



CITY *of* BOISE

ACTIVITY CENTERS ALMANAC

Volume 1
06/2019



PLANNING AND DEVELOPMENT SERVICES
COMPREHENSIVE PLANNING DIVISION

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INTRODUCTION

Blueprint Boise, the City's Comprehensive Plan, outlines a vision to promote growth in a sustainable, efficient, and responsible manner. In support of this vision, the plan identifies existing and proposed Mixed-Use Activity Centers as well as specific land use and design strategies to further encourage a compact, pedestrian and transit-oriented pattern of development.

The purpose of this document is to provide a snapshot of how the Activity Centers identified in *Blueprint Boise* are performing in terms of their land use, demographic, and transportation characteristics. The data provided in this document can be used to assess to what degree the land use and design strategies specified in *Blueprint Boise* have been implemented within each Activity Center.

Blueprint Boise identifies three types of Activity Centers: **REGIONAL, COMMUNITY, AND NEIGHBORHOOD**. Individual Activity Centers vary in their characteristics, size, location, mix of uses, and density range, as outlined on the following pages.

ACTIVITY CENTERS

REGIONAL ACTIVITY CENTERS serve Boise residents as well as residents of the surrounding region. Each of Boise's Regional Activity Centers is unique in its scale, development intensity, and mix of uses. They typically include large-scale employment and retail uses, high-density residential, and mixed-use development. Regional Activity Centers for Boise are:

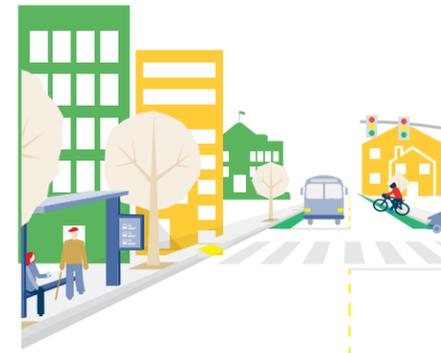
- Downtown Boise;
- Micron industrial area;
- Hewlett-Packard industrial area; and
- Boise Towne Square Mall.

COMMUNITY ACTIVITY CENTERS are intended to meet the needs of a group of neighborhoods or the entire community. They are characterized as destinations that include grocery store anchors, moderate to high-density housing, office and service uses, and mixed-use development. Examples of Community Activity Centers include:

- Five Mile & Overland;
- Five Mile & Ustick;
- Eagle & McMillan;
- Ustick & Cole;
- Eckert & Warm Springs; and
- Apple & Parkcenter.

NEIGHBORHOOD ACTIVITY CENTERS are intended to serve one or more neighborhoods and are characterized by small-scale retail and service uses that may include mixed-use or attached housing opportunities. These centers are characterized by a compact scale and pedestrian-friendly design that encourages pedestrian access from adjacent neighborhoods. Examples of Neighborhood Activity Centers in Boise include:

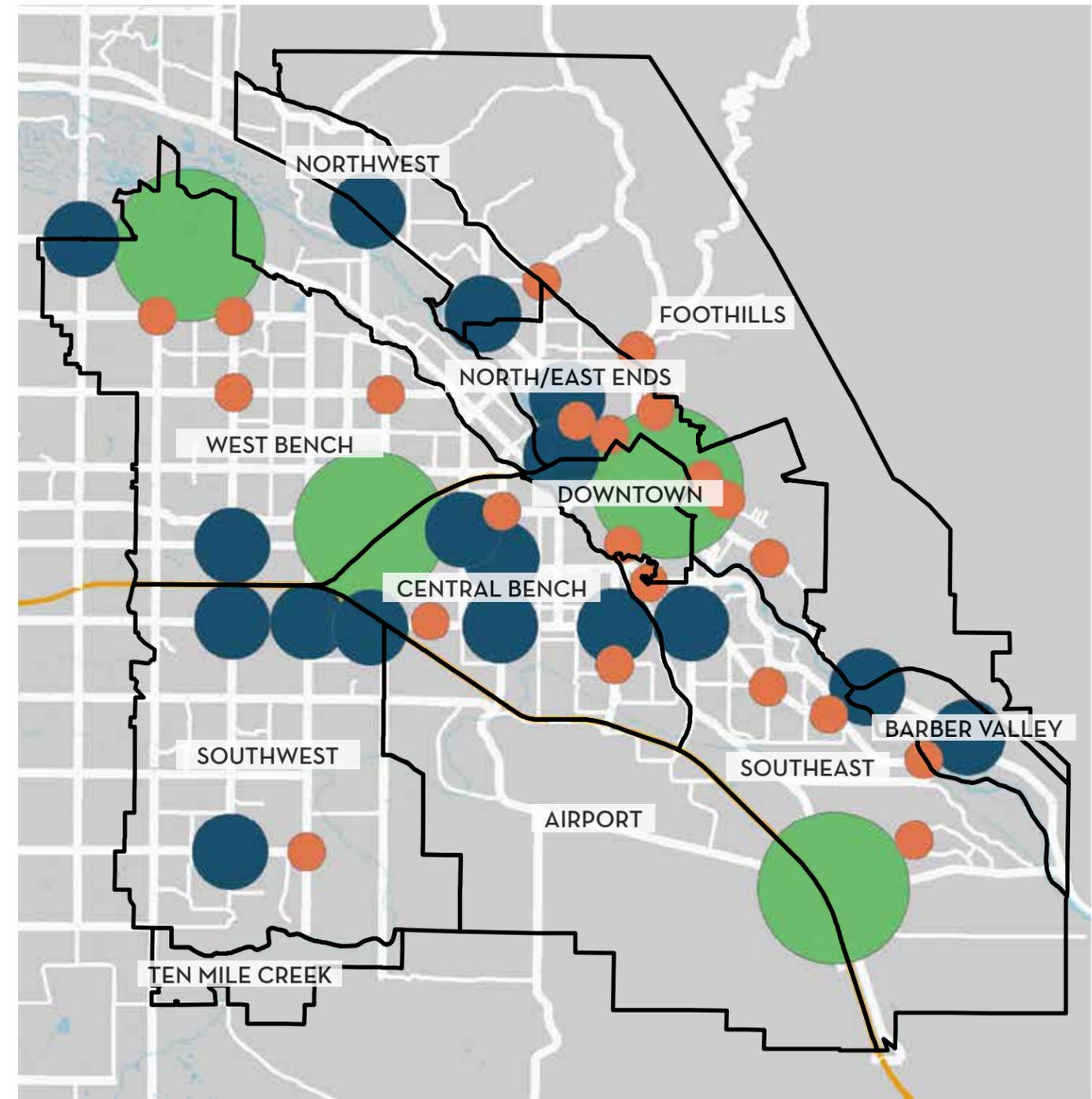
- Hyde Park;
- 36th & Hill Road; and
- Bown Crossing.



ALMANAC ORGANIZATION

This almanac presents data and maps pertaining to the 43 Activity Centers identified in *Blueprint Boise*. The Activity Center Snapshots are sorted by their respective planning areas and then further sorted by the Activity Center type: **REGIONAL, COMMUNITY, OR NEIGHBORHOOD**. Throughout the document green is used to signify a Regional Activity Center, navy a Community Activity Center, and orange a Neighborhood Activity Center.

PLANNING AREAS & ACTIVITY CENTERS STUDIED



-  Regional Activity Centers: 1 mile radius
-  Community Activity Center: 0.5 mile radius
-  Neighborhood Activity Center: 0.25 mile radius

DATA SOURCES

Each page of the almanac provides data points that best measure an Activity Center's land use, demographic, and transportation characteristics within the specified geographies:

- Regional Activity Centers: 1 mile radius
- Community Activity Centers: 0.5-mile radius
- Neighborhood Activity Centers: 0.25-mile radius

Data sources range from research institutions like the US Census and ESRI Business Analyst to local organizations like Ada County Highway District (ACHD) and Ada County. They also include data collected internally from the City of Boise's Planning and Development Services Department.

Some of the selected data points simply represent percentages or counts from easily accessible data sources. While the following data points were obtained using specific calculations:

- **Parcels** - the count of every parcel (whole or part) within the activity center geography.
- **Acres** - the sum of the every whole or part parcel's total acreage within the activity center geography.
- **Taxable Value** - the sum of each parcel's total taxable value within the activity center geography.
- **Taxable Value Per Acre** - the activity center's taxable value divided by its total parcel acreage.
- **Vacant Acres** - the sum of each vacant parcel's acreage as identified in the Comprehensive Planning Vacant Land Inventory using 2016 Satellite Imagery.
- **Percent Vacant Acres** - The activity center's total vacant acreage divided by its total parcel acreage.
- **Housing Density** - The number of housing units divided by the Activity Center Geography Buffer in acres:
 - Regional Activity Center: 2,010 acres/1 mile;
 - Community Activity Center: 502 acres/0.5 miles; and
 - Neighborhood Activity Center: 125 acres/ 0.25 miles.

QUICK FACTS

Parcel	2018 Ada County Assessor
Acres	Calculation
Taxable Value	2018 Ada County Assessor
Table Value Per Acre	Calculation
Vacant Acres	Comprehensive Planning Vacant Land Inventory (2016 Satellite Imagery)
Percent Vacant Acres	Calculation
Population	2018 ESRI Business Analyst Market Profile
Median Household Income	2018 ESRI Business Analyst Market Profile
Businesses	2018 ESRI Business Analyst Business Summary
Jobs	2018 ESRI Business Analyst Business Summary

HOUSING

Housing Units	2018 ESRI Business Analyst Market Profile
Housing Tenure	2018 ESRI Business Analyst Market Profile
Average Household Size	2018 ESRI Business Analyst Market Profile
Housing Density	Calculation
Median Home Value	2018 ESRI Business Analyst Market Profile

TRANSPORTATION

Commute Trip – Mode Share	ESRI Business Analyst ACS Population Summary (2012-2016)
Average Autos Per Household	ESRI Business Analyst ACS Housing Summary (2012-2016)
Transit Routes	2018 Valley Regional Transit (VRT) major routes within activity center buffer
Existing Bicycle Infrastructure	Ada County Highway District (ACHD) existing bicycle/pathway infrastructure

MAP LEGENDS

In addition to providing data points, each Activity Center Snapshot also includes three maps: Community Destinations, Zoning Designations, and Land Use Designations. Each map extent displays the activity center's specific geography buffer:

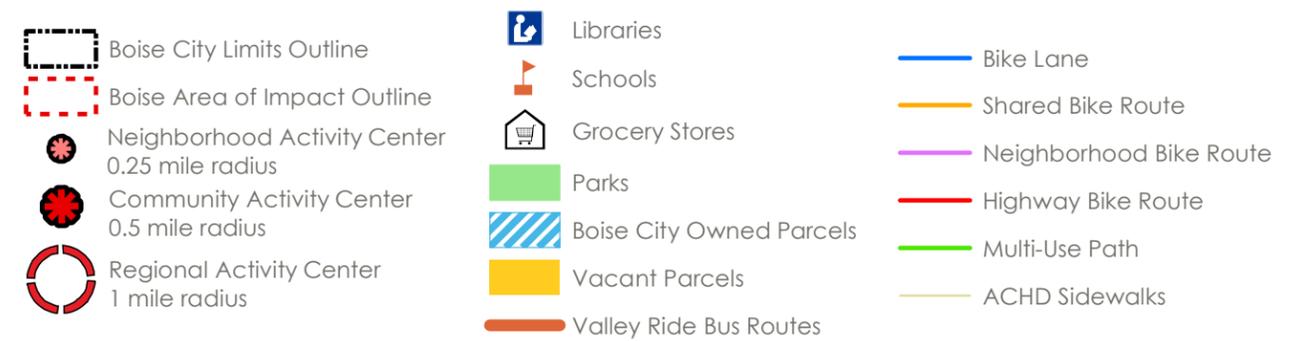
- Regional Activity Centers: 1 mile radius
- Community Activity Centers: 0.5-mile radius
- Neighborhood Activity Centers: 0.25-mile radius

The **COMMUNITY DESTINATIONS MAP** illustrates the Activity Center's assets including libraries, parks, bicycle infrastructure, and vacant land.

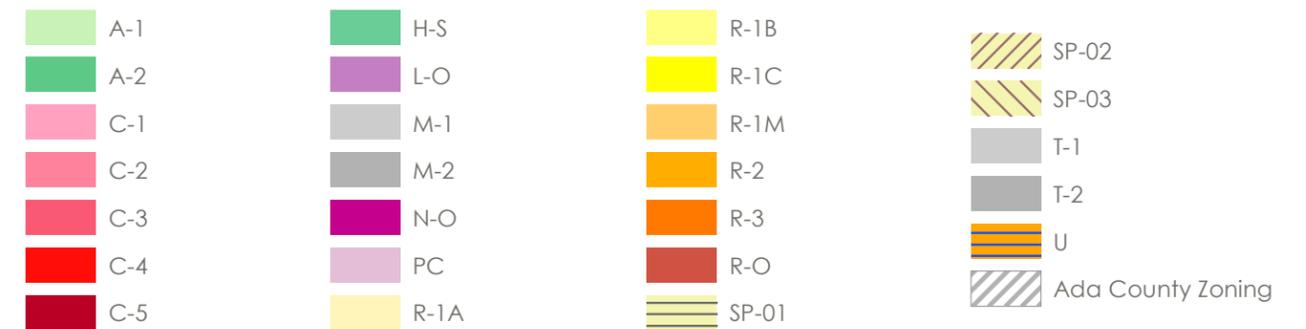
The **ZONING AND LAND USE DESIGNATIONS MAP** shows the Activity Center's current zoning designations and the land use designations.

Appendix A displays the data sources and map legends.

COMMUNITY DESTINATIONS



ZONING DESIGNATIONS



LAND USE DESIGNATIONS



BARBER VALLEY PLANNING AREA

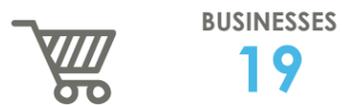


Warm Springs & Eckert

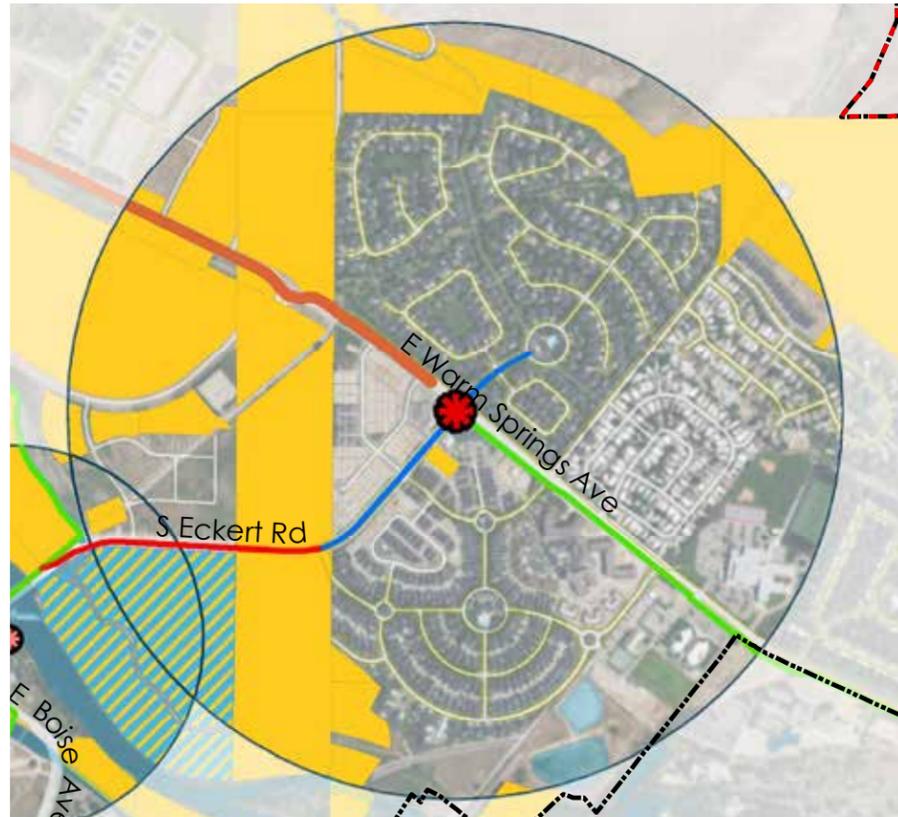
COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Barber Valley
PARCELS	1,204
ACRES	660
TAXABLE VALUE	\$416,741,600
TAXABLE VALUE PER ACRE	\$631,169
VACANT ACRES	344
% VACANT	52.1%



COMMUNITY DESTINATIONS



0.5 mile radius

See Map Legend on Page 11.



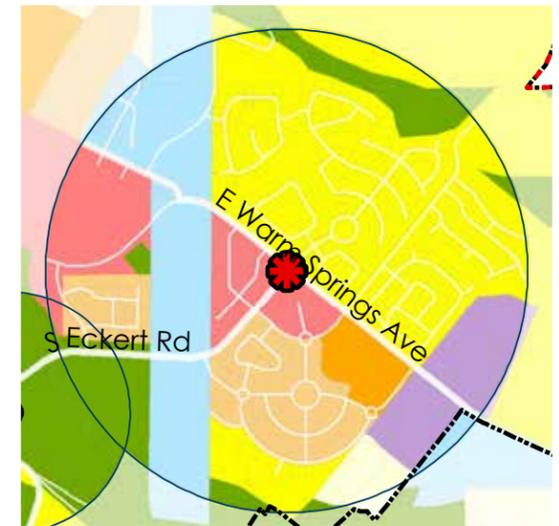
TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	74.3%
CARPOOL	10.7%
PUBLIC TRANSIT	--
WALK	1.6%
BICYCLE	0.6%
TAXI / MOTORCYCLE / OTHER	1.1%
WORK FROM HOME	11.8%



ZONING & LAND USE DESIGNATIONS



ZONING	
SP-01	48.1%
R-1C	27.4%
A-1	12.6%
M2	3.4%
SP-02	2.9%
L-O	2.1%
A-2	1.8%
RP	1.5%
R-2	0.2%

LAND USE	
Suburban	39.1%
Public/Quasi-Public	17.0%
Compact	11.7%
Mixed Use	11.6%
Parks/Open Space	8.6%
School	6.9%
High Density	3.1%
Large Lot/Rural	2.0%

Warm Springs & Parkcenter

COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Barber Valley
PARCELS	805
ACRES	607
TAXABLE VALUE	\$319,871,600
TAXABLE VALUE PER ACRE	\$526,983
VACANT ACRES	217
% VACANT	35.70%



POPULATION
717

MEDIAN AGE
46.6

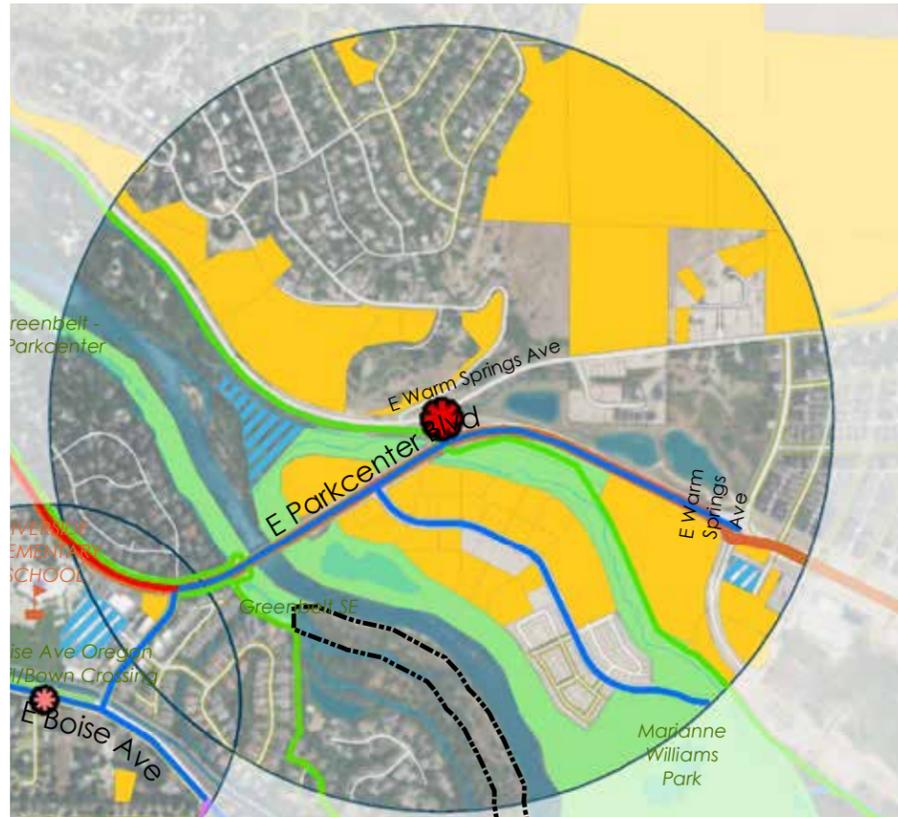
JOBS
87

MEDIAN HOUSEHOLD INCOME
\$127,038



BUSINESSES
13

COMMUNITY DESTINATIONS



0.5 mile radius

See Map Legend on Page 11.



