

Garden City Profile

**Part of the
Knowledge Base Support System
for the
Garden City Community School
Participatory Design Process**

September, 2004

Garden City Profile

CONTENTS

- 1 Geographic**
- 2 People**
- 3 History**
- 4 Economy & Development**
- 5 Crime Statistics**
- 6 Schools Serving Garden City**
- 7 Selected Developmental Assets for Boise-Area Youth, 2002**
- 8 Transportation**

1 Geographic

2 People

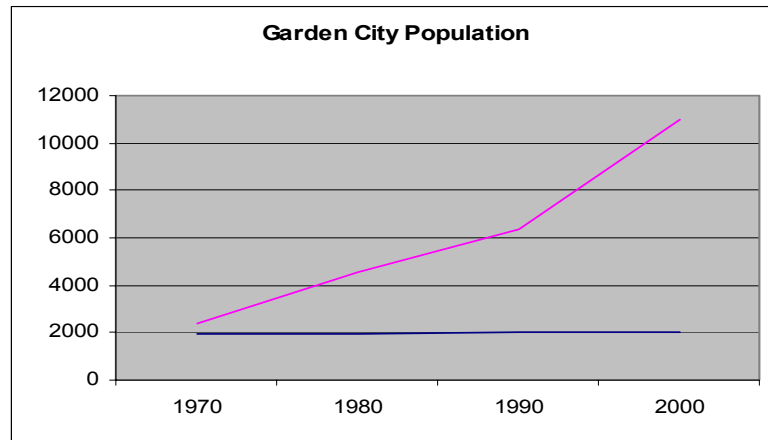
1970: 2,368

1980: 4,571

1990: 6,369

2000: 10,985

2004: 11,000+



Selected Census 2000 Figures

Factor	Boise	Garden City	Tract 11	Tract 24.12	Tract 102.23	Tract 3.01
Educational Attainment, pop. 25 years old +						
--- Less than 9 th Grade	2.0%	5.2%	9.5%	3.1%	2.2%	1.2%
--- 9 th -12 th Grade, No Diploma	6.9%	11.5%	17.7%	10.6%	8.4%	4.1%
Population ages 5-15 with disability at home	n/a	n/a	13.7%	12.0%	13.7%	3.9%
Language at home other than English	8.3%	10.8%	15.9%	9.1%	4.2%	5.1%
Language spoken at home is Spanish	3.5%	8.6%	13.8%	6.0%	1.7%	2.6%
Household English "less than very well"	3.3%	6.4%	9.7%	4.8%	1.2%	2.6%
Spanish Spoken at Home AND English "less than very well"	1.3%	5.6%	8.5%	3.9%	.7%	1.6%
Persons age 16+ unemployed	3.1%	3.5%	5.0%	3.4%	1.9%	2.0%
Median Household Income	\$42,432	\$38,520	\$27,433	\$38,448	\$47,637	\$54,526
Median Family Income	\$52,014	\$46,463	\$28,407	\$44,775	\$54,207	\$60,226
Families Below Poverty Line						
With children under 18	5.9%	9.8%	14.9%	11.8%	1.6%	1.2%
With children under 5	11.4%	19.4%	23.8%	22.8%	0.0%	0.0%

Note: Tract 3.01 and 102.23 figures extend beyond the Garden City portion of those tracts.

Other Figures: Garden City as a Whole

Factor	% or Number
Hispanic or Latino Heritage	9.6%
Nativity & Place of Birth	
Foreign born	7.5%
Not a citizen	6.5%
Housing Units	
Owner-occupied units	63%
Renter-occupied units	37%
Types of Housing	
1-unit, detached	51%
Mobile Home	29%
Year Householder Moved into Unit (Reference: Year 2000)	
1999 to March 2000	29%
1995 to 1998	34%
1990 to 1994	21%
pre-1990	15%
School Enrollment, >3 Years Old	
Total	2,399
Nursery/Preschool	194
Kindergarten	170
Grades 1-8	1,089
Grades 9-12	531
College or grad school	415

Political Life

Government

Garden City is governed by a four-member city council and a mayor. It has its own police, library, water, sewer and planning departments. General Fund revenues for 2003 were \$4.7 million, of which about half came from property taxes. Expenditures totaling \$5 million went toward public safety (54%), general government (24%), the library (6%), capital outlay (6%), and Greenbelt (4%) (approximate figures). Compared with the budget of Boise City, the percentage of expenditure on law enforcement is significantly higher by proportion.

