

4. AREA OF IMPACT AND BUILDOUT ANALYSIS

INTRODUCTION AND METHODOLOGY

The Area of Impact, the areas that Blueprint Boise identifies as potential annexation areas, have come up in several conversations with city officials in the context of the housing analysis. The Area of Impact (A.O.I.) analysis estimates what it would mean in terms of existing and future housing should the identified Areas of Impact be included. This analysis focuses on the potential annexation areas which are in the Area of Impact and mapped in the Land Use Plan but that are not currently in the city limits with one exception. The Northwest planning area has been annexed recently, but was included in the analysis because the annexation was so recent.

The buildout and potential housing mix analyses were designed to answer two questions:

1. Approximately how many housing units would be added to the city and what is the mix if each area in AOI were annexed in the near future?
2. What is the possible range of buildout for each area in the AOI?

Using Community VIZ software, GIS layers from the City's GIS department, 2009-2013 ACS data, and density parameters for the land use categories in the Blueprint Boise Land Use Plan, analysts were able to examine the changes to Boise's housing mix were it to annex the various parts of the Area of Impact today and how much more housing is possible at various levels of buildout. Housing density parameters from the Land Use Plan categories were used to determine potential future housing mix and densities, and 2009-2013 ACS housing estimates were used for the current inventory in each of the planning areas included in the Area of Impact.

CURRENT RESIDENTIAL UNIT ESTIMATES FOR AOI PLANNING AREAS

The not yet annexed portions of Southwest Planning Area comprise the largest and most developed portion of the Area of Impact with over 6,000 units. The Foothills has a surprisingly high number of residential units today as well, given the terrain. Also, the recently annexed portion of the Northwest planning area contains about 1,300 dwelling units. The remaining portions of the planning areas located in the Area of Impact are in the low hundreds of units.

Figure 4.1: Existing Unit Estimates by Type in Potential Annexation Areas

MANAGER	Single-Family	Multi-Family	Total
Northwest (Including 2014 Annex)	1,000	269	1,269
West Bench	108	59	167
Southwest	5,480	687	6,167
Foothills	863	173	1,036
Southeast	352	33	385
Barber Valley	11	3	14
Ten Mile Creek	164	6	170

BUILDOUT MODEL ASSUMPTIONS

The Area of Impact planning areas were divided into two categories, areas that are mostly undeveloped and labeled “green field” and “developed areas” that are mostly subdivided and developed accordingly. Ten Mile Creek, Southeast, Barber Valley, and the West Bench planned annexation areas are all considered green field and Southwest and Foothills annexation area and the recently annexed Northwest planning area are all mostly subdivided and are considered “developed areas”. The model treated green field annexation areas the same since there was not a significant existing base of development in these areas.

The following density assumptions and housing type splits were used to calculate the potential number of single family and multi-family units at buildout. These assumptions are drawn from Blueprint Boise and conversations with the planning department.

Figure 4.2: Density and Housing Split Assumptions

MANAGER	Housing Split/Use	Minimum Density/Acre	Maximum Density/Acre
High Density	Multi-family	269	1,269
Compact	30 percent single-family/70 percent multi-family for low scenario, 100 percent multi-family for high scenario	59	167
Suburban	Single-family	687	6,167
Large Lot	Single-family	173	1,036
Mixed Use	Multi-family	33	385
Planned Community	8 units per acre for Ten Mile Creek – 50 percent split between single-family and multi-family		
Buildable	164	1 Unit/40 Acres	
Slope Protection		1 Unit/40 Acres	

GREENFIELD BUILDOUT

The Ten Mile Creek, Southeast, Barber Valley and West Bench annexation areas are composed of predominantly unbuilt and un-subdivided land. Currently there are less than 800 estimated units in these areas combined and over 5,000 acres combined. Because of the relative lack of development this analysis applies minimum and maximum densities from Blueprint Boise to calculate total number of units at buildout.

Under the high development scenario, over 21,000 units could be developed in these areas at a split of 72 percent single family and 28 percent multi-family, which is a lower proportion of single family housing than currently exists in the city. This includes the 50/50 single family and multi-family split in Ten Mile Creek which is forecasted for up to 8 dwelling units per acre. The majority of this development is likely to occur in the Ten Mile Creek area, and in the areas with a “planned community” land use category in the Southeast annexation area. Where the 2,300 acres of planned community area in the Southeast is developed at four units per acre as called for in Blueprint Boise, the result would be 9,000 single family dwellings.

Figure 4.3: Existing Development in Greenfield Annexation Area

MANAGER	Single-Family	Multi-Family	Total
Ten Mile Creek	164	6	170
Southeast	352	33	385
Barber Valley	11	3	14
West Bench	108	59	167

Figure 4.4: High and Low Buildout Scenarios for Greenfield Development Areas

	Single-Family	Multi-Family	Total	Single-Family %	Multi-Family %
High Buildout Scenario					
Ten Mile Creek	5,730	5,730	11,460	50%	50%
Southeast	9,189	-	9,189	100%	0%
Barber Valley	611	-	611	100%	0%
West Bench	231	298	529	44%	56%
Total	15,761	6,028	21,789	72%	28%
Low Buildout Scenario					
Ten Mile Creek	5,730	5,730	11,460	50%	50%
Southeast	9,189	-	9,189	100%	0%
Barber Valley	342	-	342	100%	0%
West Bench	121	99	220	55%	45%
Total	15,382	5,829	21,212	73%	27%

NORTHWEST BUILDOUT

The Northwest annexation area includes 600 acres recently annexed by the city. There are over 1,200 housing units in the Northwest Annexation area, 79 percent of which are single-family homes.