HOUSING UNITS
273

91.9% OWNER OCCUPIED

4.8% RENTER OCCUPIED

3.3% VACANT

AVERAGE HOUSEHOLD SIZE
2.95

HOUSING UNITS PER ACRE
0.5

MEDIAN HOME VALUE
\$427,778

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	80.6%
CARPOOL	5.3%
PUBLIC TRANSIT	--
WALK	1.4%
BICYCLE	2.8%
TAXI / MOTORCYCLE / OTHER	1.1%
WORK FROM HOME	8.8%



AUTOS PER HOUSEHOLD
2.2

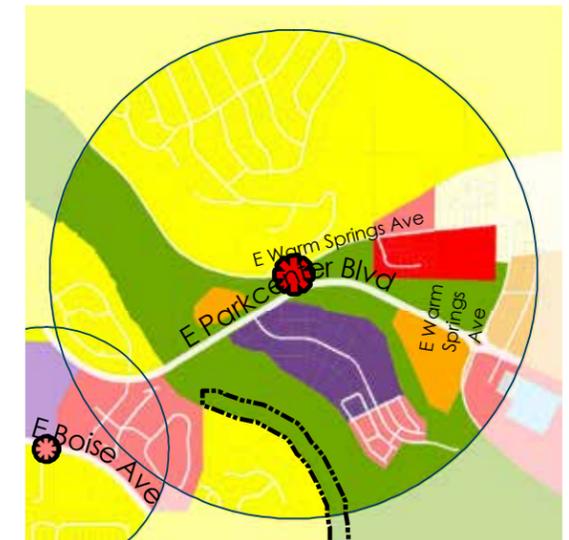
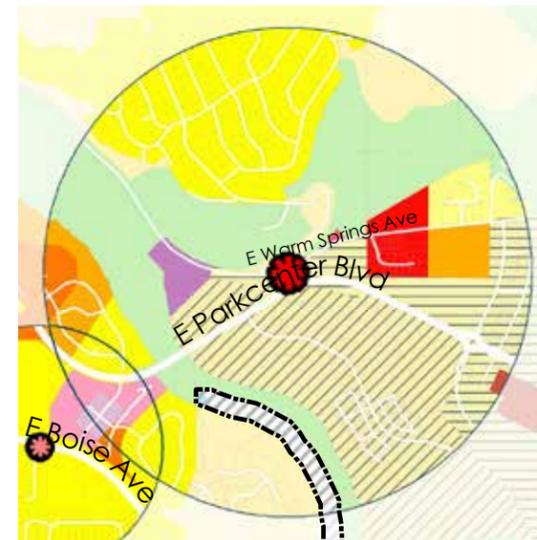


SERVED BY TRANSIT ROUTES
R18 Harris Ranch



EXISTING BICYCLE INFRASTRUCTURE
The Greenbelt
Bown Way, Barber Valley Drive & Parkcenter Boulevard Bike Lanes

ZONING & LAND USE DESIGNATIONS



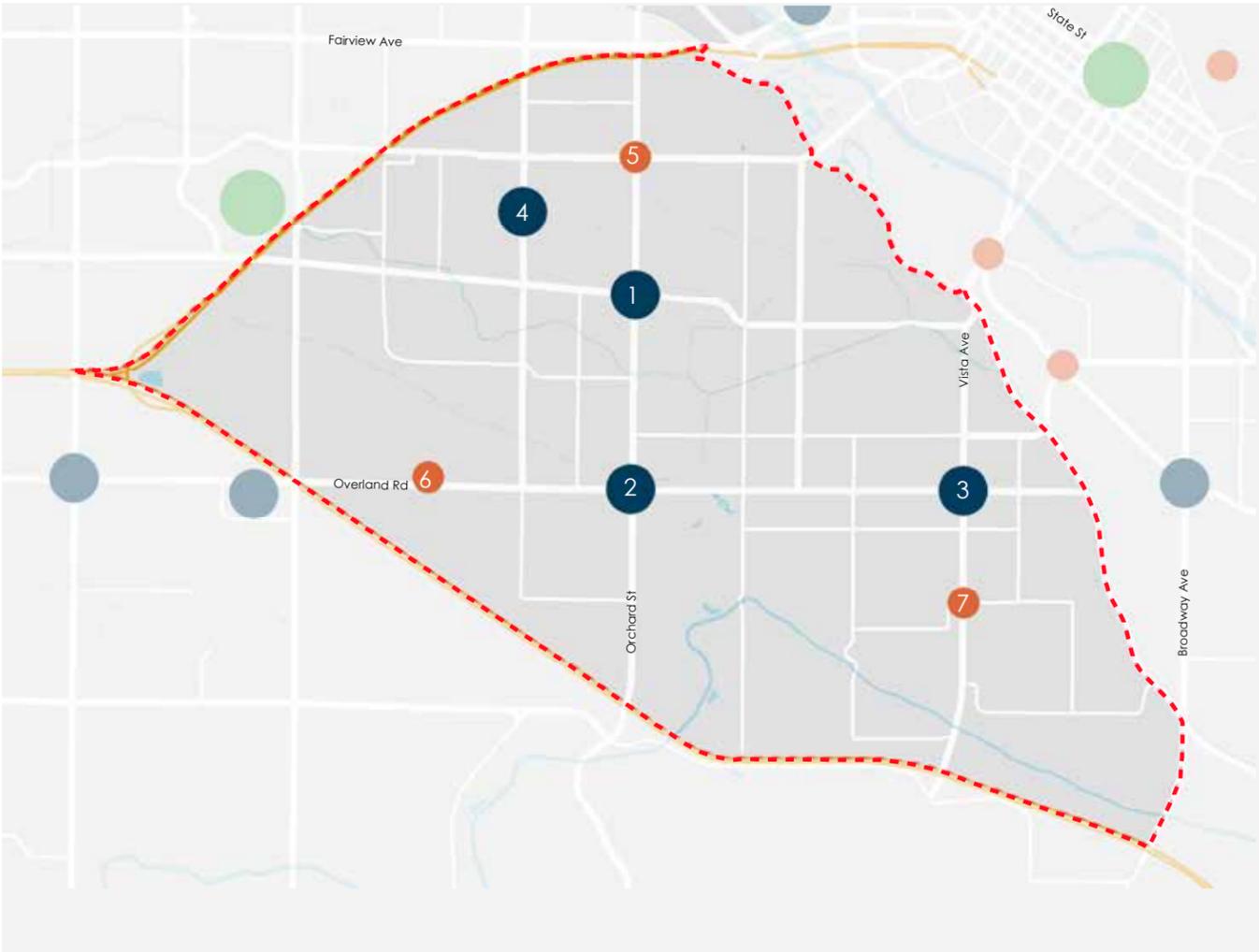
ZONING

A-1	26.8%	R-1B	1.4%
SP-02	20.3%	R-3	1.3%
R-1C	16.7%	C-4	1.0%
R-1A	15.4%	L-O	0.6%
RUT	6.7%	PC	0.3%
SP-01	5.8%	R-O	0.2%
R-2	2.0%		
C-1	1.4%		

LAND USE

Suburban	39.1%
Public/Quasi-Public	17.0%
Compact	11.7%
Mixed Use	11.6%
Parks/Open Space	8.6%
School	6.9%
High Density	3.1%
Large Lot/Rural	2.0%

CENTRAL BENCH PLANNING AREA



● COMMUNITY ACTIVITY CENTER

- 1. Franklin and Orchard
- 2. Overland and Orchard
- 3. Overland and Vista
- 4. Tank Farm

● NEIGHBORHOOD ACTIVITY CENTER

- 5. Emerald and Orchard
- 6. Overland and Empire Way
- 7. Vista and Targee

Franklin & Orchard

COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Central Bench
PARCELS	1,368
ACRES	447
TAXABLE VALUE	\$343,844,200
TAXABLE VALUE PER ACRE	\$768,741
VACANT ACRES	29
% VACANT	6.50%



POPULATION
4,062

MEDIAN AGE
35.6

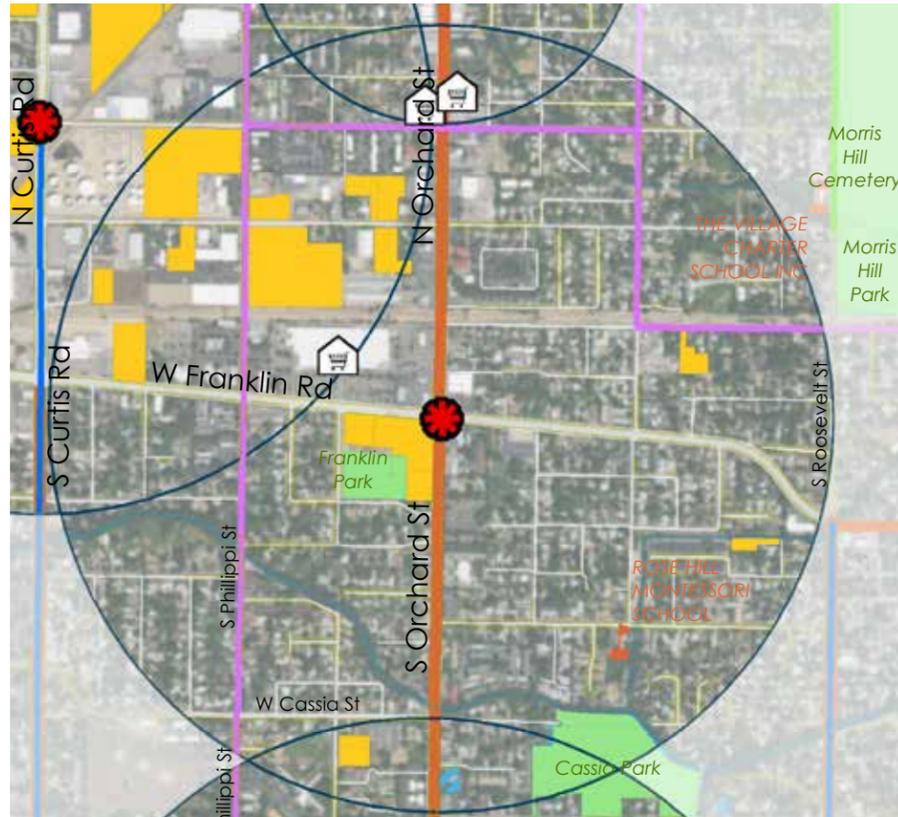
JOBS
2,123

MEDIAN HOUSEHOLD INCOME
\$41,111



BUSINESSES
245

COMMUNITY DESTINATIONS



0.5 mile radius

See **Map Legend** on Page 11.

HOUSING UNITS
2,074

41.9% OWNER OCCUPIED

51.8% RENTER OCCUPIED

6.3% VACANT

AVERAGE HOUSEHOLD SIZE
2.06

HOUSING UNITS PER ACRE
4.1

MEDIAN HOME VALUE
\$171,892

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	90%
CARPOOL	2.7%
PUBLIC TRANSIT	0.9%
WALK	1.2%
BICYCLE	3%
TAXI / MOTORCYCLE / OTHER	0.5%
WORK FROM HOME	1.6%



AUTOS PER HOUSEHOLD
1.4

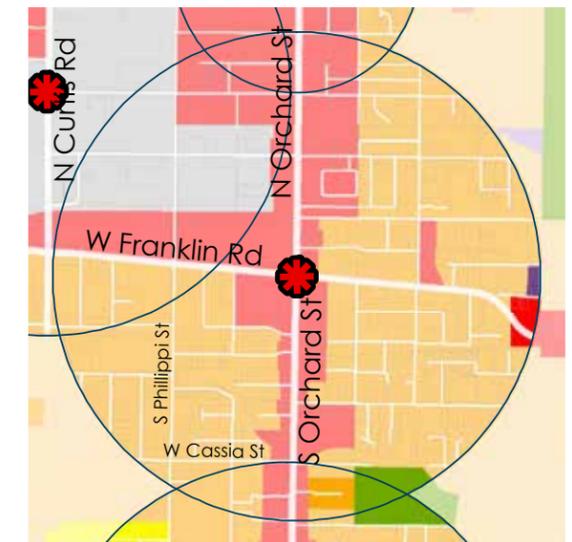
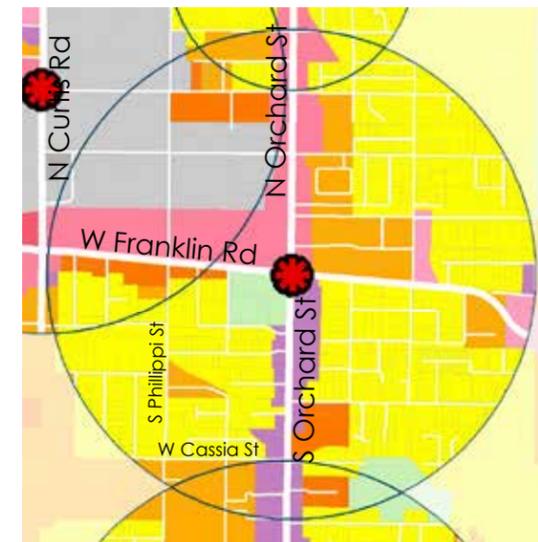


SERVED BY TRANSIT ROUTES
R6 Orchard
R29 Overland



EXISTING BICYCLE INFRASTRUCTURE
Morris Hill, Alpine, Garden & Phillippi
Neighborhood Bike Routes

ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	45.6%
M-1	14.0%
R-2	14.0%
C-2	11.0%
R-3	5.3%
L-O	4.6%
A-1	4.3%
C-1	1.2%

LAND USE	
Compact	58.2%
Mixed Use	28.8%
Industrial	10.1%
Parks/Open Space	1.3%
High Density	0.8%
Commercial	0.7%
Office	0.2%

Overland & Orchard

COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Central Bench
PARCELS	1,168
ACRES	475
TAXABLE VALUE	\$326,154,600
TAXABLE VALUE PER ACRE	\$686,278
VACANT ACRES	18
% VACANT	3.70%



POPULATION
3,322

MEDIAN AGE
36.5

JOBS
1,619

MEDIAN HOUSEHOLD INCOME
\$39,838



BUSINESSES
211

COMMUNITY DESTINATIONS



0.5 mile radius

See **Map Legend** on Page 11.

HOUSING UNITS
1,809

38.8% OWNER OCCUPIED

49.6% RENTER OCCUPIED

11.6% VACANT

AVERAGE HOUSEHOLD SIZE
2.03

HOUSING UNITS PER ACRE
3.6

MEDIAN HOME VALUE
\$174,744

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	75.4%
CARPOOL	8.2%
PUBLIC TRANSIT	0.9%
WALK	7.2%
BICYCLE	0.6%
TAXI / MOTORCYCLE / OTHER	1.5%
WORK FROM HOME	6.2%



AUTOS PER HOUSEHOLD
1.4

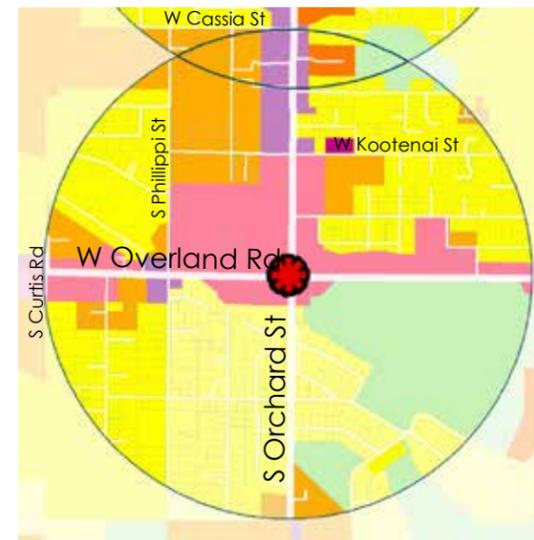


SERVED BY TRANSIT ROUTES
R6 Orchard
R29 Overland

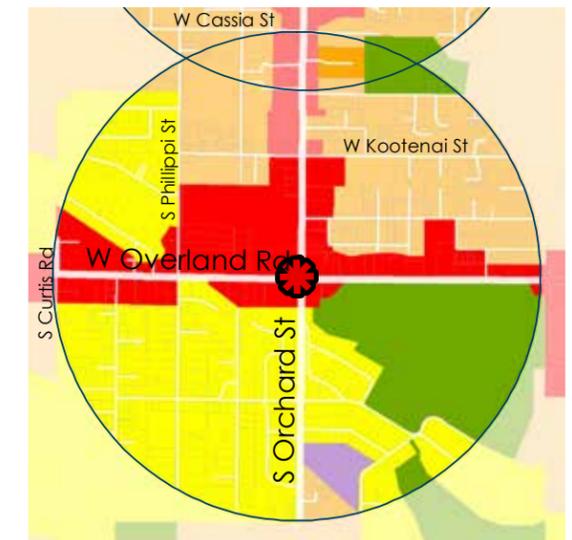


EXISTING BICYCLE INFRASTRUCTURE
Kootenai & Phillippi Neighborhood
Bike Routes

ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	27.3%
A-1	21.2%
R-1B	18.3%
R-2	15.2%
C-2	13.8%
L-O	3.1%
R-3	0.7%
R-1M	0.4%
N-O	0.2%



LAND USE	
Suburban	36.7%
Compact	24.2%
Commercial	18.2%
Parks/Open Space	15.6%
Mixed Use	3.0%
School	1.4%
High Density	0.8%

Overland & Vista

COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Central Bench
PARCELS	1,718
ACRES	401
TAXABLE VALUE	\$372,450,500
TAXABLE VALUE PER ACRE	\$928,682
VACANT ACRES	10
% VACANT	2.40%

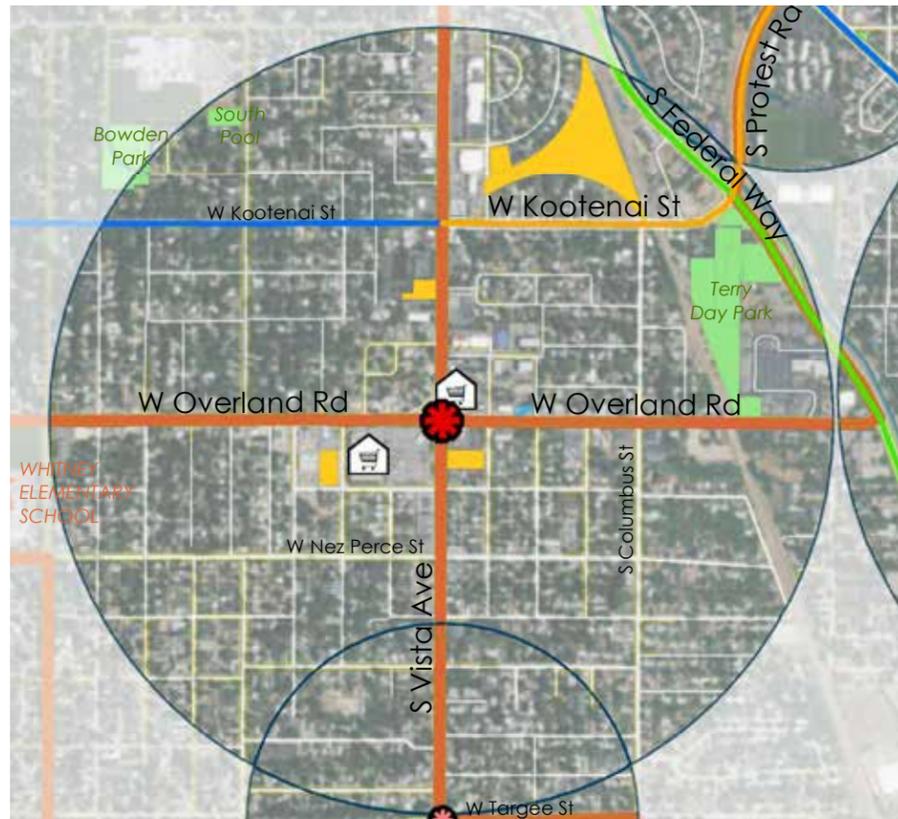
POPULATION
3,741

MEDIAN AGE 34.8 | **JOBS** 2,099

MEDIAN HOUSEHOLD INCOME
\$48,763

BUSINESSES
245

COMMUNITY DESTINATIONS



0.5 mile radius

See Map Legend on Page 11.

HOUSING UNITS
1,837

51.4% OWNER OCCUPIED

40.8% RENTER OCCUPIED

7.8% VACANT

AVERAGE HOUSEHOLD SIZE
2.21

HOUSING UNITS PER ACRE
3.7

MEDIAN HOME VALUE
\$185,092

TRANSPORTATION

COMMUTE TRIPS

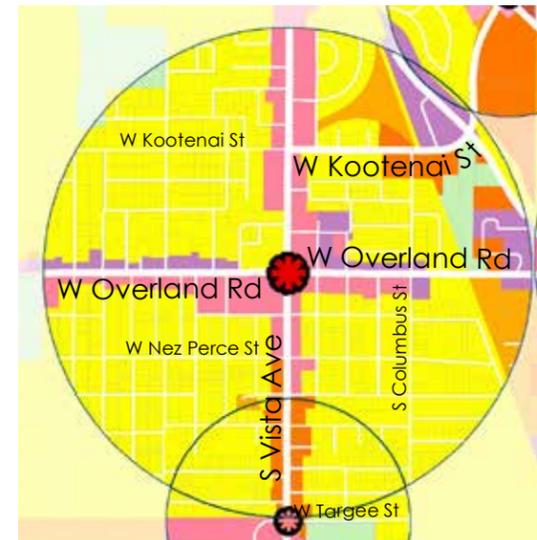
DRIVE ALONE	76.7%
CARPOOL	13.2%
PUBLIC TRANSIT	1.9%
WALK	1.2%
BICYCLE	3.6%
TAXI / MOTORCYCLE / OTHER	1%
WORK FROM HOME	2.5%

AUTOS PER HOUSEHOLD
1.7

SERVED BY TRANSIT ROUTES
R3 Vista
R29 Overland

EXISTING BICYCLE INFRASTRUCTURE
Federal Way Multi-Use Path
Kootenai Neighborhood Bike Route
Kootenai Street Bike Lane

ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	68.6%
C-2	11.0%
A-1	5.8%
L-O	5.7%
R-3	4.8%
R-2	4.1%



LAND USE	
Compact	71.4%
Mixed Use	24.9%
Office	2.3%
High Density	1.0%
School	0.3%
Parks/Open Space	0.1%

Tank Farm

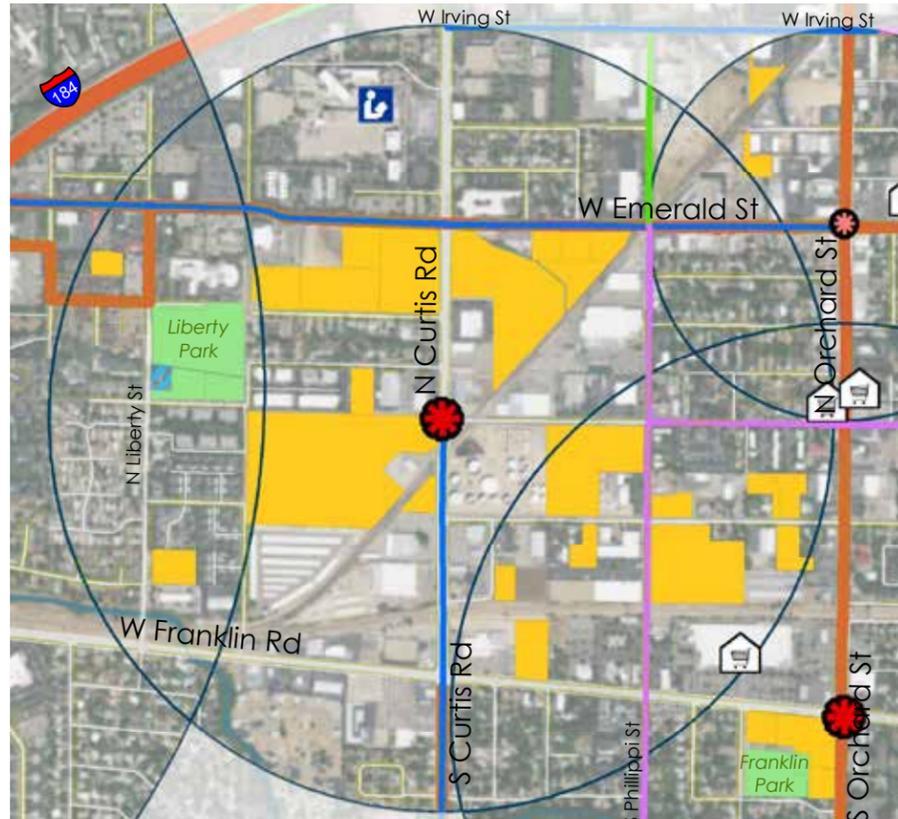
COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Central Bench
PARCELS	827
ACRES	480
TAXABLE VALUE	\$304,054,500
TAXABLE VALUE PER ACRE	\$633,862
VACANT ACRES	72
% VACANT	15.10%



COMMUNITY DESTINATIONS



0.5 mile radius

See **Map Legend** on Page 11.



TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	80%
CARPOOL	8.3%
PUBLIC TRANSIT	--
WALK	4.5%
BICYCLE	2.5%
TAXI / MOTORCYCLE / OTHER	1.5%
WORK FROM HOME	3.2%



ZONING & LAND USE DESIGNATIONS



ZONING	
M-1	35.8%
R-2	16.9%
L-O	11.1%
C-2	9.7%
R-1C	9.0%
HS	8.7%
R-3	4.2%
A-1	1.8%
C-3	1.3%
C-1	1.2%
M-2	0.3%



LAND USE	
Industrial	35.1%
Mixed Use	21.9%
Compact	18.6%
Public/Quasi-Public	15.5%
Suburban	4.3%
High Density	2.5%
Parks/Open Space	2.0%

Emerald and Orchard

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Central Bench
PARCELS	352
ACRES	117
TAXABLE VALUE	\$89,020,200
TAXABLE VALUE PER ACRE	\$760,529
VACANT ACRES	2
% VACANT	1.40%



POPULATION
739

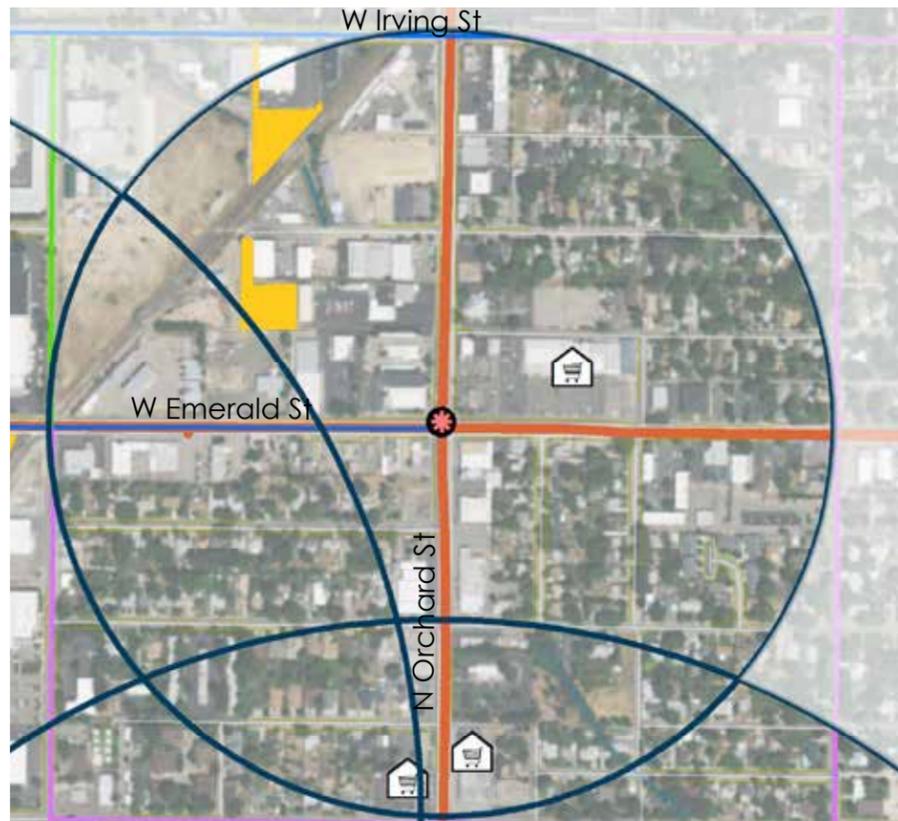
MEDIAN AGE
35.9

JOBS
1,310

MEDIAN HOUSEHOLD INCOME
\$43,093

BUSINESSES
124

COMMUNITY DESTINATIONS



0.25 mile radius

See Map Legend on Page 11.



HOUSING UNITS
366

41.5% OWNER OCCUPIED

51.1% RENTER OCCUPIED

7.4% VACANT

AVERAGE HOUSEHOLD SIZE
2.05

HOUSING UNITS PER ACRE
2.9

MEDIAN HOME VALUE
\$179,583

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	82.1%
CARPOOL	3.8%
PUBLIC TRANSIT	0.5%
WALK	3%
BICYCLE	4.8%
TAXI / MOTORCYCLE / OTHER	1.5%
WORK FROM HOME	4.3%



AUTOS PER HOUSEHOLD
1.6

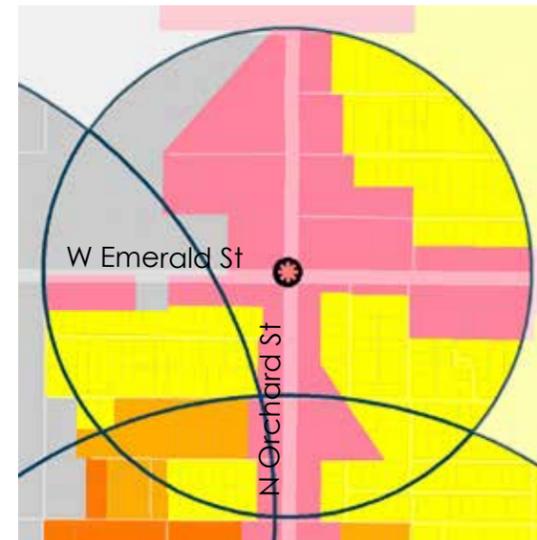


SERVED BY TRANSIT ROUTES
R5 Emerald
R6 Orchard
R41 Happy Day TC

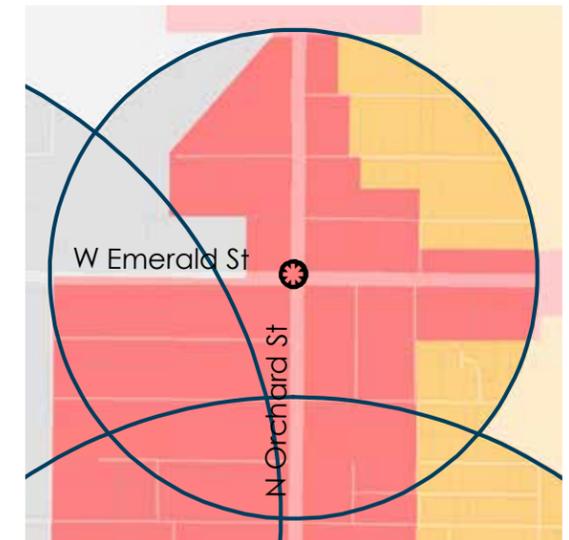


EXISTING BICYCLE INFRASTRUCTURE
Emerald Street Bike Lanes

ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	40.2%
C-2	34.8%
M-1	19.2%
R-2	5.8%



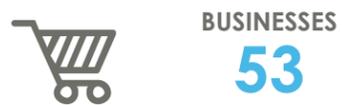
LAND USE	
Mixed Use	66.3%
Compact	18.7%
Industrial	14.9%
Office	2.2%

Overland and Empire Way

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Central Bench
PARCELS	419
ACRES	122
TAXABLE VALUE	\$102,407,800
TAXABLE VALUE PER ACRE	\$836,624
VACANT ACRES	0
% VACANT	0.00%



COMMUNITY DESTINATIONS



0.25 mile radius

See **Map Legend** on Page 11.



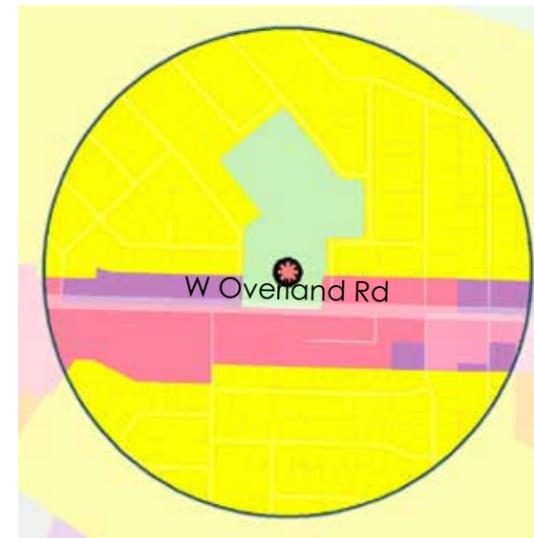
TRANSPORTATION

COMMUTE TRIPS

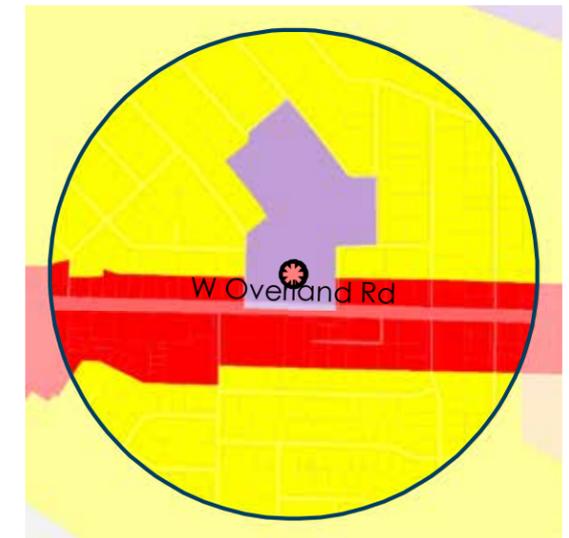
DRIVE ALONE	73.1%
CARPOOL	12.4%
PUBLIC TRANSIT	0.7%
WALK	1.7%
BICYCLE	2.1%
TAXI / MOTORCYCLE / OTHER	7.5%
WORK FROM HOME	2.4%



ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	62.6%
C-2	21.7%
A-1	9.3%
L-O	4.3%
C-1	2.2%



LAND USE	
Suburban	66.9%
Commercial	22.6%
School	10.5%

Vista and Targee

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Central Bench
PARCELS	442
ACRES	113
TAXABLE VALUE	\$110,115,800
TAXABLE VALUE PER ACRE	\$976,318
VACANT ACRES	1
% VACANT	0.90%



COMMUNITY DESTINATIONS



0.25 mile radius

See Map Legend on Page 11.



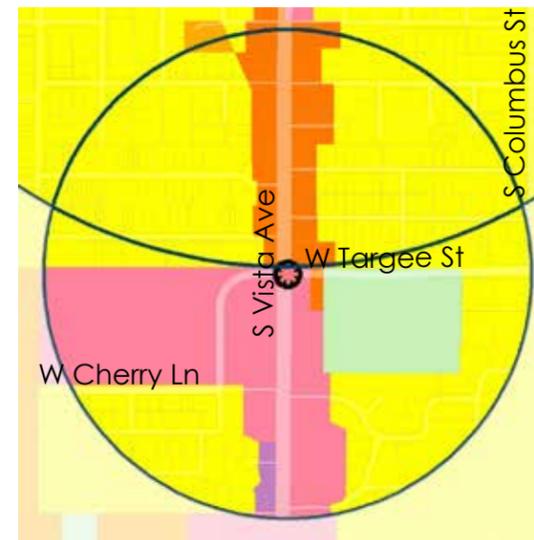
TRANSPORTATION

COMMUTE TRIPS

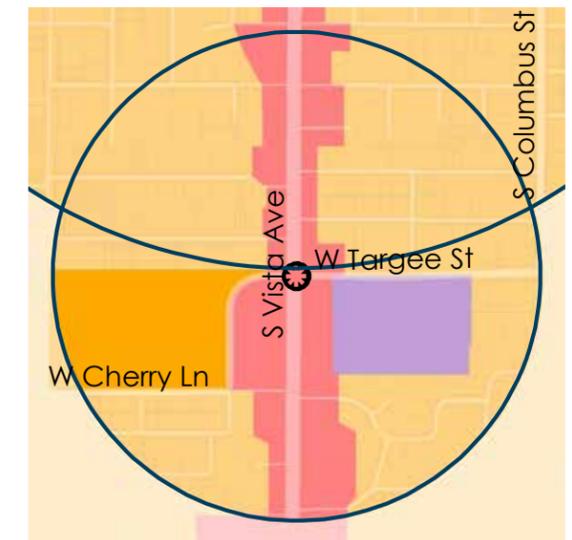
DRIVE ALONE	77.1%
CARPOOL	16%
PUBLIC TRANSIT	0.5%
WALK	0.3%
BICYCLE	3.5%
TAXI / MOTORCYCLE / OTHER	0.9%
WORK FROM HOME	1.6%



ZONING & LAND USE DESIGNATIONS

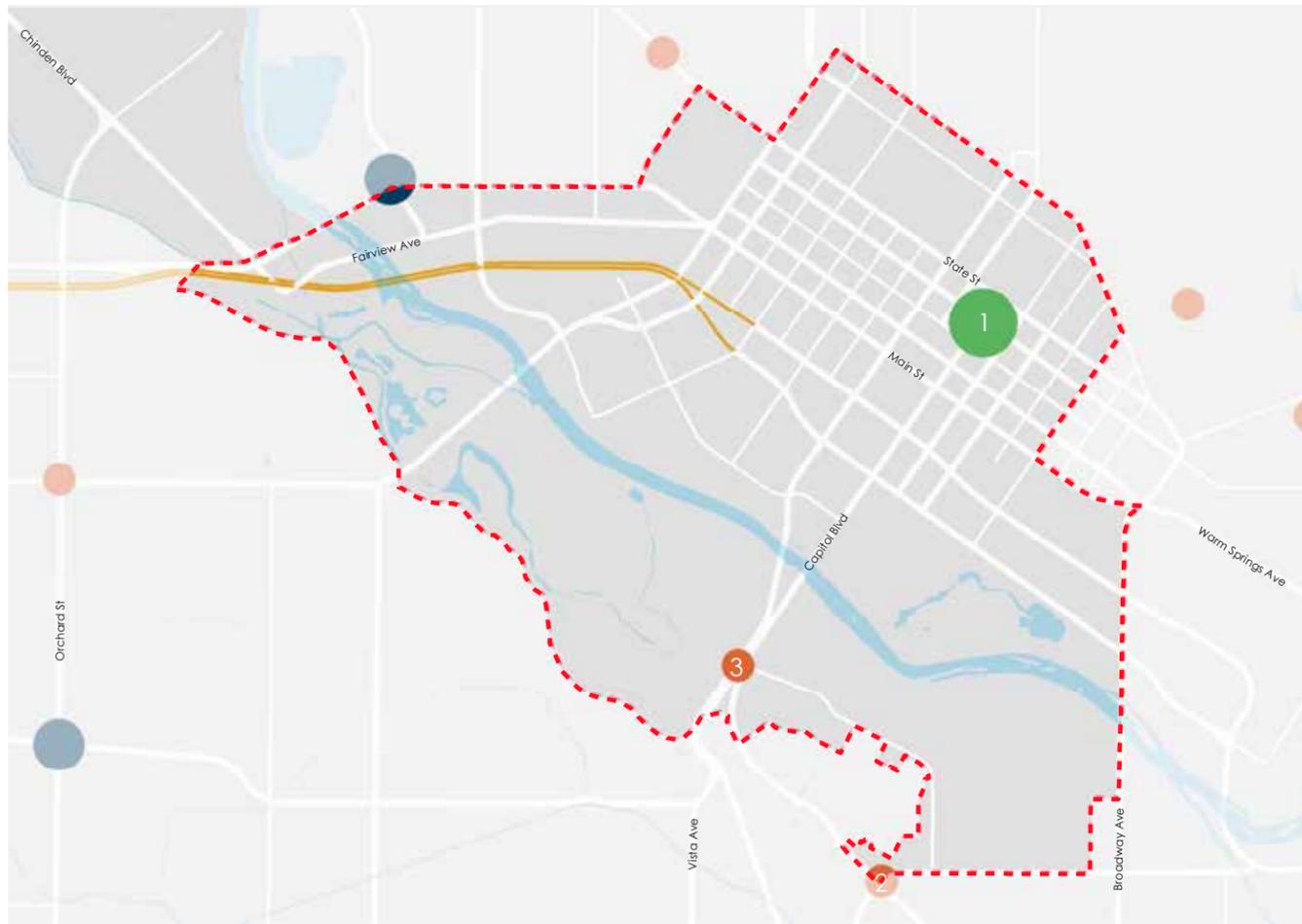


ZONING	
R-1C	58.8%
C-2	23.1%
R-3	8.8%
A-1	7.9%
R-2	0.8%
L-O	0.6%



LAND USE	
Compact	59.7%
Mixed Use	21.8%
High Density	11.1%
School	7.4%

DOWNTOWN PLANNING AREA



REGIONAL ACTIVITY CENTER

- 1. Downtown

NEIGHBORHOOD ACTIVITY CENTER

- 2. Boise and Protest
- 3. University and Capitol

Downtown

REGIONAL ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Downtown
PARCELS	3,549
ACRES	2,008
TAXABLE VALUE	\$2,177,425,400
TAXABLE VALUE PER ACRE	\$1,084,534
VACANT ACRES	57
% VACANT	2.80%

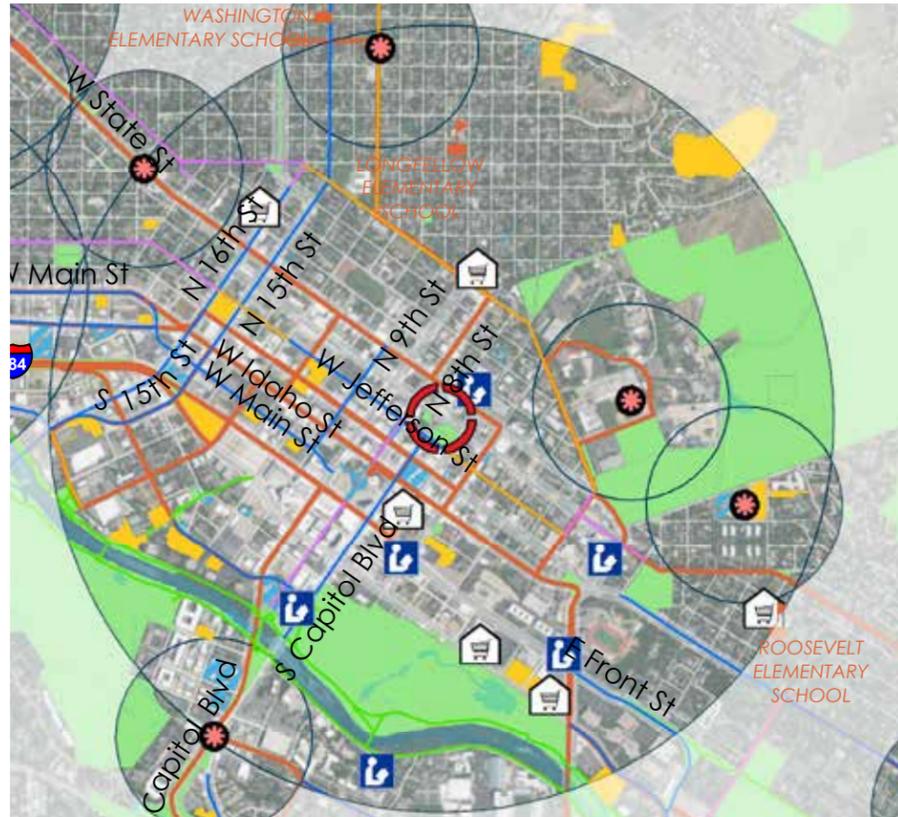
POPULATION
12,600

MEDIAN AGE 34 | **JOBS** 50,571

MEDIAN HOUSEHOLD INCOME
\$38,771

BUSINESSES
2,592

COMMUNITY DESTINATIONS



1.0 mile radius

See Map Legend on Page 11.