A new city hall is currently being built. This building will also serve as a new home for the library. However, funds for this construction are tied to the sale of the former City Hall site on 50th St.. The sale of the former Max's supermarket site at Chinden and Glenwood, which was earlier intended for the new City Hall and has been slow to sell, is also related to the city budget.

Voter Participation

- Voter turnout in Garden City as a whole is not that much different from what is found in Boise.
- There is considerable variation in turnout by precinct.
- In the 1999 bond election (for improving water treatment), turnout ranged from 13.5% in precinct 600 (Southeast region) to 31.2% in the Northwest region.
- In the 1999 general election, the range was not as great: 15.1% to 22.3%.
- In 2001, while overall turnout was significantly higher (as it was in Boise), the Southeast region retained had the lowest turnout, at 28.9%, with a high turnout of 55.7% in the Plantation area.
- It appears that voter participation in the poorer Southeast region is chronically lower than in other parts of Garden City.
- By overlaying Census and voter turnout figures, we can estimate that the percentage of residents 18 years and older in precinct 600 (Southeast region) who are registered to vote is below 45%.

State Legislative Representation

Garden City is covered by legislative districts 14, 15 and 16.

District 14 (mostly Meridian, Star, and Eagle) extends into the northwestern part of Garden City (north of the Boise River), and it is served by Senator Hal Bunderson (R), Representative Mike Moyle (R), and Representative Henry Kulczyk (R).

The western part of Garden City south of the Boise River lies within District 15. Representing this district are Senator John Andreason (R), Representative Steve Smylie (R), and Representative Max Black (R).

The eastern part of Garden City, including the Plantation area and the area south of the Boise River, is part of District 16. Representing this district are Senator Cecil Ingram (R), Representative Margaret Henbest (D), and Representative David Langhorst (D). Langhorst is currently (2004) running for the Senate seat that will be vacated by Cecil Ingram, and Jana Kemp (R) is running for Langhorst's seat.

3 History

Sources: Garden City History – 1990, by Donna J. Conn; Boise Schools website

A Brief History of Garden City

Garden City was originally a part of Boise. In the early 1900's, Chinese immigrants maintained large fruit and vegetable gardens in the Garden City soils enriched by river flooding. After flooding was controlled by the construction of dams upstream, the land was taken over by two realtors who thought that expensive estates would be created in the area. Their original subdivisions extended from 29th St. through Kent and Remington Streets. The expensive estates didn't materialize, but by the 1940's more people did move into the area and the original Chinese residents moved out.

Business grew along the unincorporated village's main thoroughfare, which was Highway 20-26 (later Chinden Boulevard). Simple homes were established in spite of a lack of basic utility services.

In 1949, Idaho passed a law permitting local option gambling. Boise decided not to allow gambling, but a group of business people had an idea for a "little Las Vegas" close to Boise. They organized a petition and Garden City became an incorporated village. At this time, the village encompassed 100 acres, running from what is today the Doubletree Hotel through 37th St. In 1950, the village doubled in size. Slot machine gambling was installed, restaurants and bars lined Highway 20-26, and side streets began to fill in with homes. Utilities were installed, paid for in part by slot machine revenues.

In 1953, gambling was outlawed statewide and that source of revenue ended. Garden City continued to attract businesses because of its lower tax rates and less rigid zoning regulations. A contest was held to rename Highway 20-26. The winning submission was from Neta Danzer. The name "Chinden Boulevard" was drawn from the words "Chinese gardens."

