expensive
- Losing local (quaint) businesses
- Building a “disposable” city boring/lame architecture
- Growth too fast to process
 - Humans get frustrated
- Demolition ordinance needed to make it harder to tear old buildings down
- Not enough neighborhood community centers dispersed from downtown core

- Big companies compete with local/small Boise grown businesses
- Blue Print Boise doesn't have enough teeth: zoning laws don't align
- Downtown core becoming less livable and walkable
 - Too many cars – car-centric

#1 (Group Consensus) – Lack of affordable housing

- Specifically, cash buyers with capacity to buy multiple properties
- Locals with low wages competing with out-of-staters with \$\$\$
Idahoans can't compete given wage structure.
- Problem for renters, not just buyers
- Very low stock of housing
- NIMBY – people oppose multi-family (apts) – especially if subsidized
- Even subsidized housing (HUD) rent is going up – rapidly (30% rule)
- Impact on homelessness
- Housing options need to broaden – micro apts, shipping containers, etc.

#3 – Planning

- Blueprint Boise – Maps/overlays too restrictive, expand districts
 - Stronger description of infill options – update codes to allow
 - Density/infill disrupted by small, vocal groups
 - City's plans getting derailed, not able to execute
 - This process takes time but/and we can't afford delays
- The more family \$ (pays for) housing, (lower) other options, emotional toll, quality of life (goes down)
- Concerns
 - What is developers' role in \$ for infrastructure? (schools), sewer, roads, fire
 - What is tax structure for inbound buyers? (especially if investment properties)
 - Rent control

#2 – Transportation

- ACHD – we don't control roads
- Public transit sorely lacking
- Loss of prime farm/foothills/open space
- Aging infrastructure
- Parks out of downtown; walkability of Bench not great
- Traffic
- Downtown parking; business impact; restaurants and vacancy
- (Increasing) parking costs and expanded hours of enforcement

- Wages lagging
- Education
- Cost of housing
- Traffic/Eagle Rd
- Impact infrastructure
- Water, schools, electric, police/fire – Enough?
- “heat island” – concrete
- Fewer trees
- Disappearance of natural landscape
- Harris Ranch/Lucky Peak (impact?) habitat
- Sage/bitterbrush gone in place of turf (park?)
- Loss of wildlife – e.g. songbirds, deer
- 2007/2008 shift between neighborhoods and city hall – trying to work within system but met with “transactional relationship”
- Homeless housing – narrow focus – hostile perspective
- Big developers driving planning – driver of housing crisis
- Small local pushed aside
- Non-profit
- Military Reserve/Bike Park
- Hearing things in Statesman first
- No heads up – betrayal of public trust
- Hostile response from officials/city
- St. Luke’s pretend public process
- “Engagement theater” not meaningful
- Transportation
- Smart growth – addressing sprawl/affordability
- Multifamily dwellings
- Forced out of boise -→ Nampa
- Not expanding transit efficiently to other parts of city
- Positive relations with ACHD, other govt, county, ITD entities
- Listening to experts
- e.g. fish and game report wildlife – wildlife corridors
- Informed by evidence based – e.g. Mesa/Ben’s Crow Inn
- Not enough walkable communities
- Loss of character/neighborhood
- Placemaking
- Low-stress bikeways
- Dependence on cars/bike lanes
- Accessible housing as families mature, can’t drive, aging households
- Blueprint Boise not followed
- St. Luke’s ignored/cherry picked to benefit St. Luke’s
- Doesn’t want ??? for big developers
- ~~CCDC Commissioners~~

- Dismissed
- East End Jefferson and 27th Street
- Gentrification displacement
- Farmland/open space
- “What is hurry with dev. so fast?”
- Lack of coord. of ACHD and city
- Lack of input from ex. People
- Industrial parks going away to make room for other higher rent properties
 - pushing industry out
- Diversity land use
- Affordable housing – overall affordability
- Larger we grow the less we are heard;
- Example – Skill park @ Reserve
 - No one asked us
 - Lack of input
 - Lack of transparency
- Concern we are not saying NO to projects that don't fit
- Council OVERTURNS denied projects
- Why have boards – P & Z
- Growth is out pacing services – infrastructure not keeping up
- Schools – quality in affordable areas
- Preservation – tearing down instead of keeping
- Outsiders don't understand culture/history/what Boise was
- Keeping our roots
- Boise is and has been a good place – not because of growth
- Move here and then change it
- Boise not being Boise
- Becoming like the place people left (Austin)
- What's wrong with being Boise. Don't' want to be Portland
- Take best practices from cities
- 1. Losing pos. attributes of Boise
- 2. Cost => Housing/wages, prices exceed wages, taxes
- 3. Transparency at the City – taking input
- Air quality
- Traffic
- Affordability – housing
- Lack of public transit options
- Parking → perceptions
- Resistance to Infill
- Entrenched auto-centric attitudes
- Public Health
- Homelessness

- Disconnect between land use and transportation
- School crowding
- Maintaining high level of citizen engagement
- State govt that is antagonistic (or indifferent) to city desires and needs
- Incentives to greenfield dev over infill
- Gridlocked traffic
- Sprawl is happening fast – pressures traffic
- ACHD – separate entity, not tasked with mass transit, only car focused
- Growth has overtaken street capacity
- Improvements haven't happened as scheduled/needed
- Allowing high density development without capacity/infrastructure to support
- Developers are buying/developing for profit, not necessarily best use
- Disconnect regarding priorities between city, ACHD, ITD
- Developers should be paying more for infrastructure/services
- Quality of life should be as high a concern as safety for ACHD – needs to be captured in a guiding document
- *Bike plan is good!
- Can there be an incentive for e-bikes?
- Light rail would help – need bus system connections – last mile
- Need expansion of bus system
- Frequency
- Supports affordability
- What can be done to create the need (congestion rates)
- City needs to support expansion of transit (autonomous vehicles)
- Housing – especially workforce
- What is the end goal? How many people do we want to come?
- Preservation of ag/natural lands
- Larger conversation across Ada County
- Preserve access to downtown
- Are there plans for neighborhood activity centers?
- Need highrises on Fairview/State
- Need more focus on density/infill
- Affordability of housing for everyone (services, RNs, etc.)
- Should businesses subsidize public transit and housing
- “dorm communities” for Micron, etc.
- Activity Centers in neighborhoods with connectivity to P.O. I. and services
- Zoning to encourage private development
- Time it takes to construct becomes preventative for rail
- Should limits be placed on growth until there is a larger plan/decision about strategic direction made?

Side Notes

- Boise needs a cooler flag!
- No Ikea
- No Intl Hub
- Too far from anything (the closest city is SLC!)
- Equity of access across city to nature
- Threats to locals