HOUSING UNITS
7,223

24.4% OWNER OCCUPIED

62.9% RENTER OCCUPIED

12.7% VACANT

AVERAGE HOUSEHOLD SIZE
1.81

HOUSING UNITS PER ACRE
3.6

MEDIAN HOME VALUE
\$315,103

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	64.9%
CARPOOL	4.7%
PUBLIC TRANSIT	1%
WALK	11.7%
BICYCLE	8.3%
TAXI / MOTORCYCLE / OTHER	0.6%
WORK FROM HOME	8.9%

AUTOS PER HOUSEHOLD
1.3

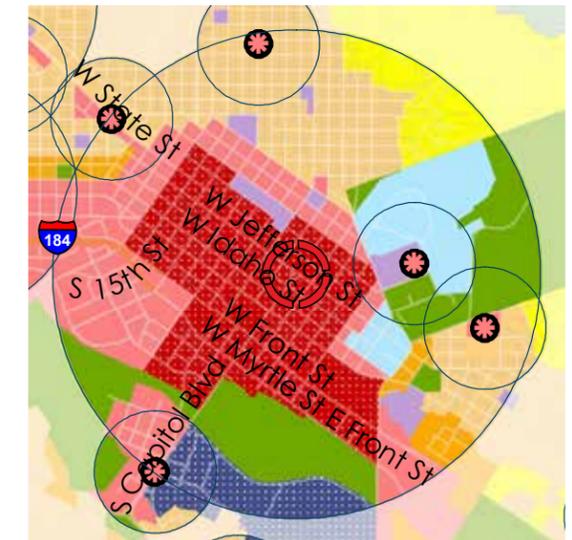
SERVED BY TRANSIT ROUTES
Main Street Station Routes

EXISTING BICYCLE INFRASTRUCTURE
The Greenbelt
8th Street & 13th Street Bikeways
Capitol Protected Bike Lane

ZONING & LAND USE DESIGNATIONS



ZONING	
A-1	41.3%
R-1C	7.6%
R-O	7.3%
C-5	7.0%
U	6.3%
C-2	5.9%
R-2	5.5%
R-1B	4.2%
R-3	4.1%
RP	4.1%
L-O	2.2%
C-1	1.8%
HS	1.6%
C-3	1.0%



LAND USE	
Downtown Mixed Use	22.6%
Mixed Use	19.7%
Compact	19.4%
Parks/Open Space	15.5%
Public/Quasi-Public	8.0%
Suburban	4.7%
BSU Master Plan	4.5%
School	3.0%
High Density	2.5%

Boise and Protest

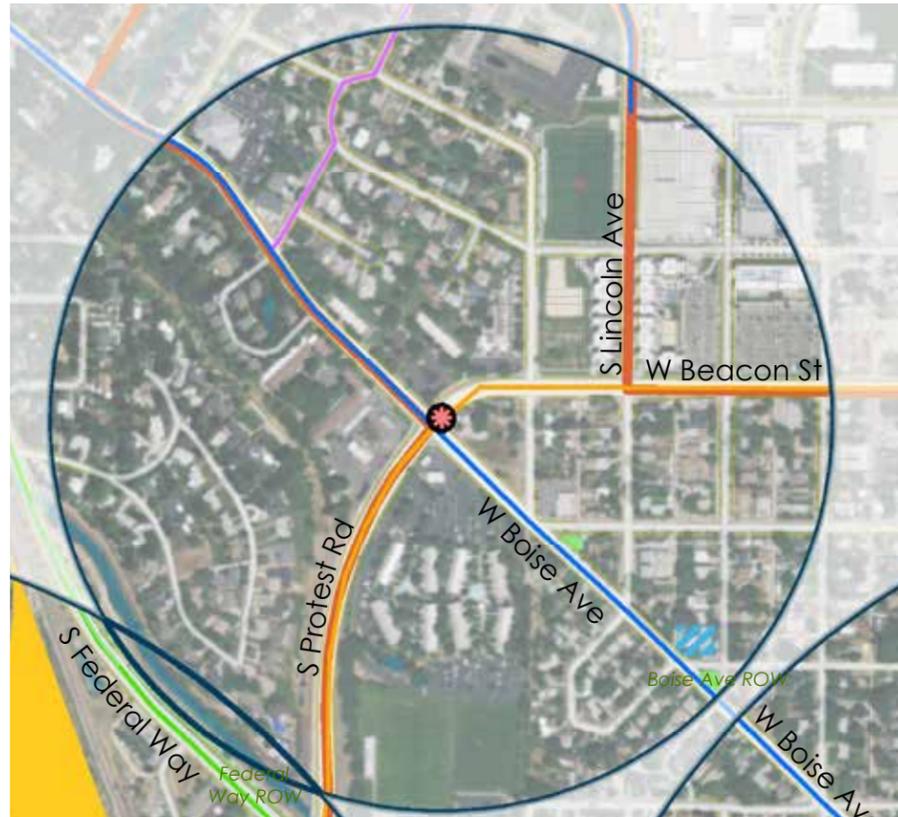
NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Downtown
PARCELS	386
ACRES	231
TAXABLE VALUE	\$95,428,300
TAXABLE VALUE PER ACRE	\$413,291
VACANT ACRES	0
% VACANT	0.00%



COMMUNITY DESTINATIONS



0.25 mile radius

See Map Legend on Page 11.



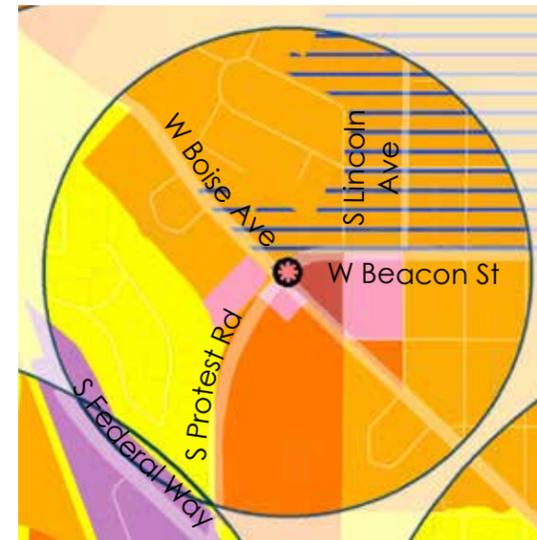
TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	61.9%
CARPOOL	7.4%
PUBLIC TRANSIT	0.2%
WALK	13.1%
BICYCLE	12.9%
TAXI / MOTORCYCLE / OTHER	0.8%
WORK FROM HOME	2.8%



ZONING & LAND USE DESIGNATIONS



ZONING	
U	60.0%
R-2	19.3%
R-1C	9.8%
R-3	8.6%
C-1	1.8%
R-O	0.5%



LAND USE	
Compact	49.8%
Mixed Use	26.8%
BSU Master Plan	21.2%
Office	2.2%

University and Capitol

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Downtown
PARCELS	108
ACRES	334
TAXABLE VALUE	\$106,757,000
TAXABLE VALUE PER ACRE	\$319,452
VACANT ACRES	1
% VACANT	0.40%



POPULATION
1,126

MEDIAN AGE
23.1

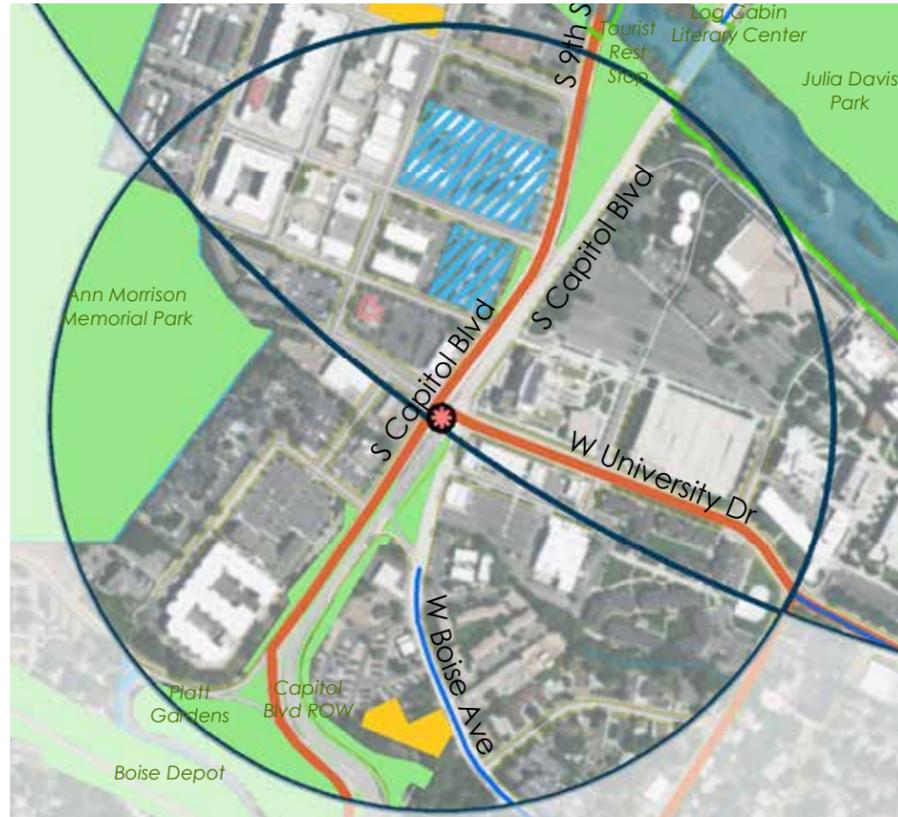
JOBS
1,011

MEDIAN HOUSEHOLD INCOME
\$18,715



BUSINESSES
40

COMMUNITY DESTINATIONS



0.25 mile radius

See **Map Legend** on Page 11.



HOUSING UNITS
778

13.4% OWNER OCCUPIED

76.9% RENTER OCCUPIED

9.8% VACANT

AVERAGE HOUSEHOLD SIZE
1.18

HOUSING UNITS PER ACRE
6.2

MEDIAN HOME VALUE
\$223,913

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	62.7%
CARPOOL	4.6%
PUBLIC TRANSIT	0.5%
WALK	17.5%
BICYCLE	6.3%
TAXI / MOTORCYCLE / OTHER	2.1%
WORK FROM HOME	6.1%



AUTOS PER HOUSEHOLD
N/A

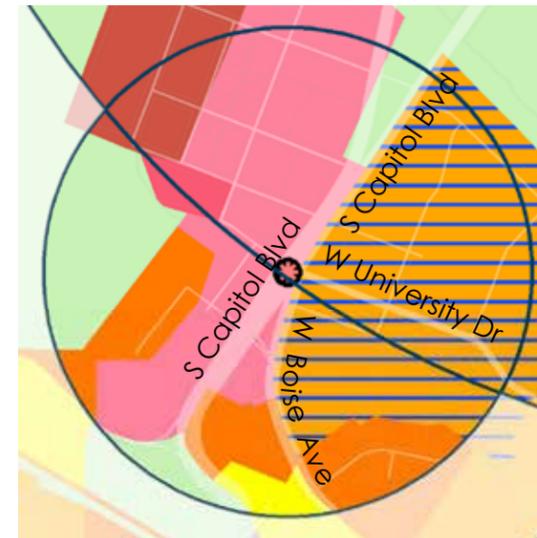


SERVED BY TRANSIT ROUTES
R1 Parkcenter
R3 Vista R45
BSU Express

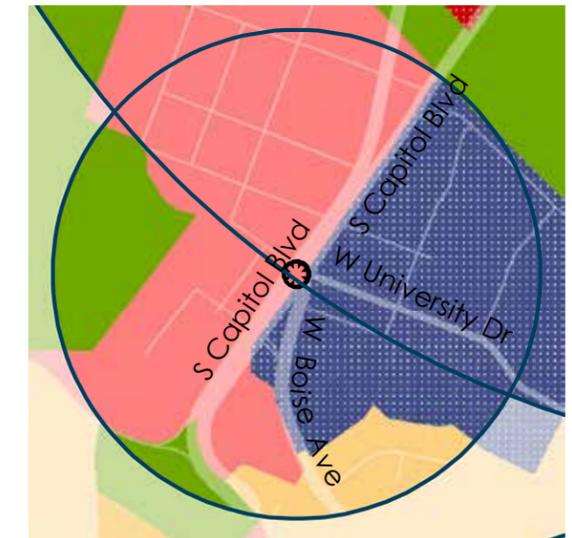


EXISTING BICYCLE INFRASTRUCTURE
Boise Avenue Bike Lanes

ZONING & LAND USE DESIGNATIONS

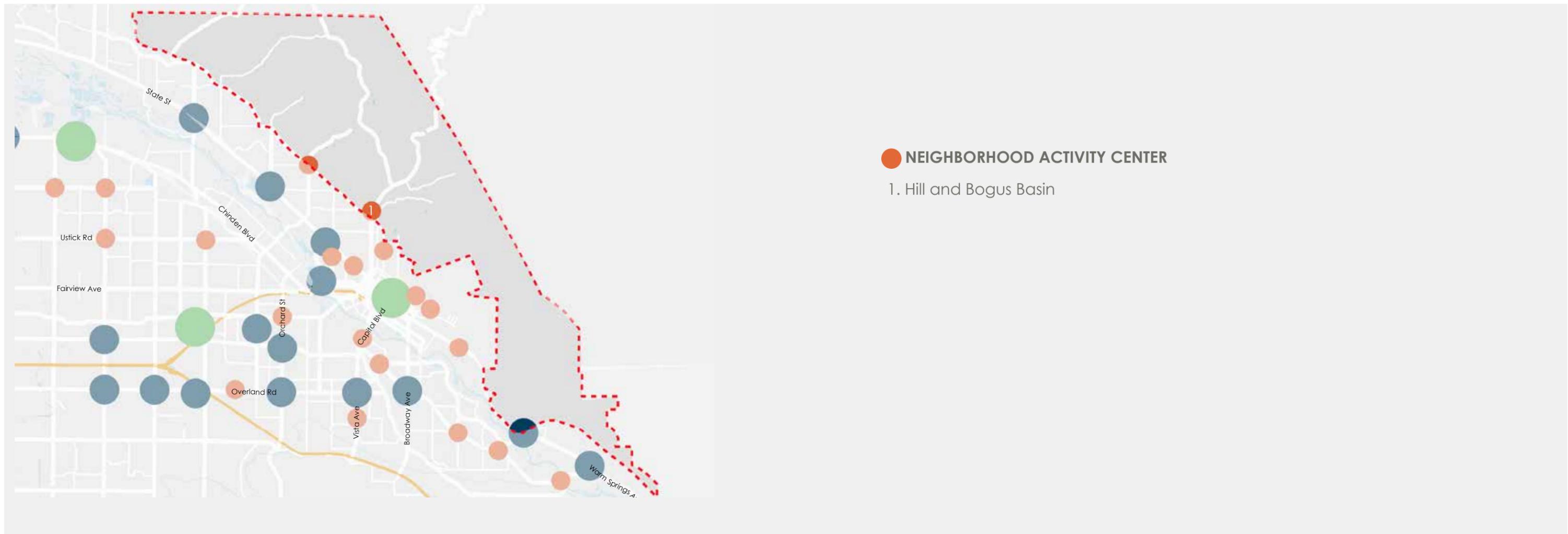


ZONING	
A-1	43.8%
U	40.3%
C-2	7.4%
R-3	4.8%
R-O	2.7%
C-3	0.6%
R-1C	0.5%



LAND USE	
Mixed Use	44.7%
BSU Master Plan	35.5%
Parks/Open Space	12.3%
Compact	7.5%

FOOTHILLS PLANNING AREA



Hill and Bogus Basin

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Foothills
PARCELS	260
ACRES	133
TAXABLE VALUE	\$121,949,200
TAXABLE VALUE PER ACRE	\$917,427
VACANT ACRES	15
% VACANT	11.60%



POPULATION
507

MEDIAN AGE
42.5

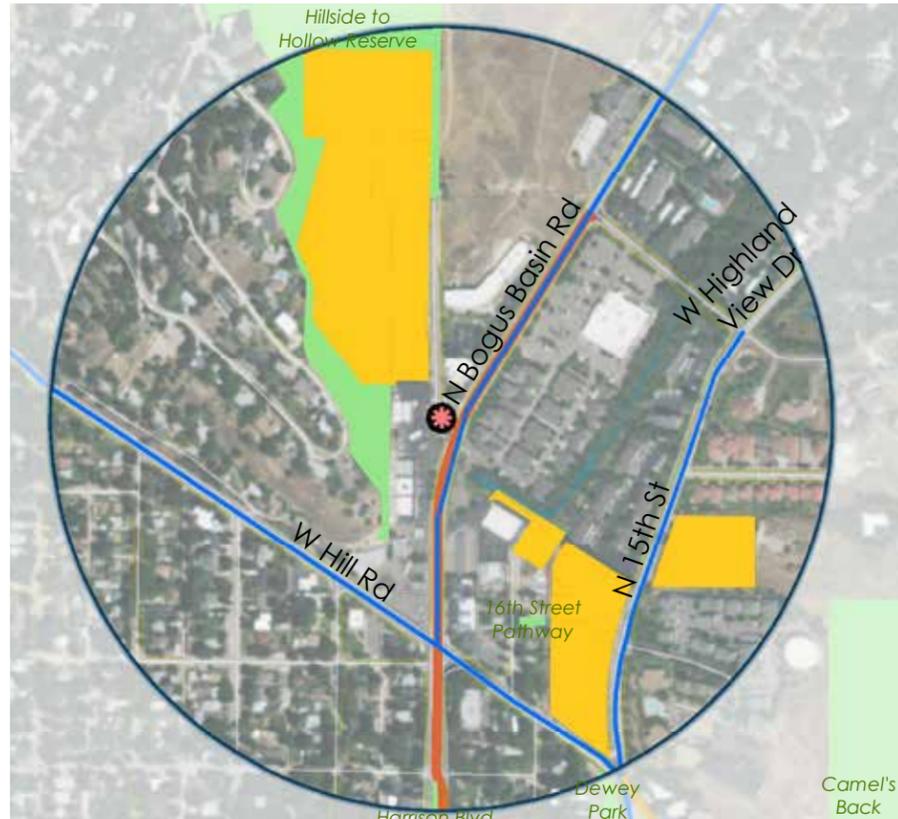
JOBS
474

MEDIAN HOUSEHOLD INCOME
\$61,555



BUSINESSES
23

COMMUNITY DESTINATIONS



0.25 mile radius

See **Map Legend** on Page 11.



HOUSING UNITS
324

51.5% OWNER OCCUPIED

39.8% RENTER OCCUPIED

8.6% VACANT

AVERAGE HOUSEHOLD SIZE
1.71

HOUSING UNITS PER ACRE
2.6

MEDIAN HOME VALUE
\$359,259

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	62.7%
CARPOOL	16.6%
PUBLIC TRANSIT	2.7%
WALK	1.4%
BICYCLE	5.1%
TAXI / MOTORCYCLE / OTHER	1%
WORK FROM HOME	10.8%



AUTOS PER HOUSEHOLD
2

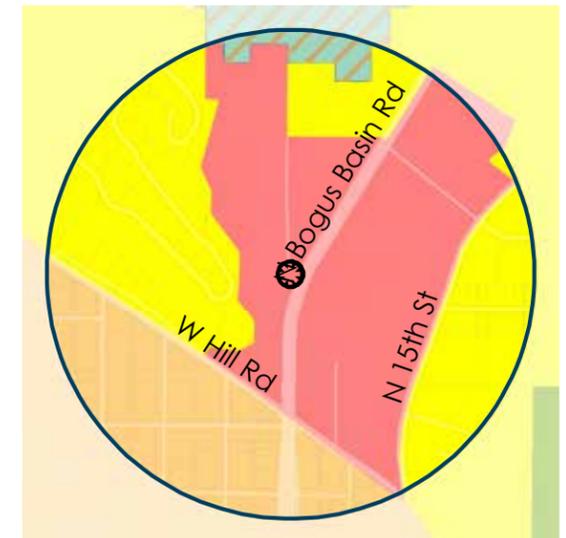


SERVED BY TRANSIT ROUTES
R14 Hyde Park



EXISTING BICYCLE INFRASTRUCTURE
Hill Road, Bogus Basin Road, & 15th Street Bike Lanes

ZONING & LAND USE DESIGNATIONS

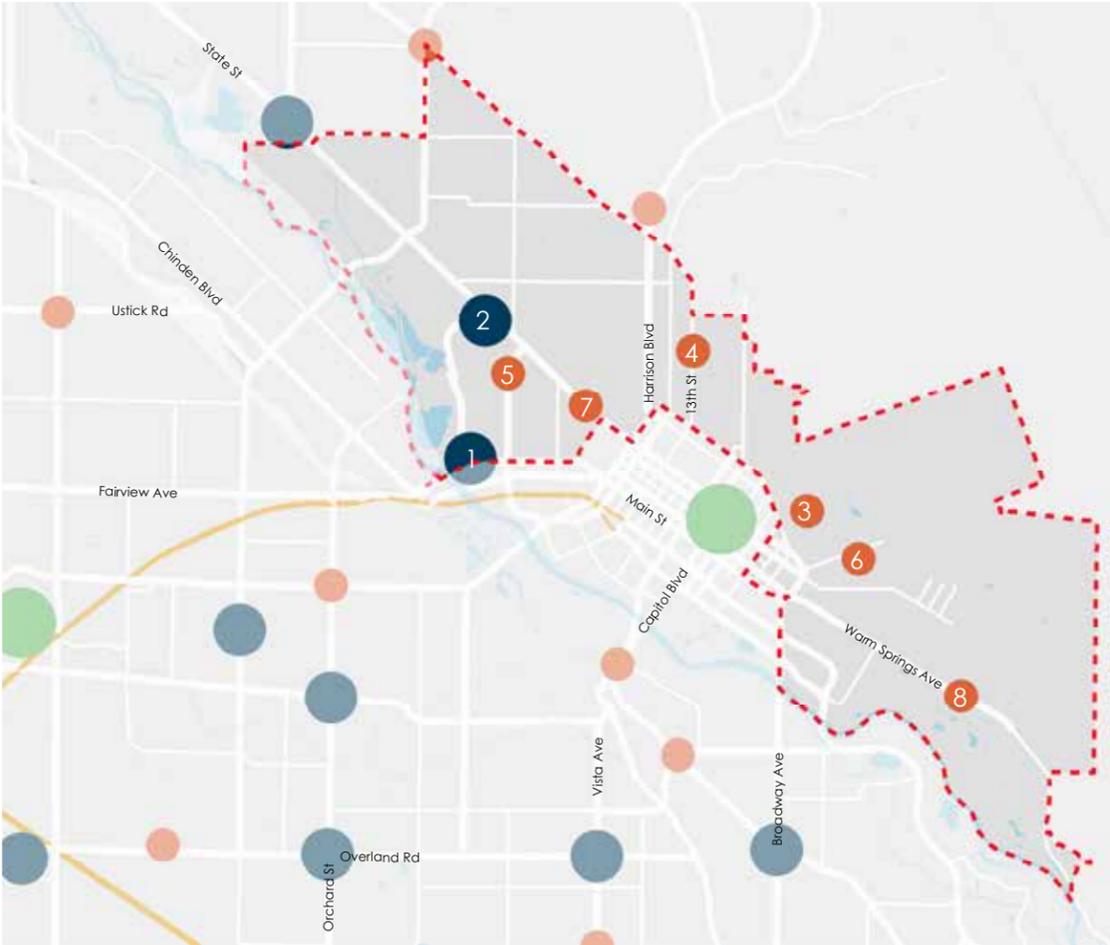


ZONING	
A-1	23.2%
R-1B	17.0%
C-1	14.6%
R-1C	14.5%
R-2	11.6%
R-3	5.6%
C-2	4.8%
L-O	4.4%

A-2 4.2%

LAND USE	
Mixed Use	41.6%
Suburban	36.0%
Compact	20.0%
Slope Protection	2.4%

NORTH/EAST ENDS PLANNING AREA



● COMMUNITY ACTIVITY CENTER

- 1. Main and Whitewater Park
- 2. State and Whitewater Park

● NEIGHBORHOOD ACTIVITY CENTER

- 3. Fort Boise
- 4. Hyde Park
- 5. Jerry's 27th Street Market
- 6. Reserve Street Armory
- 7. State and 21st
- 8. Warm Springs and M&W Market

Main & Whitewater Park

COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	North/East Ends
PARCELS	719
ACRES	362
TAXABLE VALUE	\$277,551,200
TAXABLE VALUE PER ACRE	\$765,721
VACANT ACRES	18
% VACANT	5.10%



POPULATION
2,525

MEDIAN AGE
32

JOBS
2,784

MEDIAN HOUSEHOLD INCOME
\$42,411



BUSINESSES
207

COMMUNITY DESTINATIONS



0.5 mile radius

See Map Legend on Page 11.