As the village grew in the 1950's and 1960's, construction projects began to connect Garden City with the Bench. The Garden City Gazette, an award-winning newspaper that had been founded in 1954, was sold in 1968 to a Meridian publisher. In 1967, Garden City became a "City." In the same year, the Western Idaho Fair opened at the western edge of Garden City limits.

The 1970's saw the rise of mobile home parks and lots. Storage buildings filled many of the larger areas, interspersed with small commercial enterprises. In the late 1970's, Garden City annexed land across the river. In 1979, a new city hall was dedicated on a portion of the old Bradley Airfield at 50th St. (now the "old" city hall), and the Mayor and council approved the new Riverside development along the Boise River. This development was on the site of the old Strawberry Glen Airport. Veterans Memorial Bridge opened in November, 1986.

The 1990's saw continued dramatic growth in population: from 6,300 in 1990 to almost 11,000 in 2000.

Garden City Schoolchildren

Garden City's children first attended Whittier School, West Junior High, and Borah High School. Whittier opened in 1949 in order to serve the village of Garden City and the area south of State Street. The following are from Donna Conn's *Garden City History*:

"Many parents still remember the lack of a school in Garden City as a detriment, because school children from Garden City were shuttled from school to school, and fitted in wherever there was room. Parents felt there was no continuity for their children, or opportunity for school spirit."

In the 1960's:

"The Boise School District Board was approached by a group of concerned parents whose children attended Whittier Elementary school. The one-and-a-half mile school bus pick up rule forced many of the children to walk the Fairview Bridge during heavy traffic hours. After several negotiation meetings, the Board declared the bridge a hazard and granted free transportation to Whittier for Garden City students."

Some changes to school attendance occurred in the 1960's. High school students would go to Capital High, junior high kids would go to Hillside, and Franklin Elementary would serve some Garden City children.

Some of the more recent schools to open and which serve Garden City are Riverglen Junior High School (1998) and Shadow Hills Elementary (1997). See the section *Schools Serving Garden City* for today's school information.

4 Economy & Development

- Garden City has a largely industrial and commercial base that is closely interwoven with the economy of Boise.
- Garden City's employment base is more heavily dependent upon construction and maintenance, production and transportation jobs than is Boise's.
- The difference is far greater in census tract 11, with almost 64% of jobs in the above categories plus service occupations, compared with 33% for Boise.
- Hewlett Packard is the single largest employer located near or within Garden City boundaries, although most of its employees do not come from Garden City.
- Among tourist attractions in Garden City are the Western Idaho Fairgrounds, Boise Hawks Memorial Stadium, and the Les Bois Racetrack.
- The area bounded by Veterans Parkway, the Boise River, Chinden Boulevard, and the Fairgrounds is designated as an Urban Renewal District. This allows tax revenues from the area to be reinvested in the community. Among the projects under development is affordable single-family housing, notably the Mystic Cove development.

Total Property Value (2002)

\$718,480,176

Property Tax Rate

- The municipal property tax rate in Garden City is nearly 50% lower than in Boise. In 2002, the levy for Garden City was about 0.0030, compared with about 0.0058 for Boise residents.
- Property owners of both cities pay a tax levy of approximately 0.008 for the Boise School District; Garden City residents in the Meridian District pay approximately 0.0065.

Highest 10 Taxpayers (2002)

Doubletree Hotel Riverside (2900 W. Chinden)

River Pointe LLC (6200 N. River Point I)

Richard M. Phillips (Fairview Acres; Randall Acres; W. Chinden Industrial Park; Urban Renewal; others)

Metropolitan Life Insurance Co. (5425 W. Chinden; 5775 W. Chinden)

Wal-Mart Stores, Inc. (7319 W. State)

Idaho Power Company

Corporate Plaza Limited (5661 N. Garrett)

DBSI Housing, Inc. (Plantation Shopping Center +)

CP Limited Partnership (8175 W. State)

Fred Meyer Stores, Inc. (Chinden)

Source: Ada County Assessors

Largest Employers / Manufacturers

Wal-Mart	550 employees
Fred Meyer	315 employees
Doubletree Hotels-Riverside	300 employees
Grasmick Produce	49 employees

Source: Idaho Dept. of Commerce

5 Crime Statistics

Source: *Crime in Idaho*, Idaho State Police, 2003.