Figure 4.5: Existing Unit Counts in Recently Annexed Area, and Remaining Areas in Northwest AOI

	Total	Single-Family Detached	%	Multi-Family	%
2014 Northwest Annexation Area	935	751	80%	184	20%
Remainder of Northwest Annexation area	334	249	75%	85	25%
Combined Northwest	1,269	1,000	79%	269	21%

The Northwest annexation area is primarily composed of subdivided built out property, with small areas of infill development. The subdivided land base and fragmented ownership means that without comprehensive redevelopment of significant portions of the planning area, the full buildout will not be much higher than what exists today and infill will be slow and incremental. To remain consistent with the rest of the buildout analysis, Blueprint Boise density parameters were also applied. If redevelopment of the area occurs according to Blueprint Boise there would be between 4,000 and 10,000 additional units. Under the low scenario 35 percent of these units will be single family and 65 percent will be multi-family units, this

is due to a large portion of the planning area currently designated as compact, and mixed use. Under the high scenario only 12 percent of redeveloped units will be single family units.

Figure 4.6: High and Low Development Scenario for Northwest Annex

	Count	Percentage
Low Scenario		
Single Family	1,392	35%
Multi-family	2,636	65%
High Scenario		
Single Family	1,150	12%
Multi-family	8,843	88%

FOOTHILLS BUILDOUT

Annexing the remainder of the foothills planning area is unlikely to significantly impact housing mixture in Boise or substantially increase the residential inventory. The majority of the land in the Foothills annexation area is developed or carries the “slope protection” land use category where density is limited to one unit per 40 acres. Currently there are over one thousand units, the majority of which are single family. At buildout, total units will increase by less than 200 units for a total potential of 1,200 units. Under this model, 86 percent of this buildout will be single family.

Figure 4.7: Foothills Annexation Area Buildout

	Count	Percentage
Existing Units (Total)	1,036	
<i>Single Family</i>	863	83%
<i>Multi-family</i>	173	17%
Potential New Single Family Units unit per 40 Acres	181	
Total Units at Buildout	1,217	
<i>Single Family</i>	1,044	86%
<i>Multi-family</i>	173	14%

SOUTHWEST BUILDOUT

The Southwest annexation area has a large base of existing subdivisions which are largely built out. To account for these existing densities and development patterns, three scenarios are presented to show potential impacts of annexing over 7,000 acres of land. A high and low scenario equate to potential buildout established by the land use category designations in Blueprint Boise (high) and a “business as usual” build out that applies existing densities of subdivided land to the remainder of not yet subdivided land in the planning area (low).

Currently there are just over 6,000 units on nearly 5,000 subdivided acres which translates to an average density of 1.23 units per acre, on existing subdivided land. If “business as usual” development pattern continues the remaining 2,000 acres of not yet subdivided land would yield an additional 2,600 units. Assuming the existing ratio of 89 percent single-family homes continues, Boise could incorporate an

additional 2,300 single family units and 300 multi-family units. The business as usual model shows that if current development patterns are continued throughout the planning area, the Southeast annexation areas would have over 7,800 total units.

Were the planning area developed (and redeveloped) according to the parameters in Blueprint Boise, this area would see between 23,000 and 50,000 new units. Under the high scenario, Boise could potentially gain an additional 19,000 single-family units and over 30,000 multi-family units from the Southwest Annexation Area. One of the factors driving this level of buildout are the large areas classified as “compact” in Blueprint Boise, which are slated for up to 15 units per acre.

The following two tables summarize the “business as usual” and the high and low development scenarios for the potential annexation areas in the Southwest planning area.

Figure 4.8: Southwest Annexation Area Assumptions

	Count
Subdivided Acres in Annexation Area	4,996
Un-subdivided Acres	2,129
Total Acres	7,125
Existing Units in Annexation Area	6,167
Existing Density	1.23
New Units (Business as Usual)	2,628
<i>Single Family</i>	89%
<i>Multi-family</i>	11%

Figure 4.9: High, Low and Business as Usual Buildout for Southwest Annexation Area

	Count	Percentage
Existing Units (Total)	6,167	
<i>Single Family</i>	5,480	89%
<i>Multi-Family</i>	687	11%
High Scenario (Total Units)		
<i>Single Family</i>	19,362	39%
<i>Multi-Family</i>	30,662	61%
Low Scenario (Total Units)		
<i>Single Family</i>	14,715	63%
<i>Multi-Family</i>	8,794	37%
Business As Usual (Additional New Units)		
<i>Single Family</i>	2,335	89%
<i>Multi-Family</i>	293	11%
Business As Usual (Total Units)		
<i>Single Family</i>	7,815	89%
<i>Multi-Family</i>	980	11%