HOUSING UNITS
1,395

28.5% OWNER OCCUPIED

62.2% RENTER OCCUPIED

9.3% VACANT

AVERAGE HOUSEHOLD SIZE
1.95

HOUSING UNITS PER ACRE
2.8

MEDIAN HOME VALUE
\$195,800

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	70.6%
CARPOOL	7.3%
PUBLIC TRANSIT	0.4%
WALK	2.9%
BICYCLE	9.9%
TAXI / MOTORCYCLE / OTHER	0.4%
WORK FROM HOME	8.4%



AUTOS PER HOUSEHOLD
1.3



SERVED BY TRANSIT ROUTES

- R6 Orchard
- R7A Fairview Ustick
- R7B Fairview Towne Square Mall
- R8x Five Mile Chinden
- R41 Happy Camp TC



EXISTING BICYCLE INFRASTRUCTURE

- The Greenbelt
- Whitewater Park Boulevard, Main Street, Fairview Avenue, & Shoreline Bike Lanes

ZONING & LAND USE DESIGNATIONS



ZONING

A-1	39.7%	L-O	0.7%
R-2	20.4%	R-1B	0.5%
C-5	15.8%	C-1	0.4%
C-3	7.5%	N-O	0.1%
R-3	5.1%		
C-2	4.5%		
R-1C	3.2%		
R-O	2.2%		

LAND USE

Mixed Use	47.7%
Compact	26.1%
Parks/Open Space	18.6%
High Density	4.9%
School	2.0%
Office	0.6%

State & Whitewater Park

COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	North/East Ends
PARCELS	1,497
ACRES	432
TAXABLE VALUE	\$400,341,300
TAXABLE VALUE PER ACRE	\$926,069
VACANT ACRES	3
% VACANT	0.60%



POPULATION
4,166

MEDIAN AGE
33.5

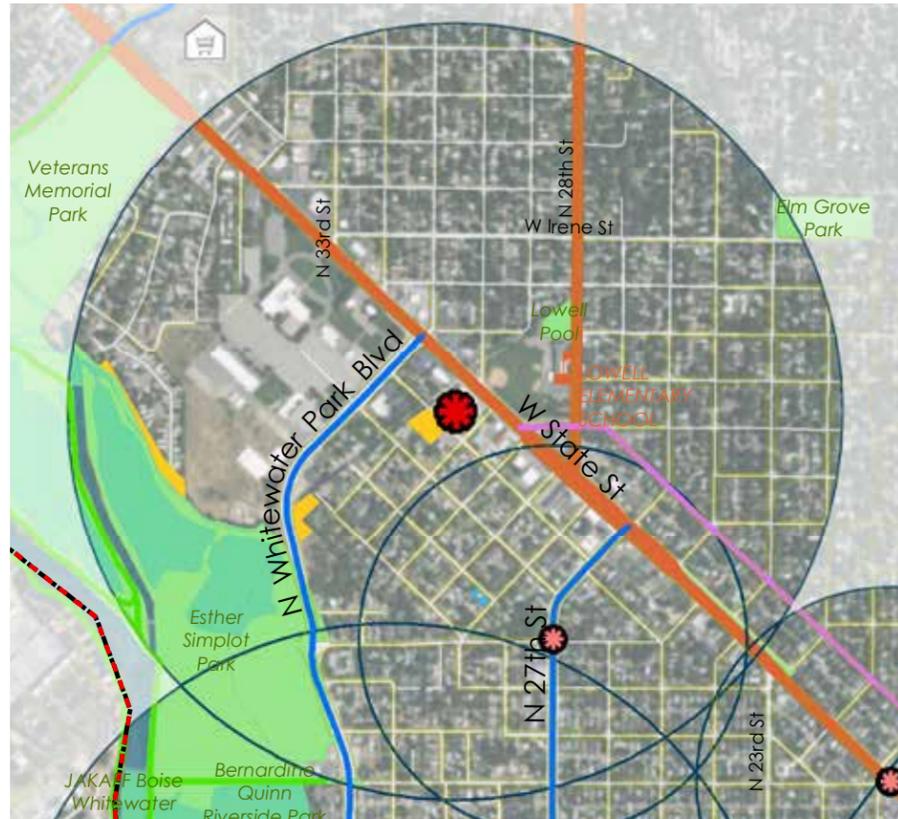
JOBS
3,063

MEDIAN HOUSEHOLD INCOME
\$43,187



BUSINESSES
127

COMMUNITY DESTINATIONS



0.5 mile radius

See Map Legend on Page 11.

HOUSING UNITS
2,045

39.4% OWNER OCCUPIED

52.6% RENTER OCCUPIED

8% VACANT

AVERAGE HOUSEHOLD SIZE
2.19

HOUSING UNITS PER ACRE
4.1

MEDIAN HOME VALUE
\$245,979

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	74.9%
CARPOOL	8.8%
PUBLIC TRANSIT	1%
WALK	3.2%
BICYCLE	5.9%
TAXI / MOTORCYCLE / OTHER	0.7%
WORK FROM HOME	5.5%



AUTOS PER HOUSEHOLD
1.5



SERVED BY TRANSIT ROUTES
R9 State Street
R9x State Street
R10 Hill St R44 Hwy 44 Express

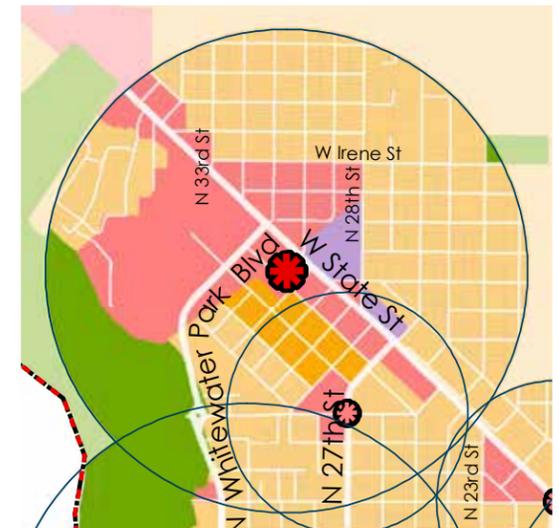


EXISTING BICYCLE INFRASTRUCTURE
The Greenbelt
Whitewater Park Boulevard & 27th Street Bike Lanes
Ellis Neighborhood Bike Route

ZONING & LAND USE DESIGNATIONS



ZONING	
A-1	35.4%
R-1C	29.6%
R-2	23.2%
C-2	6.4%
R-3	4.3%
PC	0.6%
C-1	0.3%
N-O	0.1%
R-1M	0.1%



LAND USE	
Compact	57.9%
Mixed Use	24.8%
Parks/Open Space	10.9%
High Density	4.0%
School	2.4%

Fort Boise

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	North/East Ends
PARCELS	45
ACRES	614
TAXABLE VALUE	\$8,641,100
TAXABLE VALUE PER ACRE	\$14,073
VACANT ACRES	0
% VACANT	0.00%



POPULATION
431

MEDIAN AGE
51

JOBS
2,834

MEDIAN HOUSEHOLD INCOME
\$70,872



BUSINESSES
99

COMMUNITY DESTINATIONS



0.25 mile radius

See Map Legend on Page 11.



HOUSING UNITS
30

56.7% OWNER OCCUPIED

46.7% RENTER OCCUPIED

0% VACANT

AVERAGE HOUSEHOLD SIZE
11.87

HOUSING UNITS PER ACRE
0.2

MEDIAN HOME VALUE
\$589,286

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	74%
CARPOOL	7.7%
PUBLIC TRANSIT	0.5%
WALK	2%
BICYCLE	6.1%
TAXI / MOTORCYCLE / OTHER	3.6%
WORK FROM HOME	6.6%



AUTOS PER HOUSEHOLD
1.8



SERVED BY TRANSIT ROUTES
R16 VA Shuttle



EXISTING BICYCLE INFRASTRUCTURE
Fort Street Shared Bike Route

ZONING & LAND USE DESIGNATIONS



ZONING

A-1	86.9%
RP	11.0%
L-O	1.0%
HS	0.9%
R-3	0.3%

LAND USE

Public/Quasi-Public	52.1%
Parks/Open Space	24.0%
School	14.4%
Downtown Mixed Use	4.9%
Mixed Use	4.6%

Hyde Park

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	North/East Ends
PARCELS	620
ACRES	150
TAXABLE VALUE	\$237,956,600
TAXABLE VALUE PER ACRE	\$1,582,468
VACANT ACRES	0
% VACANT	0.00%



POPULATION
1,325

MEDIAN AGE
39.2

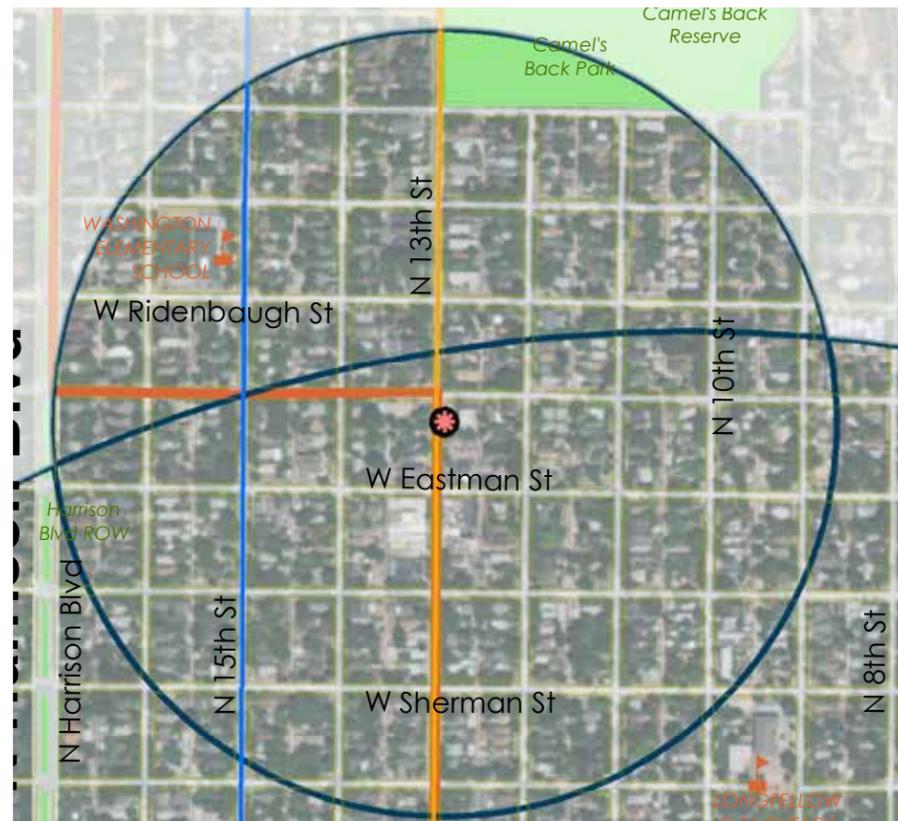
JOBS
345

MEDIAN HOUSEHOLD INCOME
\$57,358



BUSINESSES
55

COMMUNITY DESTINATIONS



0.25 mile radius

See Map Legend on Page 11.



HOUSING UNITS
698

53.7% OWNER OCCUPIED

37.7% RENTER OCCUPIED

8.5% VACANT

AVERAGE HOUSEHOLD SIZE
2.07

HOUSING UNITS PER ACRE
5.6

MEDIAN HOME VALUE
\$311,321

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	80.9%
CARPOOL	1.7%
PUBLIC TRANSIT	--
WALK	4.1%
BICYCLE	6.3%
TAXI / MOTORCYCLE / OTHER	1%
WORK FROM HOME	5.9%



AUTOS PER HOUSEHOLD
1.4

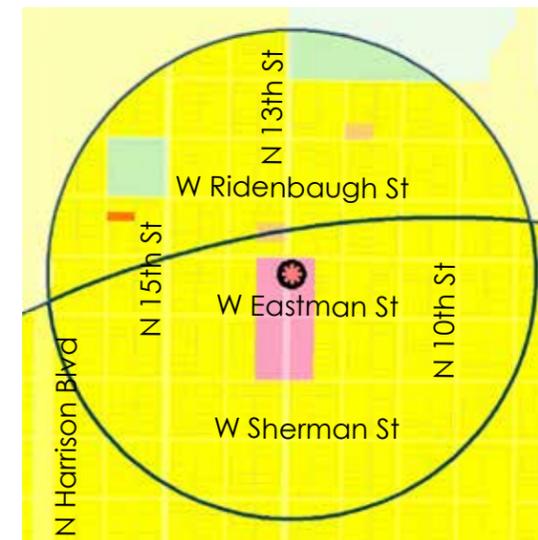


SERVED BY TRANSIT ROUTES
R14 Hyde Park

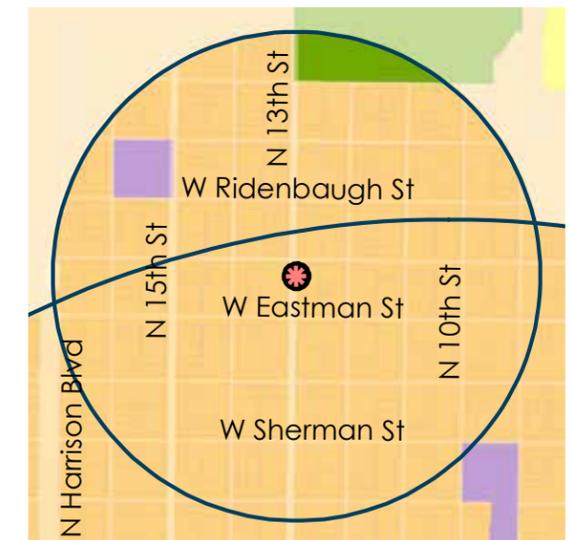


EXISTING BICYCLE INFRASTRUCTURE
15th Street Bike Lanes
13th Street Shared Bike Route

ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	50.8%
A-1	46.8%
C-1	2.0%
R-1M	0.3%
R-3	0.1%



LAND USE	
Compact	95.2%
Parks/Open Space	2.8%
School	2.0%

Jerry's 27th Street Market

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	North/East Ends
PARCELS	543
ACRES	90
TAXABLE VALUE	\$133,585,700
TAXABLE VALUE PER ACRE	\$1,485,712
VACANT ACRES	0
% VACANT	0.00%



POPULATION
1,494

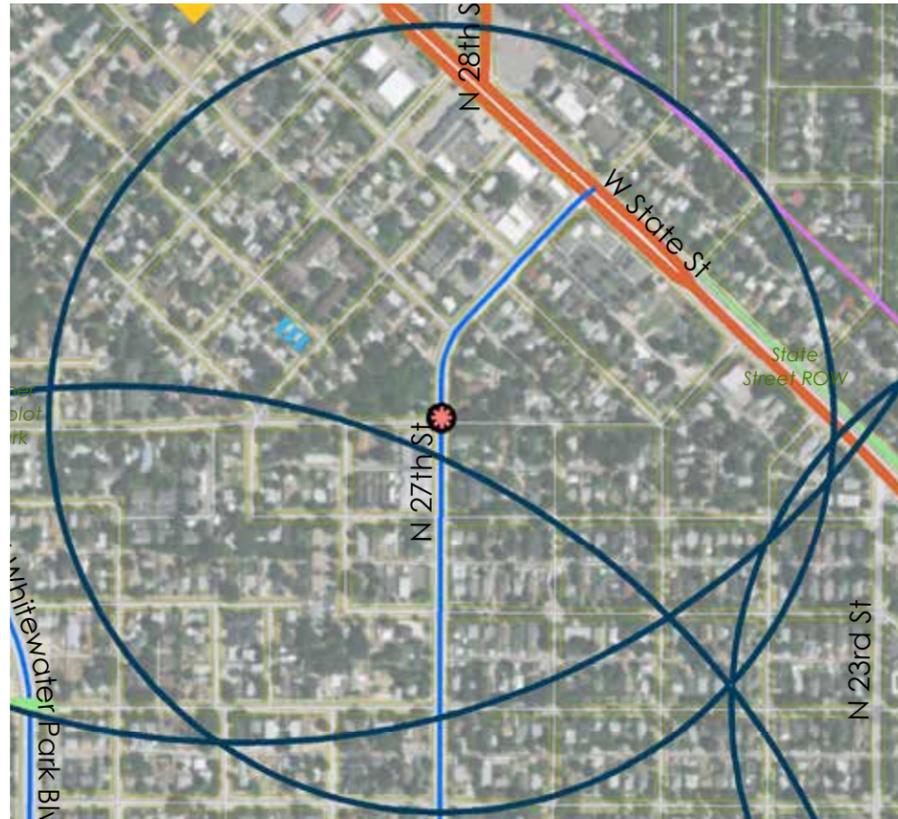
MEDIAN AGE
32

JOBS
1,448

MEDIAN HOUSEHOLD INCOME
\$42,597

BUSINESSES
54

COMMUNITY DESTINATIONS



0.25 mile radius

See Map Legend on Page 11.



HOUSING UNITS
698

33% OWNER OCCUPIED

58.5% RENTER OCCUPIED

8.6% VACANT

AVERAGE HOUSEHOLD SIZE
2.32

HOUSING UNITS PER ACRE
5.6

MEDIAN HOME VALUE
\$201,852

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	71.2%
CARPOOL	8%
PUBLIC TRANSIT	0.7%
WALK	2.3%
BICYCLE	10.7%
TAXI / MOTORCYCLE / OTHER	0.6%
WORK FROM HOME	6.6%



AUTOS PER HOUSEHOLD
1.3



SERVED BY TRANSIT ROUTES
R9 State Street
R9x State Street
R10 Hill Road

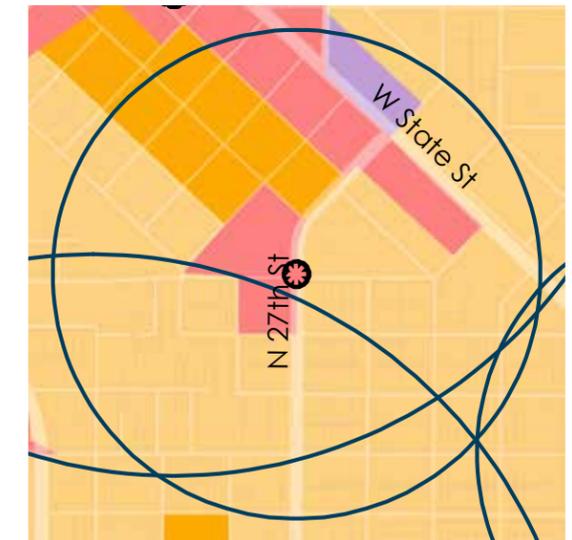


EXISTING BICYCLE INFRASTRUCTURE
27th Street Bike Lanes

ZONING & LAND USE DESIGNATIONS



ZONING	
R-2	73.2%
R-3	12.9%
C-2	6.0%
R-1C	3.9%
PC	2.7%
C-1	0.8%
N-O	0.5%



LAND USE	
Compact	71.5%
Mixed Use	14.6%
High Density	11.3%
School	2.6%

Reserve Street Armory

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	North/East Ends
PARCELS	242
ACRES	562
TAXABLE VALUE	\$99,625,400
TAXABLE VALUE PER ACRE	\$177,335
VACANT ACRES	3
% VACANT	0.50%



POPULATION
924

MEDIAN AGE
41

JOBS
434

MEDIAN HOUSEHOLD INCOME
\$60,218



BUSINESSES
21

COMMUNITY DESTINATIONS



0.25 mile radius

See **Map Legend** on Page 11.