- In 2003, Garden City had the second highest crime rate of any police department in Idaho.
- In 2003, the rate of “Group A” crimes (most serious) in Garden City was almost twice as high – per population – as in Boise.
- After a three year decline in the late 1990’s, the “Group A” crime rate in Garden City jumped 20% between 1999 and 2000, had a slight decrease in 2001, a 16% increase in 2002, and a 5% decrease in 2003.
- In 2003, the arrest rate – per population – in Garden City was nearly three times as high as in Boise.
- The rate of offenses “cleared” – reports leading to arrests and convictions – in 2003 was much higher in Garden City than in Boise (51.5% vs. 29.5%).

Of Group “A” offenses the following are the number reported in 2003. This is not the same as the number “cleared,” i.e., leading to convictions.

Larceny	499
Drug Equipment	270
Simple Assault	258
Vandalism	244
Drug/Narcotics	212
Burglary	105
Motor Vehicle Theft	74
Fraud	62
Weapon Law Violation	62
Aggravated Assault	61
Counterfeiting/Forgery	41
Forcible Fondling	32
Stolen Property	21

All others offenses had fewer than 20 reports.

6 Schools Serving Garden City

- Garden City is currently served by 5 elementary schools, 3 junior high / middle schools, and 3 high schools.
- Most of these are in the Boise School District. The rest are in the Meridian School District. Given that 180 Garden City students attend Andrus Elementary, a reasonable estimate might be that 300 Garden City children go to Meridian schools.

Boise School District (2002-03 School Year)

Whittier Elementary

Area of Garden City Served: *East of 45th St.*
 Total Students: *312 (increasing 2004)*
 Garden City Students: *Almost 100%*
 Free/Reduced Lunch: *95%*
 Title I (Federal Low Income Status): *Yes*
 English Language Learners: *41%*
 Special Education: *18%*
 Average Class Size: *22*

Mountain View Elementary

Area of Garden City Served: *45th St. to 50th St.*
 Total Students: *380*
 Garden City Students: *Unknown*
 Free/Reduced Lunch: *58%*
 Title I (Federal Low Income Status): *Yes*
 English Language Learners: *13%*
 Special Education: *16%*
 Average Class Size: *21*

Pierce Park Elementary

Area of Garden City Served: *50th St. to Glenwood; Marketplace Ln. to Gary Ln.*
 Total Students: *319*
 Garden City Students: *Unknown*
 Free/Reduced Lunch: *37%*
 Title I (Federal Low Income Status): *No*
 English Language Learners: *2%*
 Special Education: *22%*
 Average Class Size: *18*

Shadow Hills Elementary

Area of Garden City Served: *Gary Lane to western border*
Total Students: *663*
Garden City Students: *Unknown*
Free/Reduced Lunch: *23%*
Title I (Federal Low Income Status): *No*
English Language Learners %: *2%*
Special Education: *11%*
Average Class Size: *22*

North Junior High School

Area of Garden City Served: *East of Veterans Parkway.*
Total Students: *769 (increasing 2004)*
Garden City Students: *Unknown*
Free/Reduced Lunch: *26%*
Title I (Federal Low Income Status): *No*
English Language Learners: *2%*
Special Education: *12%*
Average Class Size: *24*

Riverglen Junior High School

Area of Garden City Served: *All between Veterans Parkway and Glenwood; all north of Boise River.*
Total Students: *572*
Garden City Students: *Unknown*
Free/Reduced Lunch: *41%*
Title I (Federal Low Income Status): *No*
English Language Learners %: *13%*
Special Education: *13%*
Average Class Size: *20*