HOUSING UNITS
515

40.2% OWNER OCCUPIED

53.4% RENTER OCCUPIED

6.4% VACANT

AVERAGE HOUSEHOLD SIZE
1.8

HOUSING UNITS PER ACRE
4.1

MEDIAN HOME VALUE
\$398,837

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	68.4%
CARPOOL	5.1%
PUBLIC TRANSIT	--
WALK	19.6%
BICYCLE	5.9%
TAXI / MOTORCYCLE / OTHER	0.2%
WORK FROM HOME	0.8%



AUTOS PER HOUSEHOLD
1.5

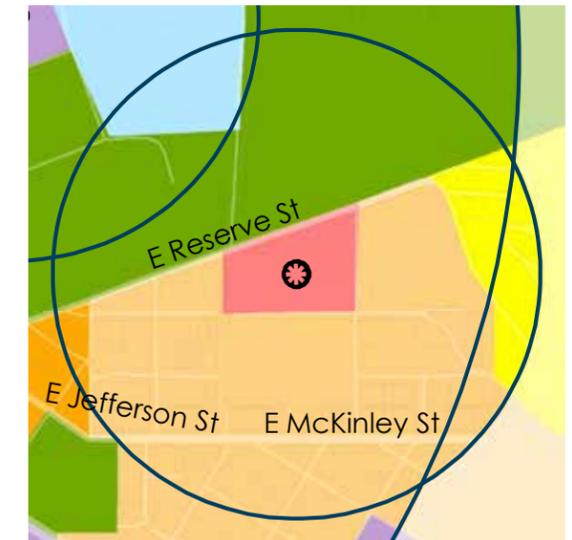
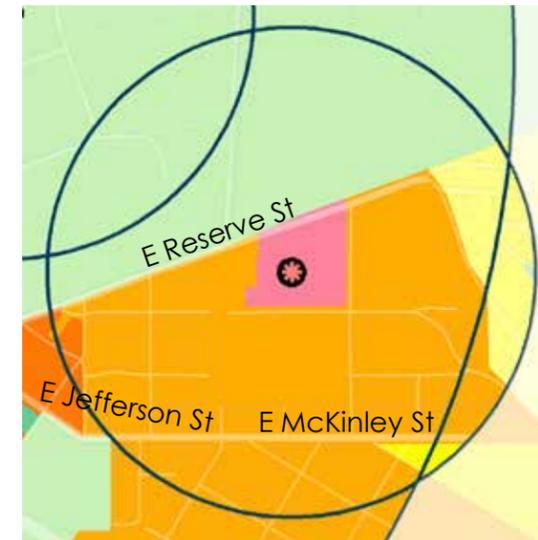


SERVED BY TRANSIT ROUTES
R16 VA Shuttle



EXISTING BICYCLE INFRASTRUCTURE
N/A

ZONING & LAND USE DESIGNATIONS



ZONING	
A-1	89.8%
R-2	7.5%
R-1B	1.5%
C-2	0.9%
R-3	0.1%
R-1C	0.1%

LAND USE	
Compact	47.6%
Parks/Open Space	33.0%
Suburban	7.3%
Mixed Use	6.3%
Public/Quasi-Public	4.7%
High Density	1.1%

State and 21st

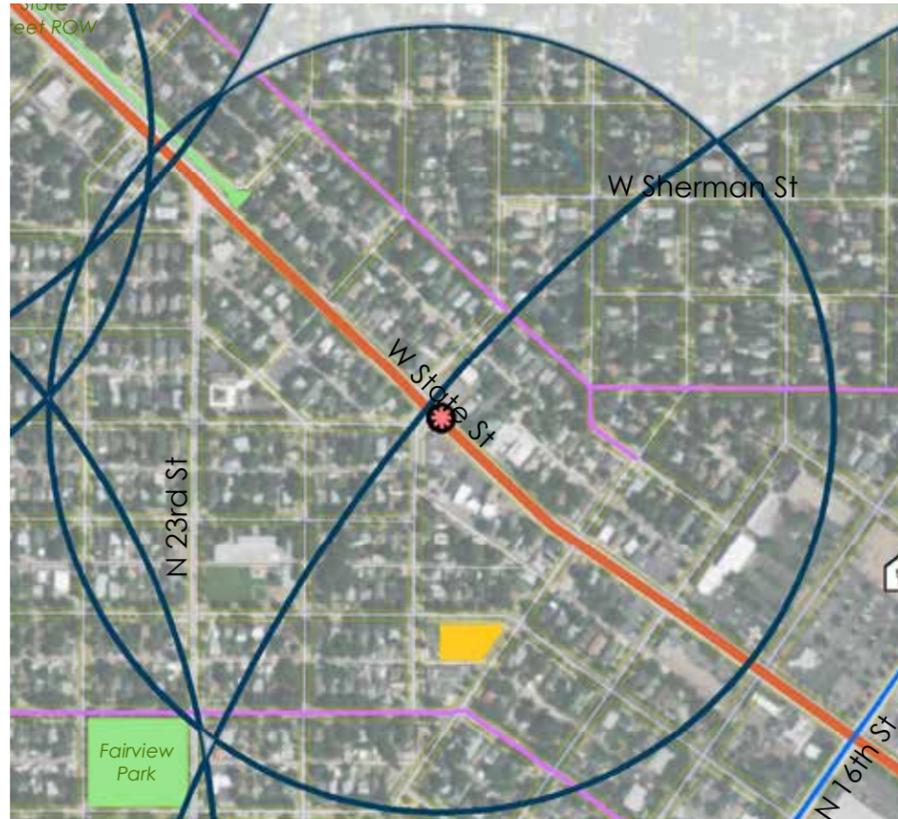
NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	North/East Ends
PARCELS	526
ACRES	84
TAXABLE VALUE	\$191,087,600
TAXABLE VALUE PER ACRE	\$2,266,281
VACANT ACRES	1
% VACANT	0.60%



COMMUNITY DESTINATIONS



0.25 mile radius

See Map Legend on Page 11.



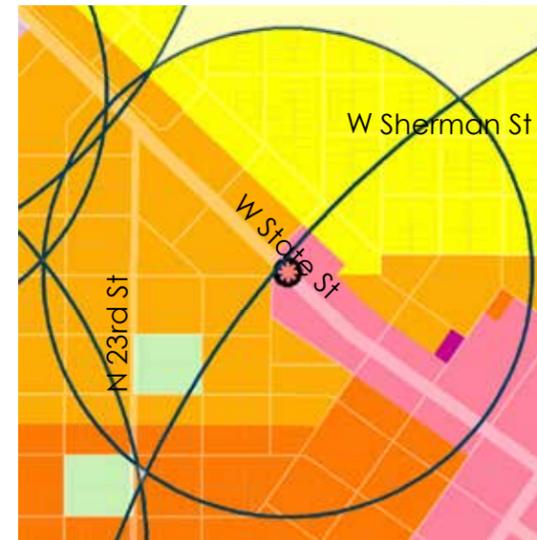
TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	70.4%
CARPOOL	3.8%
PUBLIC TRANSIT	1.3%
WALK	4.8%
BICYCLE	10.6%
TAXI / MOTORCYCLE / OTHER	0.4%
WORK FROM HOME	8.6%



ZONING & LAND USE DESIGNATIONS



ZONING	
R-2	39.2%
R-1C	31.5%
R-3	14.5%
C-2	12.7%
A-1	2.0%
N-O	0.2%

LAND USE	
Compact	69.2%
Mixed Use	19.0%
High Density	9.5%
School	2.2%
Parks/Open Space	0.0%

Warm Springs and M&W Market

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	North/East Ends
PARCELS	348
ACRES	426
TAXABLE VALUE	\$130,951,000
TAXABLE VALUE PER ACRE	\$307,145
VACANT ACRES	2
% VACANT	0.50%



POPULATION
656

MEDIAN AGE
47.9

JOBS
67

MEDIAN HOUSEHOLD INCOME
\$75,506



BUSINESSES
11

COMMUNITY DESTINATIONS



0.25 mile radius

See **Map Legend** on Page 11.



HOUSING UNITS
326

73% OWNER OCCUPIED

20.6% RENTER OCCUPIED

6.4% VACANT

AVERAGE HOUSEHOLD SIZE
2.15

HOUSING UNITS PER ACRE
2.6

MEDIAN HOME VALUE
\$309,239

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	65.8%
CARPOOL	5.6%
PUBLIC TRANSIT	--
WALK	3.8%
BICYCLE	8.1%
TAXI / MOTORCYCLE / OTHER	3.1%
WORK FROM HOME	13.9%



AUTOS PER HOUSEHOLD
1.9

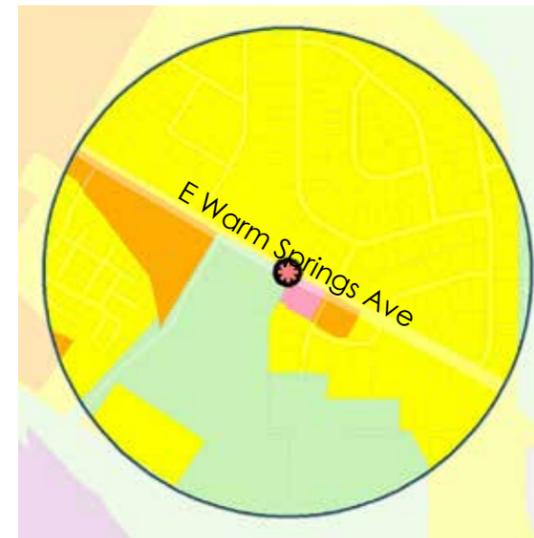


SERVED BY TRANSIT ROUTES
R17 Warm Springs



EXISTING BICYCLE INFRASTRUCTURE
The Greenbelt
Warm Springs Bike Lanes

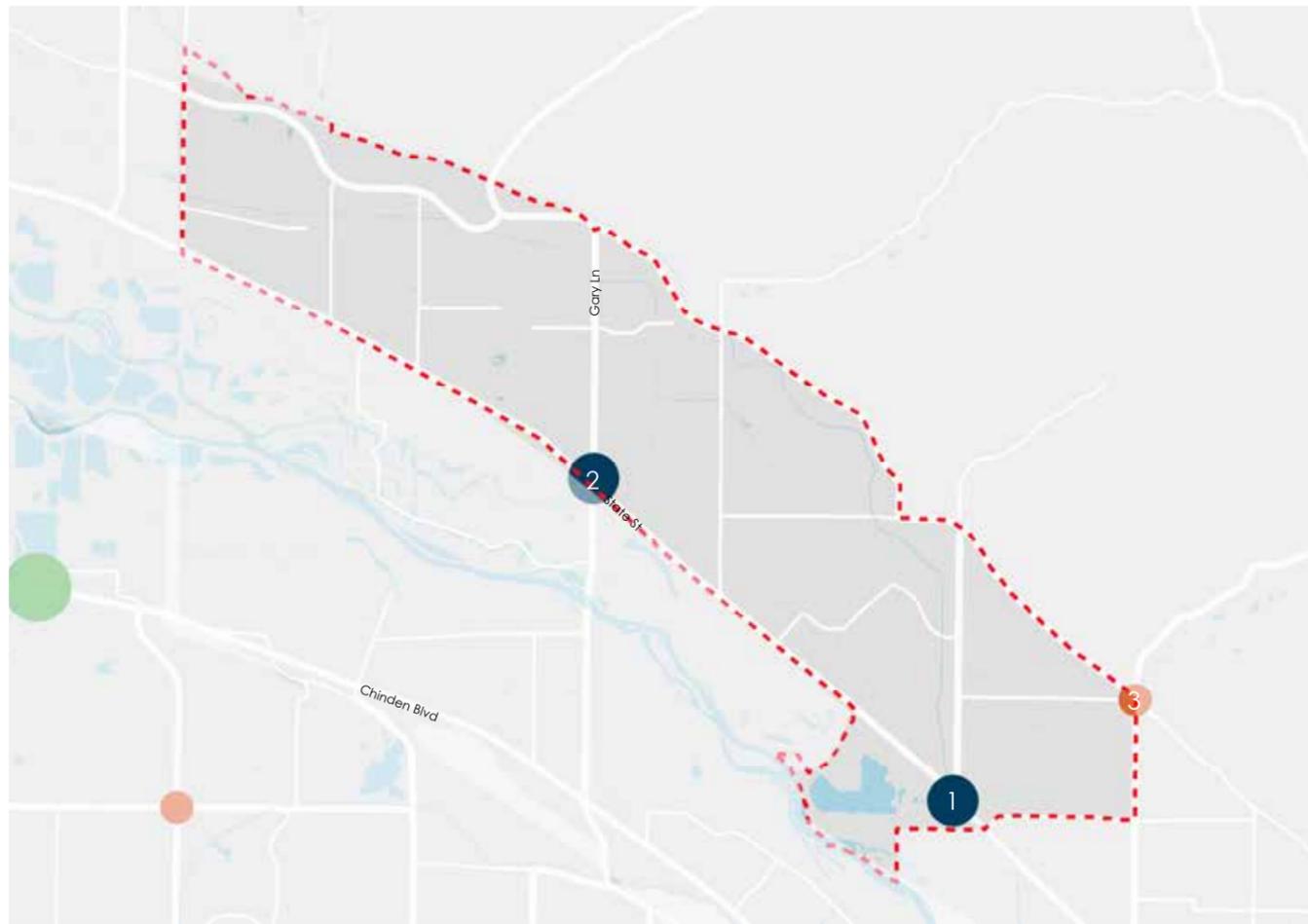
ZONING & LAND USE DESIGNATIONS



ZONING	
A-1	79.2%
R-1C	19.2%
R-2	1.5%
C-1	0.2%

LAND USE	
Compact	53.8%
Parks/Open Space	24.2%
Suburban	18.2%
School	2.2%
Mixed Use	1.5%
Office	0.2%

NORTHWEST PLANNING AREA



● **COMMUNITY ACTIVITY CENTER**

- 1. State and Collister
- 2. State and Glenwood/Gary

● **NEIGHBORHOOD ACTIVITY CENTER**

- 3. Hill and 36th

State & Collister

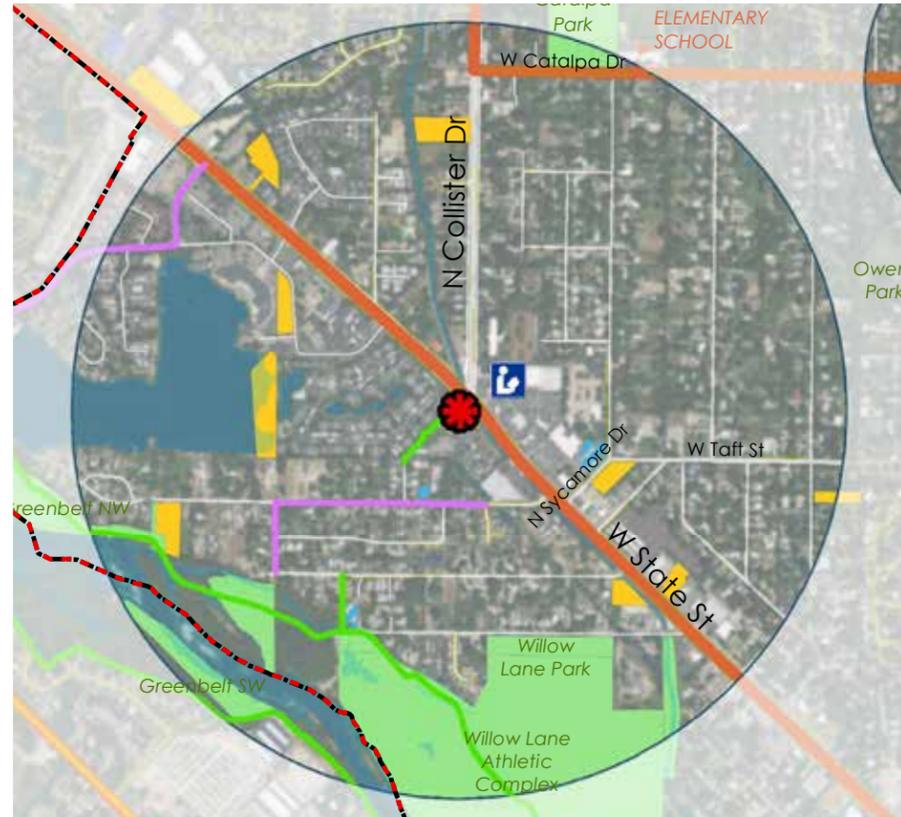
COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	North West
PARCELS	903
ACRES	486
TAXABLE VALUE	\$328,119,700
TAXABLE VALUE PER ACRE	\$674,468
VACANT ACRES	11
% VACANT	2.30%



COMMUNITY DESTINATIONS



0.5 mile radius

See **Map Legend** on Page 11.



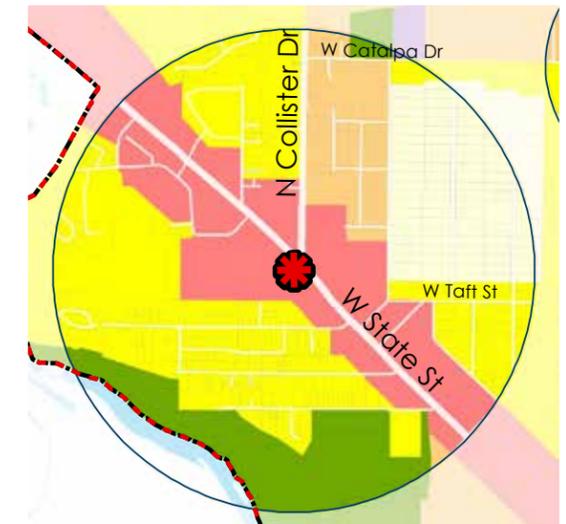
TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	73.6%
CARPOOL	10.9%
PUBLIC TRANSIT	2.2%
WALK	1.9%
BICYCLE	2.3%
TAXI / MOTORCYCLE / OTHER	1%
WORK FROM HOME	8%



ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	38.7%
R-1A	17.9%
A-1	15.2%
R-2	11.1%
C-2	10.2%
L-O	2.0%
R-3	1.8%
C-3	1.5%

R-1B	1.1%
PC	0.4%
C-1	0.1%

LAND USE	
Compact	71.4%
Mixed Use	24.9%
Office	2.3%
High Density	1.0%
School	0.3%
Parks/Open Space	0.1%

State & Glenwood/Gary

COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	North West
PARCELS	876
ACRES	243
TAXABLE VALUE	\$251,507,100
TAXABLE VALUE PER ACRE	\$1,032,946
VACANT ACRES	5
% VACANT	1.90%

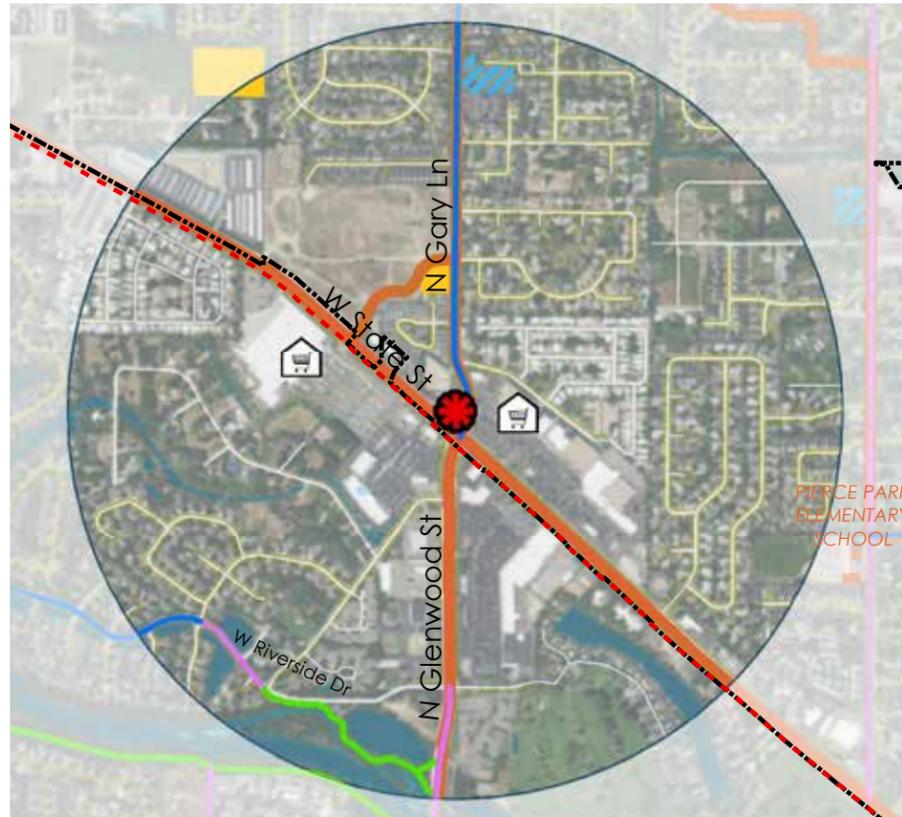
 POPULATION
2,517

MEDIAN AGE **42** | JOBS **1,580**

MEDIAN HOUSEHOLD INCOME
\$54,919

 BUSINESSES
176

COMMUNITY DESTINATIONS



0.5 mile radius

See Map Legend on Page 11.

 HOUSING UNITS
1,311

66% OWNER OCCUPIED

27.1% RENTER OCCUPIED

6.9% VACANT

AVERAGE HOUSEHOLD SIZE
2.06

HOUSING UNITS PER ACRE
2.6

MEDIAN HOME VALUE
\$196,379

TRANSPORTATION

COMMUTE TRIPS

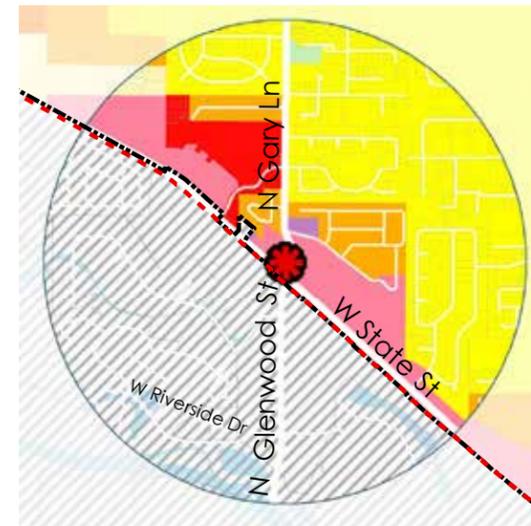
 DRIVE ALONE	81.9%
 CARPOOL	9.6%
 PUBLIC TRANSIT	1%
 WALK	0.6%
 BICYCLE	0.3%
 TAXI / MOTORCYCLE / OTHER	0.4%
 WORK FROM HOME	6.3%

 AUTOS PER HOUSEHOLD
1.7

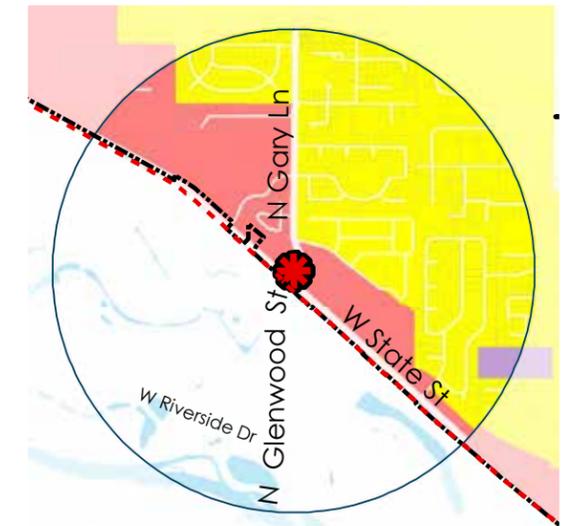
 SERVED BY TRANSIT ROUTES
R9 State Street
R9x State Street
R10 Hill St
R12 Maple Grove
R44 Hwy 44 Express

 EXISTING BICYCLE INFRASTRUCTURE
Gary Bike Lanes

ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	58.9%
C-2	17.2%
R-2	13.5%
C-4	7.1%
R-1A	1.8%
A-1	0.6%
L-O	0.6%
C2	0.2%



LAND USE	
Suburban	66.8%
Mixed Use	32.0%
School	1.2%

Hill and 36th

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Northwest
PARCELS	300
ACRES	147
TAXABLE VALUE	\$85,309,200
TAXABLE VALUE PER ACRE	\$580,794
VACANT ACRES	7
% VACANT	4.60%



POPULATION
271

MEDIAN AGE
40.4

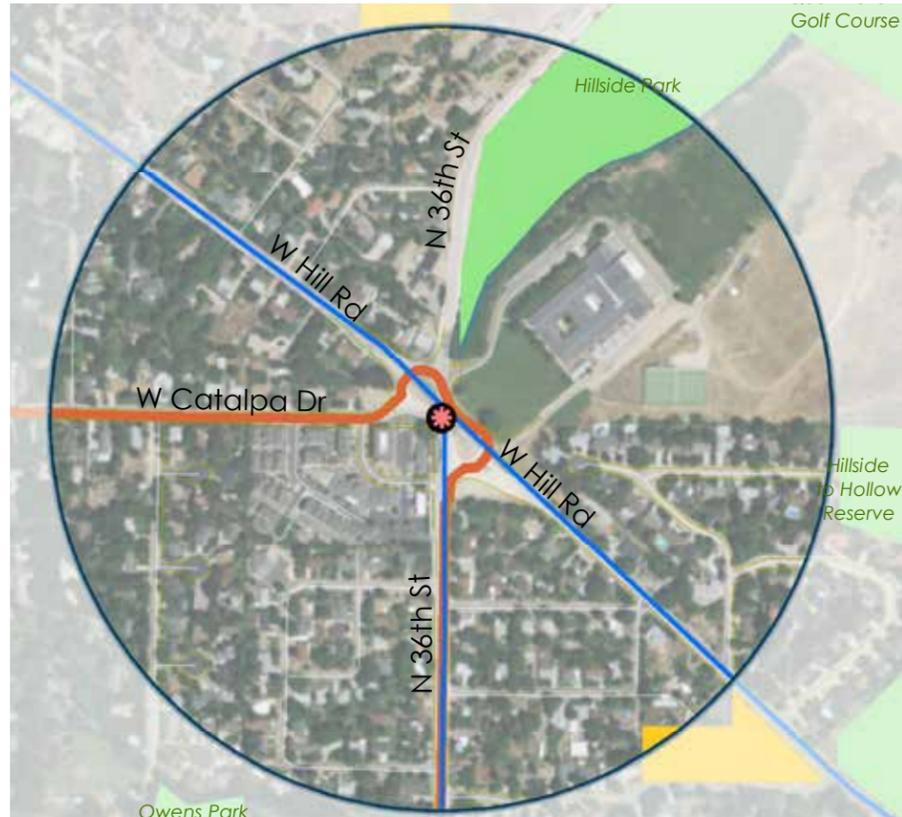
JOBS
108

MEDIAN HOUSEHOLD INCOME
\$54,030



BUSINESSES
13

COMMUNITY DESTINATIONS



0.25 mile radius

See Map Legend on Page 11.



HOUSING UNITS
126

60.3% OWNER OCCUPIED

33.3% RENTER OCCUPIED

6.3% VACANT

AVERAGE HOUSEHOLD SIZE
2.27

HOUSING UNITS PER ACRE
1

MEDIAN HOME VALUE
\$214,474

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	79.7%
CARPOOL	8.6%
PUBLIC TRANSIT	--
WALK	2.3%
BICYCLE	4.7%
TAXI / MOTORCYCLE / OTHER	0%
WORK FROM HOME	4.7%



AUTOS PER HOUSEHOLD
1.8

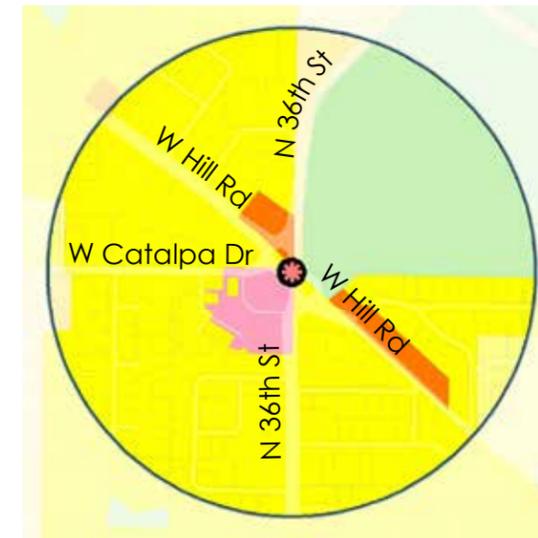


SERVED BY TRANSIT ROUTES
R10 Hill Road

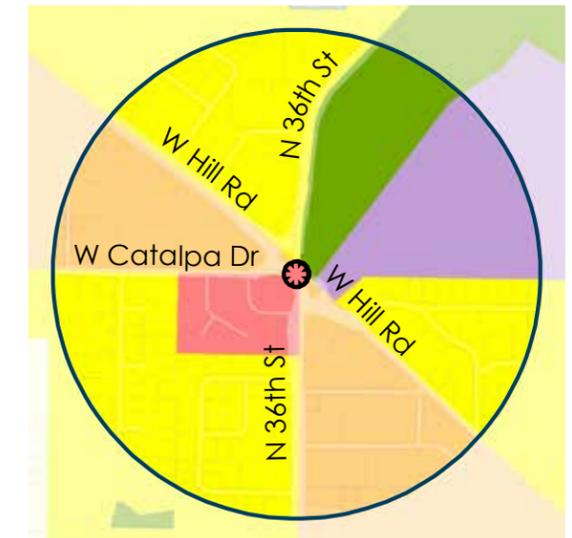


EXISTING BICYCLE INFRASTRUCTURE
Hill Road & 36th Street Bike Lanes

ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	54.9%
A-1	34.6%
R-1A	4.4%
R-1B	2.3%
R-3	1.8%
C-1	1.7%
R-2	0.3%



LAND USE	
Suburban	46.5%
Compact	25.3%
School	13.2%
Parks/Open Space	9.7%
Mixed Use	5.3%

SOUTHEAST PLANNING AREA



● REGIONAL ACTIVITY CENTER

- 1. Federal Way and Gowen (Micron)

● COMMUNITY ACTIVITY CENTER

- 2. Broadway and Boise

● NEIGHBORHOOD ACTIVITY CENTER

- 3. Boise and Apple
- 4. Boise and Eckert
- 5. Boise and Norfolk
- 6. Lake Forest and Grand Forest

Federal Way and Gowen (Micron)

REGIONAL ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southeast
PARCELS	760
ACRES	2,898
TAXABLE VALUE	\$692,175,700
TAXABLE VALUE PER ACRE	\$238,830
VACANT ACRES	1181
% VACANT	40.70%



POPULATION
1,621

MEDIAN AGE

33.7

JOBS

7,786

MEDIAN HOUSEHOLD INCOME

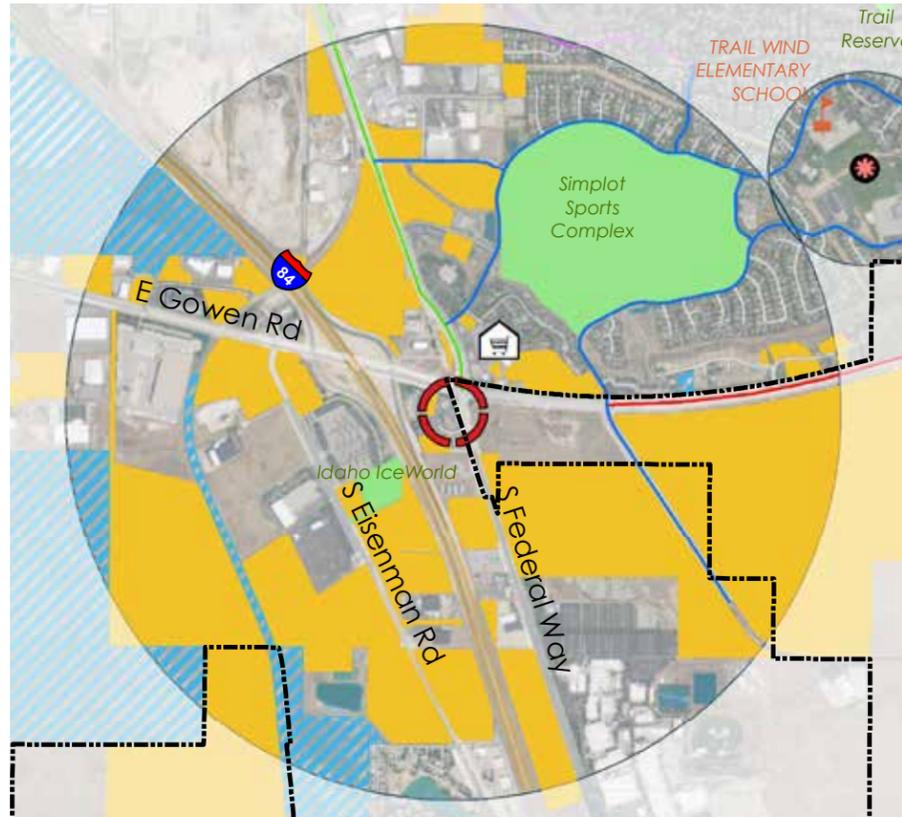
\$98,385



BUSINESSES

98

COMMUNITY DESTINATIONS



1.0 mile radius

See Map Legend on Page 11.



HOUSING UNITS

718

66.2% OWNER OCCUPIED

20.6% RENTER OCCUPIED

13.2% VACANT

AVERAGE HOUSEHOLD SIZE

2.6

HOUSING UNITS PER ACRE

0.4

MEDIAN HOME VALUE

\$249,528

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	84.1%
CARPOOL	4.7%
PUBLIC TRANSIT	--
WALK	2.3%
BICYCLE	0.5%
TAXI / MOTORCYCLE / OTHER	1%
WORK FROM HOME	7.3%



AUTOS PER HOUSEHOLD

2



SERVED BY TRANSIT ROUTES

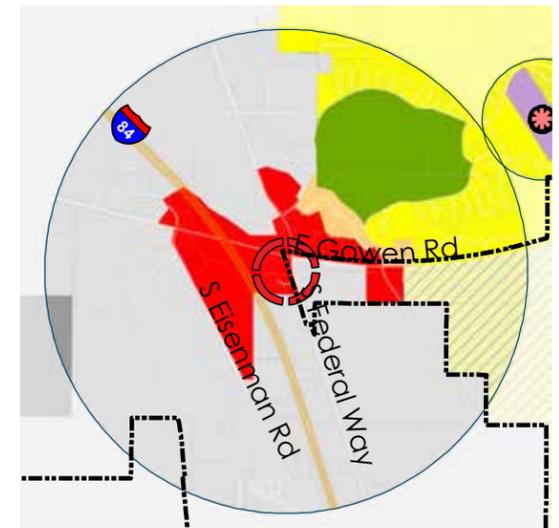
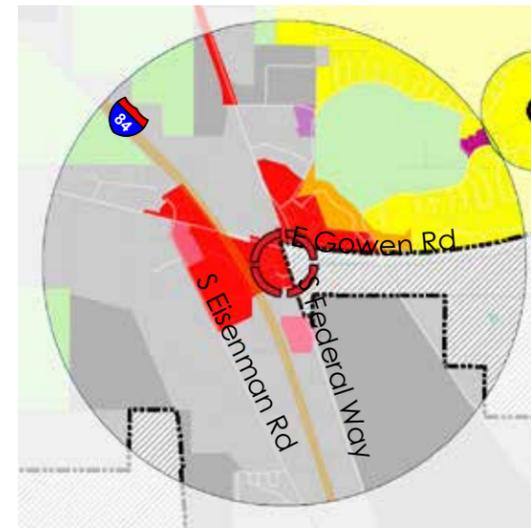
N/A



EXISTING BICYCLE INFRASTRUCTURE

Federal Way Multi-Use Path
Simplot Sports Complex Perimeter
Bike Lanes
Technology Way Bike Lanes

ZONING & LAND USE DESIGNATIONS



ZONING

A-1	24.9%	C-4	3.1%
M-1	24.0%	T-1D	1.4%
RUT	17.0%	R-2	1.2%
T-2D	9.3%	C2	0.4%
M-2	7.5%	C-2	0.3%
R-1C	5.6%	C-3	0.3%
M3	5.0%	N-O	0.1%
		L-O	0.0%

LAND USE

Industrial	64.3%
Suburban	9.9%
Commercial	9.3%
Parks/Open Space	8.1%
PC	5.9%
Compact	1.6%
Airport	0.8%

Broadway & Boise

COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southeast
PARCELS	1,855
ACRES	387
TAXABLE VALUE	\$490,480,400
TAXABLE VALUE PER ACRE	\$1,268,821
VACANT ACRES	1
% VACANT	0.30%

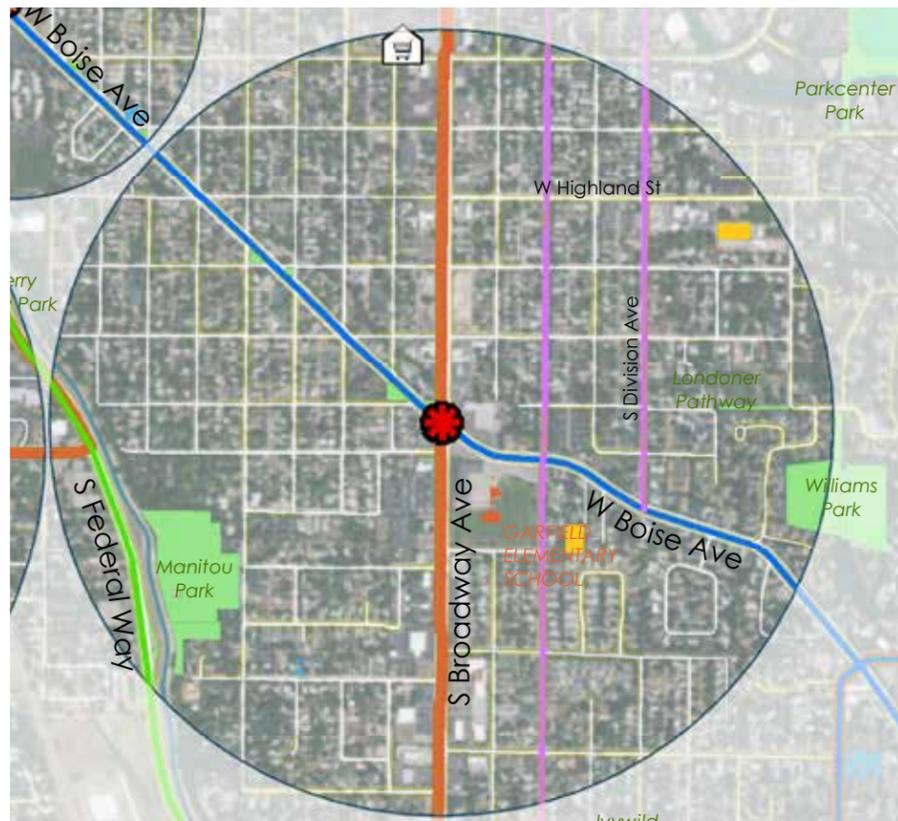
 POPULATION
4,173

MEDIAN AGE | JOBS
30.3 | **1,081**

MEDIAN HOUSEHOLD INCOME
\$37,814

 BUSINESSES
131

COMMUNITY DESTINATIONS



0.5 mile radius

See Map Legend on Page 11.

 HOUSING UNITS
2,104

37.7% OWNER OCCUPIED

55.8% RENTER OCCUPIED

6.4% VACANT

AVERAGE HOUSEHOLD SIZE
2.12

HOUSING UNITS PER ACRE
4.2

MEDIAN HOME VALUE
\$180,805

TRANSPORTATION

COMMUTE TRIPS

 DRIVE ALONE	72.4%
 CARPOOL	8.7%
 PUBLIC TRANSIT	--
 WALK	7.3%
 BICYCLE	8.2%
 TAXI / MOTORCYCLE / OTHER	1%
 WORK FROM HOME	2.4%

 AUTOS PER HOUSEHOLD
1.6

 SERVED BY TRANSIT ROUTES
R2 Broadway
R29 Overland

 EXISTING BICYCLE INFRASTRUCTURE
Federal Way Multi-Use Path
Boise Avenue Bike Lanes
Leadville & Division Neighborhood Bike Route

ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	47.5%
R-2	31.4%
C-2	11.5%
R-3	3.8%
A-1	3.3%
L-O	1.6%
R-1M	0.6%
PC	0.3%

LAND USE	
Compact	79.0%
Mixed Use	15.0%
Parks/Open Space	3.2%
School	2.1%
High Density	0.7%

Boise and Apple

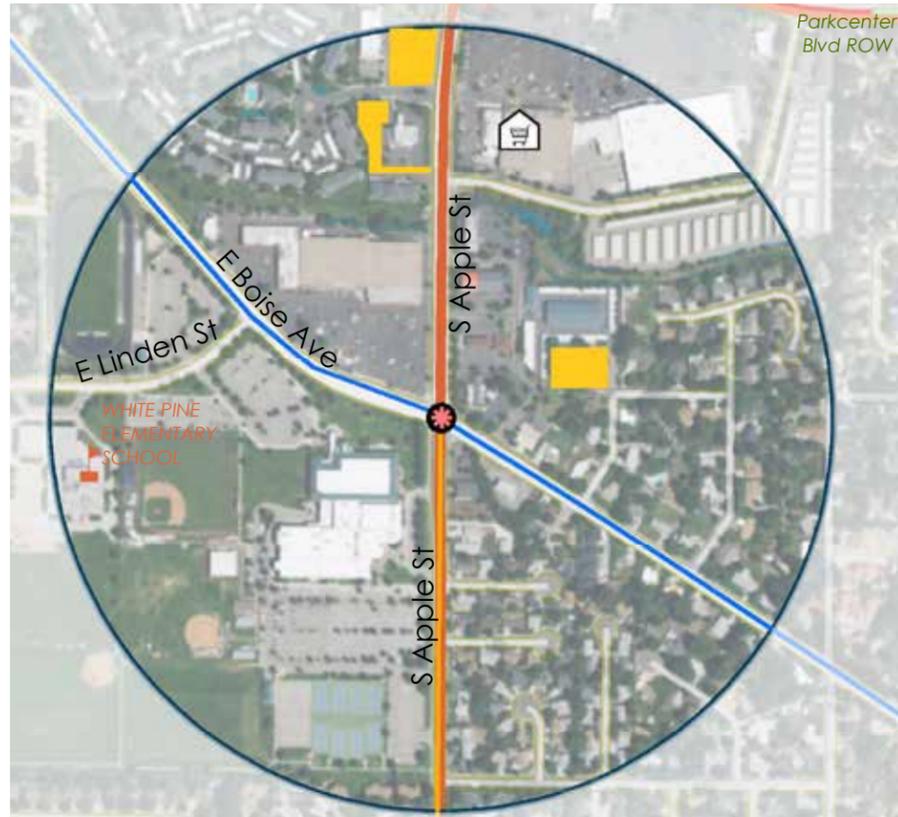
NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southeast
PARCELS	173
ACRES	152
TAXABLE VALUE	\$100,436,700
TAXABLE VALUE PER ACRE	\$661,497
VACANT ACRES	2
% VACANT	1.20%



COMMUNITY DESTINATIONS



0.25 mile radius

See **Map Legend** on Page 11.