Boise High School

Area of Garden City Served: *East of Veterans Parkway.*
Total Students: *1,200*
Garden City Students: *Unknown*
Free/Reduced Lunch: *16%*
Title I (Federal Low Income Status): *No*
English Language Learners: *2%*
Special Education: *9%*

Average Class Size: 22

Capital High School

Area of Garden City Served: *All except east of Veterans Parkway and west of Glenwood/south of Boise River.*

Total Students: 1,606

Garden City Students: *Unknown*

Free/Reduced Lunch: 20%

Title I (Federal Low Income Status): *No*

English Language Learners: 5%

Special Education: 9%

Average Class Size: 23

Meridian School District (2002-03 School Year)

Andrus Elementary

Area of Garden City Served: *West of Glenwood & south of Boise River.*

Total Students: 524

Garden City Students: 180

Free/Reduced Lunch: 16%

Title I (Federal Low Income Status):

English Language Learners: 0%

Special Education: 5%

Average Class Size: 19-30

Eagle Middle School

Area Served: *West of Glenwood & south of Boise River.*

Total Students: 1,226

Garden City Students: *Unknown*

Free/Reduced Lunch: 12%

Title I (Federal Low Income Status):

English Language Learners: 1%

Special Education: 8%

Average Class Size: 23

Eagle High School

Area Served: *West of Glenwood & south of Boise River.*

Total Students: 1,913

Garden City Students: *Unknown*

% Free/Reduced Lunch:

Title I (Federal Low Income Status):
 English Language Learners %:
 Special Education:
 Average Class Size:

Conditions of School Buildings (Boise Only)

Source: Boise School District Facility Assessment & Maintenance Plan / MGT of America, 2001

Condition/Suitability Scores for Selected Schools (Possible Range 0 to 100)

School	Condition Score	Suitability Score	Combined Score	Site Size	Year Constructed
Whittier	47	64	52.61	7.13	1949
Pierce Park	63	60	62.01	7.24	1937
Mt. View	61	72	64.63	4.52	1959
Shadow Hills	86	82	84.68	2.56	1997

Condition Score is based on structural conditions, mechanical systems, and safety systems. 30-49 is Poor; 50-69 is Fair; 70-89 is Good.

Suitability Score is based on the size of the space, adequate space for certain functions (e.g., science, music), spatial relationships, storage and utilities, and physical characteristics conducive to learning. 50-64 is Poor, 65-89 is Fair.

7 Selected Developmental Assets for Boise-Area Youth, 2002

Source: Developmental Assets: A Profile of Your Youth – Boise, Kuna and Meridian School Districts. Prepared for Healthy Community Healthy Youth of Ada County, February 2002, by Search Institute.

Survey Covered Grades 7, 9, and 12
The following tables are for Boise only.

SUPPORT		Yes	No	
	Caring school climate	30%	70%	Highest in 6 th grade, lowest in 9 th grade
	Parent involvement in schooling	35%	65%	Highest in 7 th grade, lowest in 12 th grade
EMPOWERMENT				
	Community values youth	22%	78%	
	Community uses youth as resources	31%	69%	
	Youth engage in service to others	53%	47%	Females 59%, Males 46%
	Safety at home, school, and in neighborhood	50%	50%	Males 61%, Females 40%; lowest in 6 th grade, highest in 12 th grade
BOUNDARIES & EXPECTATIONS				
	Boundaries in school are clear	56%	44%	Highest in 6 th grade, lowest in 12 th grade

POSITIVE VALUES		Yes	No	
	Caring	50%	50%	Females 60% Males 40%
	Equality & Social Justice	52%	48%	Females 61% Males 41%
	Integrity	70%	30%	Females 77%, Males 62%; lowest in 7 th grade, highest in 12 th grade
	Honesty	67%	33%	
	Responsibility	62%	38%	
	Restraint	53%	47%	Females 61%, Males 51%; highest in 6 th grade, lowest in 12 th grade

SOCIAL COMPETENCIES		Yes	No	
	Planning & Decision-making	29%	71%	
	Interpersonal Competence	47%	53%	Females 61% Males 31%
POSITIVE IDENTITY				
	Personal Power	49%	51%	Lowest in 7 th grade, highest in 12 th grade
	Self-esteem	48%	52%	Males 53%, Females 44%
	Sense of Purpose	59%	41%	
	Positive view of personal future	74%	26%	

CONSTRUCTIVE USE OF TIME		Yes	No	
	Creative activities	25%	75%	Females 31%, Males 19%; lowest in 6 th grade, highest 7 th /9 th grade
	Participation in youth programs	57%	43%	
COMMITMENT TO LEARNING				
	Achievement motivation	70%	30%	Females 77%, Males 63%
	School engagement	59%	41%	Females 65%, Males 52%
	Homework	54%	46%	Females 60%, Males 48%
	Bonding to School	58%	42%	Lowest in 9 th grade, highest in 6 th & 12 th grade
	Reading for Pleasure	27%	73%	Females 30%, Males 24%

Youth Assets Survey Excerpts, Continued. The following are for Boise, Meridian, Kuna as a whole.

How often does one of your parents...

help you with your school work?

33% often or very often

talk to you about what you are doing in school?

61% often or very often

ask you about homework?

67% often or very often

go to meetings or events at your school?

43% often or very often

My teachers really care about me...

46% agree or strongly agree

I get a lot of encouragement at my school....

42% agree or strongly agree

Teachers at school push me to be the best I can be...

48% agree or strongly agree

How often do you feel bored at school?

50% usually

48% sometimes

2% never

Higher for males than females.

I care about the school I go to...

58% agree or strongly agree

Students in my school care about me...

55% agree or strongly agree

Students help decide what goes on in my school....

48% agree or strongly agree

I don't care how I do in school...

85% disagree or strongly disagree

If I break a rule at school, I'm sure to get in trouble...

59% agree or strongly agree

On an average school day, how many hours do you spend watching TV or videos?

12% 4 or more hours

13% 3 hours

24% 2 hours

22% 1 hour

23% less than 1 hour

7% none

8 Transportation

Street Distances

Source: Mapquest.com

To schools serving Garden City from within their attendance areas

Veterans Parkway & Adams to Whittier Elementary	2.1 miles
45 th & Adams to Mountain View Elementary	2.0 miles
2700 N. Lake Harbor Lane to Pierce Park Elementary	1.9 miles
52 nd & Alworth to Pierce Park Elementary	3.1 miles
5500 N. Bogart Ln. to Shadow Hills Elementary	1.1 miles
7800 Riverside Dr. to Shadow Hills Elementary	1.8 miles
5600 Garrett St. to Andrus Elementary	2.8 miles

Other

33 rd & Chinden to Alworth & Fairgrounds	2.6 miles
Veterans Parkway & Adams to Alworth & Fairgrounds	1.5 miles
5500 Bogart Ln. to Alworth & Fairgrounds	3.3 miles
7800 Riverside Dr. to Alworth & Fairgrounds	2.5 miles
5800 Garrett St. to Alworth & Fairgrounds	2.1 miles

Public Transportation in Garden City

One ValleyRide bus (23) goes through Garden City. It has a 6:45 AM to 7:40 AM loop from Downtown to HP and back; a 7:45 to 8:40 loop; and an 8:45 to 9:40 loop. In the afternoon there are 2:15, 3:15, 4:15, 5:15 loops. The 6:15 PM is one-way. These are weekday-only routes.

ValleyRide bus 16 serves State St. to Gary Lane throughout the day weekdays.

Saturday routes 1 and 2 are one-way routes via State St. and Glenwood to the Mall and back from downtown.

9 Photo Album