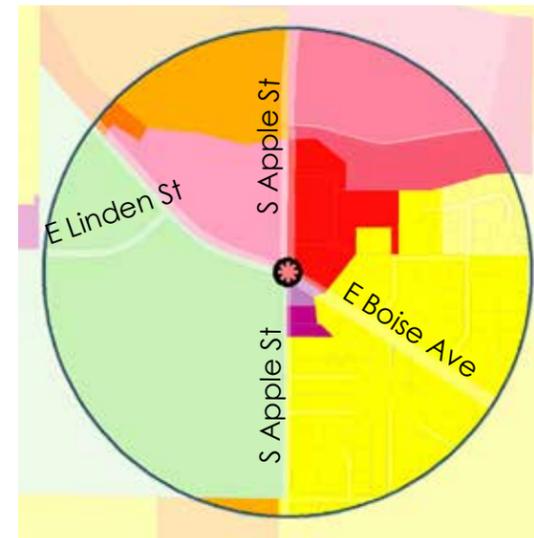
TRANSPORTATION

COMMUTE TRIPS

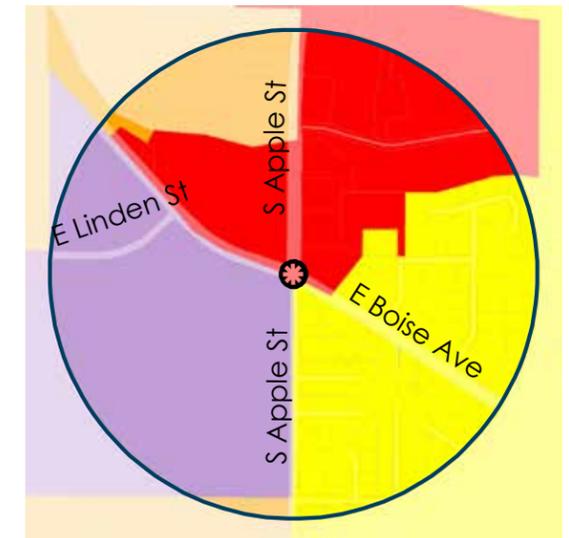
DRIVE ALONE	86.9%
CARPOOL	3.6%
PUBLIC TRANSIT	0.8%
WALK	2.4%
BICYCLE	1.6%
TAXI / MOTORCYCLE / OTHER	1.2%
WORK FROM HOME	3.6%



ZONING & LAND USE DESIGNATIONS



ZONING	
A-1	37.7%
R-1C	20.7%
R-2	13.8%
C-2	9.1%
C-1	5.8%
C-3	5.4%
C-4	4.1%
R-1B	2.6%
N-O	0.4%
R-3	0.3%
L-O	0.1%



LAND USE	
School	32.5%
Suburban	31.9%
Commercial	26.4%
Compact	8.7%
High Density	0.4%

Boise and Eckert

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southeast
PARCELS	173
ACRES	178
TAXABLE VALUE	\$45,509,300
TAXABLE VALUE PER ACRE	\$255,346
VACANT ACRES	44
% VACANT	24.60%



POPULATION
192

MEDIAN AGE
40.4

JOBS
27

MEDIAN HOUSEHOLD INCOME
\$116,201



BUSINESSES
4

COMMUNITY DESTINATIONS



0.25 mile radius

See **Map Legend** on Page 11.



HOUSING UNITS
67

92% OWNER OCCUPIED

8% RENTER OCCUPIED

0% VACANT

AVERAGE HOUSEHOLD SIZE
3

HOUSING UNITS PER ACRE
0.5

MEDIAN HOME VALUE
\$389,286

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	84.2%
CARPOOL	5.3%
PUBLIC TRANSIT	--
WALK	2.6%
BICYCLE	0%
TAXI / MOTORCYCLE / OTHER	0%
WORK FROM HOME	7.9%



AUTOS PER HOUSEHOLD
2.1

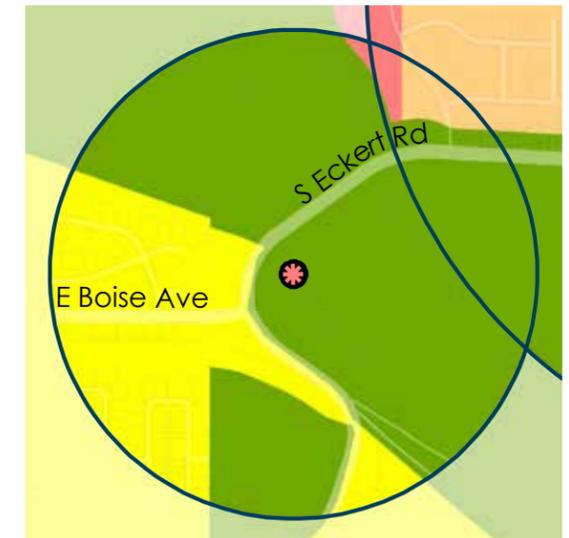
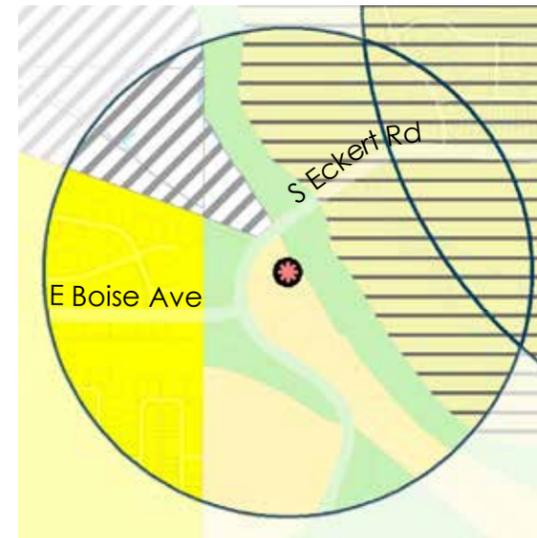


SERVED BY TRANSIT ROUTES
N/A



EXISTING BICYCLE INFRASTRUCTURE
The Greenbelt
Eckert Road & Boise Avenue Bike Lanes

ZONING & LAND USE DESIGNATIONS



ZONING

SP-01	35.8%
RUT	32.5%
R-1A	15.8%
R-1C	12.7%
A-1	3.2%

LAND USE

Parks/Open Space	68.7%
Suburban	28.3%
Compact	1.8%
Mixed Use	1.2%

Boise and Norfolk

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southeast
PARCELS	470
ACRES	112
TAXABLE VALUE	\$133,152,300
TAXABLE VALUE PER ACRE	\$1,187,916
VACANT ACRES	1
% VACANT	1.00%



POPULATION
777

MEDIAN AGE
43.2

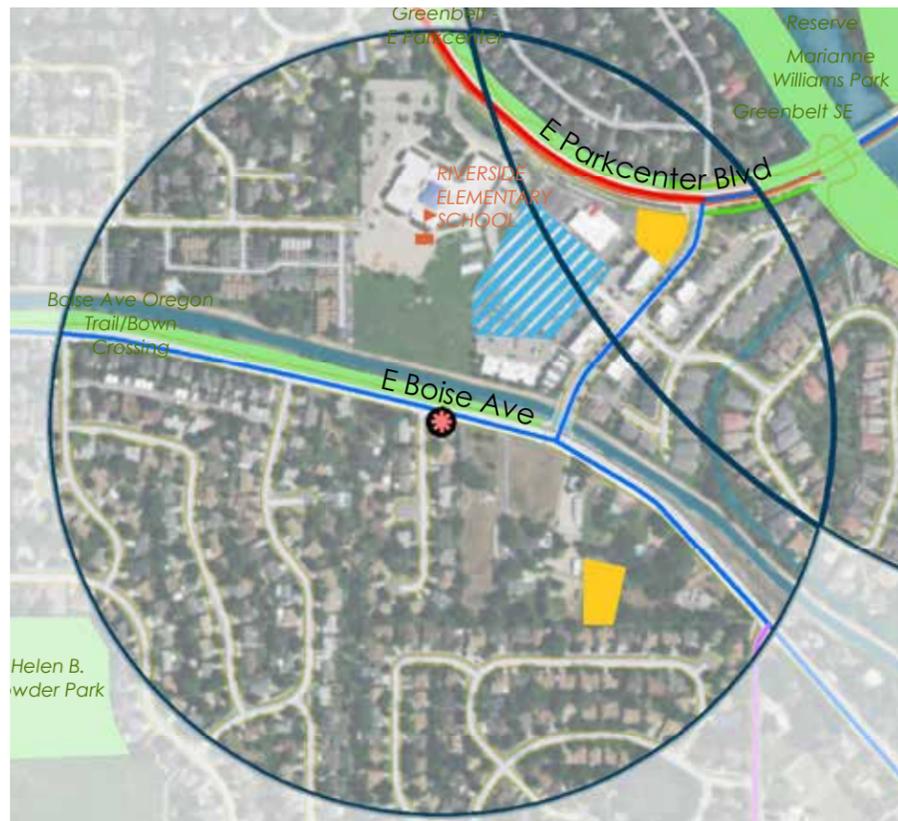
JOBS
191

MEDIAN HOUSEHOLD INCOME
\$84,947



BUSINESSES
27

COMMUNITY DESTINATIONS



0.25 mile radius

See Map Legend on Page 11.



HOUSING UNITS
350

76.6% OWNER OCCUPIED

19.1% RENTER OCCUPIED

4.3% VACANT

AVERAGE HOUSEHOLD SIZE
2.32

HOUSING UNITS PER ACRE
2.8

MEDIAN HOME VALUE
\$264,286

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	80.6%
CARPOOL	10.6%
PUBLIC TRANSIT	--
WALK	0.3%
BICYCLE	4.5%
TAXI / MOTORCYCLE / OTHER	0.3%
WORK FROM HOME	3.7%



AUTOS PER HOUSEHOLD
2

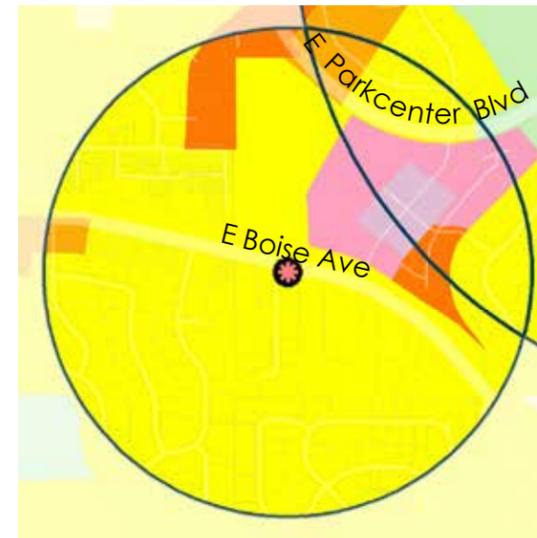


SERVED BY TRANSIT ROUTES
N/A

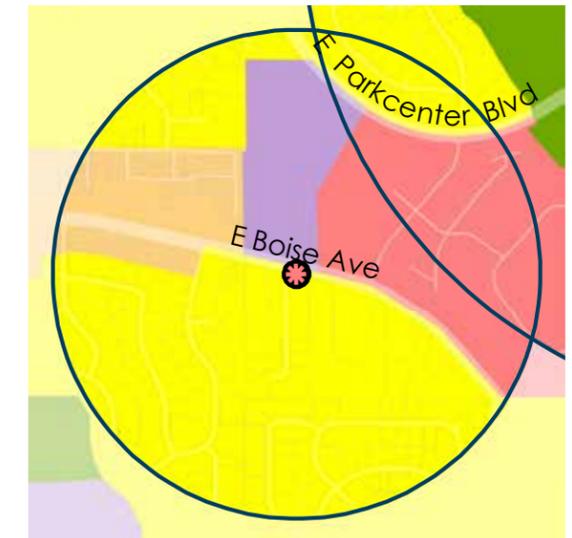


EXISTING BICYCLE INFRASTRUCTURE
Boise Avenue, Parkcenter Boulevard, & Bown Way Bike Lanes

ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	78.3%
C-1	8.8%
R-3	8.2%
R-2	2.6%
PC	1.9%
A-1	0.1%



LAND USE	
Suburban	58.2%
Mixed Use	21.8%
Compact	10.5%
School	9.5%

Lake Forest and Grand Forest

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southeast
PARCELS	341
ACRES	165
TAXABLE VALUE	\$69,344,700
TAXABLE VALUE PER ACRE	\$421,289
VACANT ACRES	0
% VACANT	0.00%



POPULATION
867

MEDIAN AGE
33.6

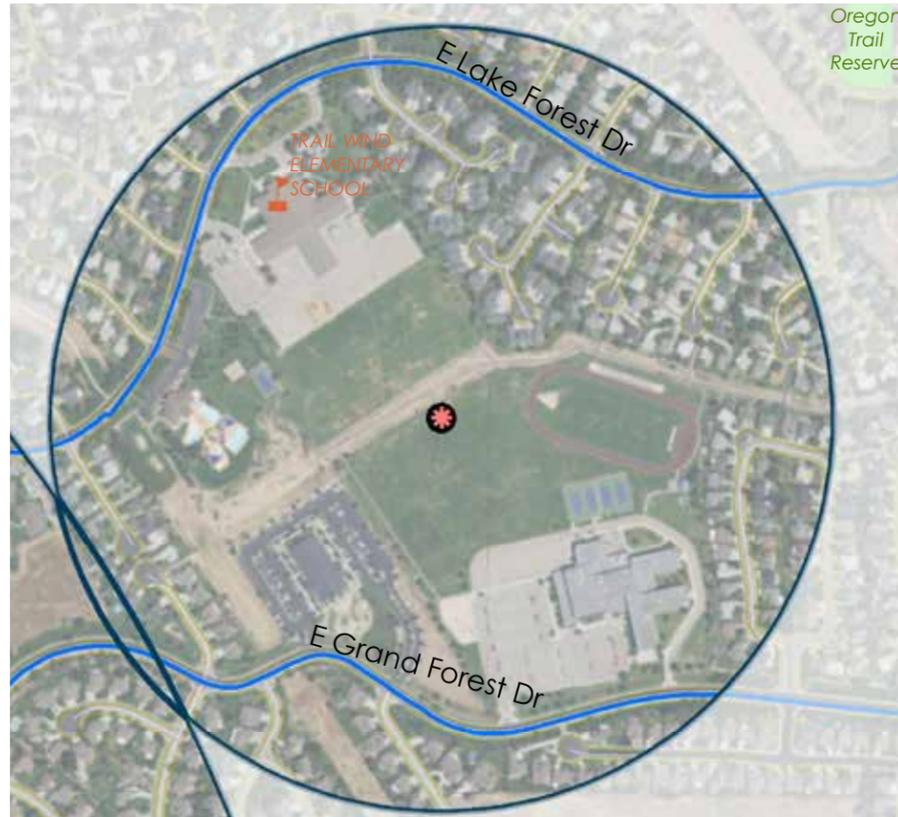
JOBS
1,181

MEDIAN HOUSEHOLD INCOME
\$97,875



BUSINESSES
14

COMMUNITY DESTINATIONS



0.25 mile radius

See Map Legend on Page 11.



HOUSING UNITS
405

68.6% OWNER OCCUPIED

21.5% RENTER OCCUPIED

9.9% VACANT

AVERAGE HOUSEHOLD SIZE
2.38

HOUSING UNITS PER ACRE
3.2

MEDIAN HOME VALUE
\$249,597

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	84.1%
CARPOOL	4.7%
PUBLIC TRANSIT	0.6%
WALK	7.3%
BICYCLE	2.2%
TAXI / MOTORCYCLE / OTHER	14%
WORK FROM HOME	1%



AUTOS PER HOUSEHOLD
2



SERVED BY TRANSIT ROUTES
N/A



EXISTING BICYCLE INFRASTRUCTURE
Lake Forest Drive & Grand Forest Drive Bike Lanes

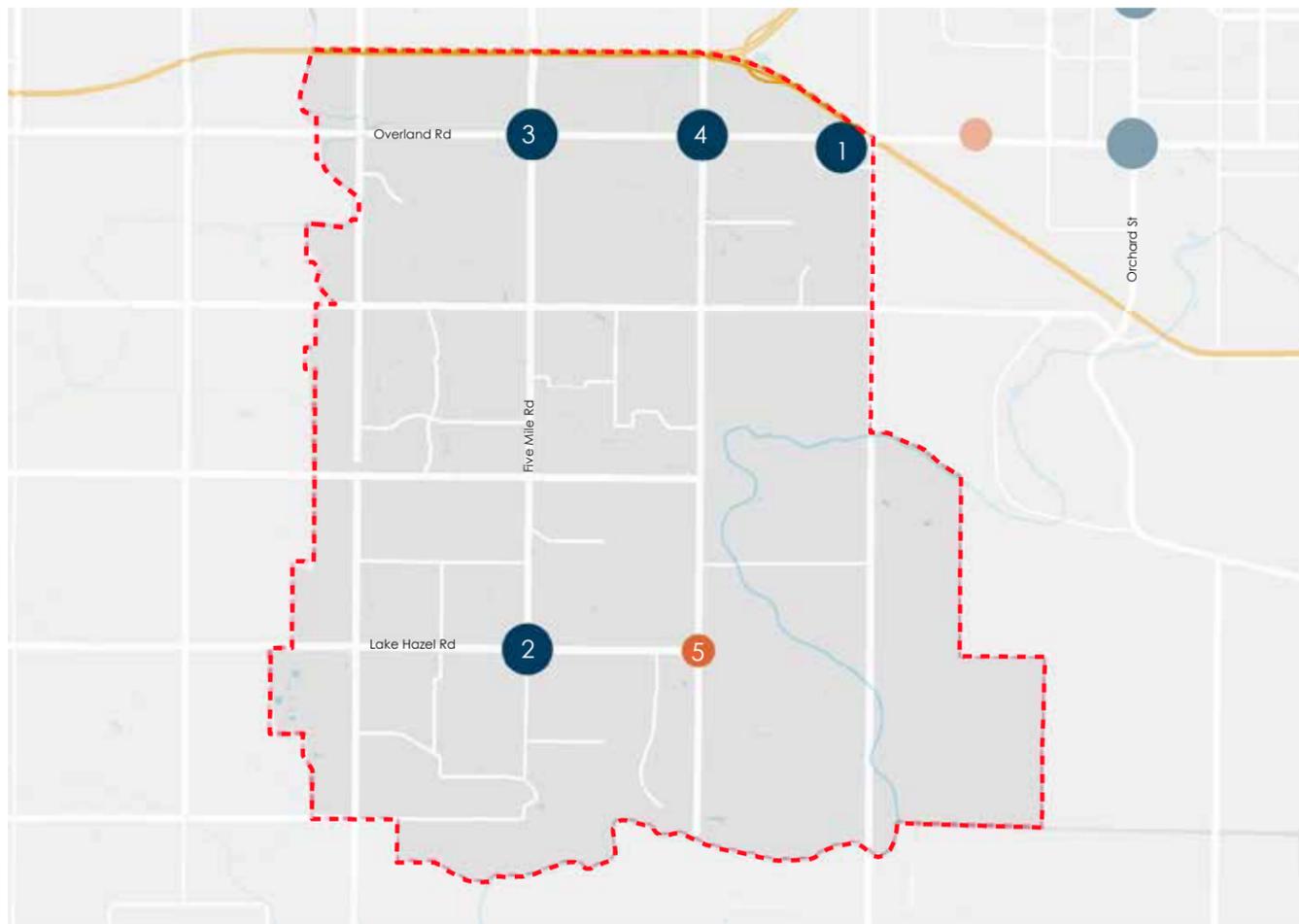
ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	78.1%
RUT	20.7%
N-O	1.2%

LAND USE	
Suburban	66.2%
School	33.8%

SOUTHWEST PLANNING AREA



● COMMUNITY ACTIVITY CENTER

1. Boise Spectrum
2. Lake Hazel and Five Mile
3. Overland and Five Mile
4. Overland and Maple Grove

● NEIGHBORHOOD ACTIVITY CENTER

5. Lake Hazel and Maple Grove

Boise Spectrum

COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southwest
PARCELS	613
ACRES	427
TAXABLE VALUE	\$383,224,500
TAXABLE VALUE PER ACRE	\$898,340
VACANT ACRES	40
% VACANT	9.30%



COMMUNITY DESTINATIONS



0.5 mile radius

See **Map Legend** on Page 11.



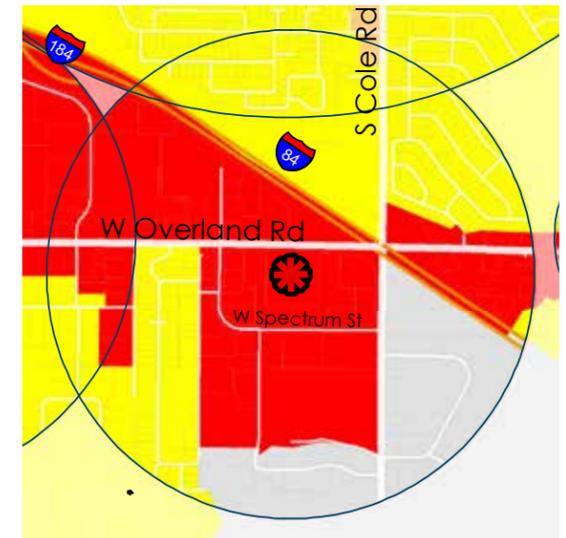
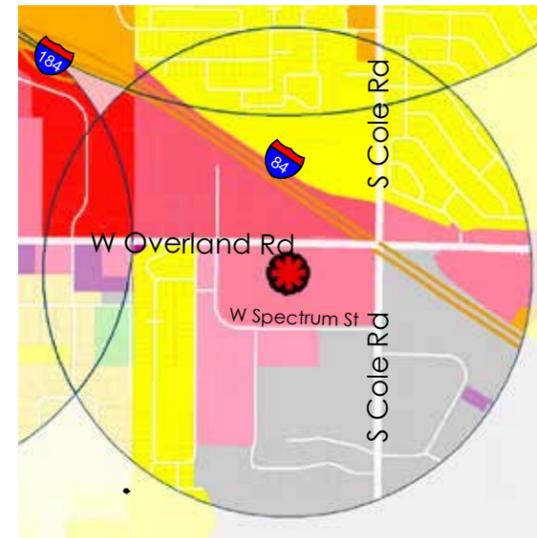
TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	80.7%
CARPOOL	10.8%
PUBLIC TRANSIT	--
WALK	--
BICYCLE	--
TAXI / MOTORCYCLE / OTHER	2.2%
WORK FROM HOME	6.4%



ZONING & LAND USE DESIGNATIONS



ZONING	
M-1	30.0%
R-1C	26.7%
C-2	11.7%
C-4	8.5%
C-1	7.2%
C-3	6.9%
R-1A	5.5%
L-O	1.3%

A-1	1.2%
R-1B	0.8%
R-2	0.2%
N-O	0.0%
RSW	0.0%

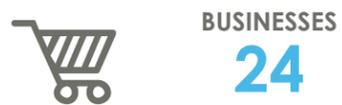
LAND USE	
Commercial	44.6%
Suburban	37.6%
Industrial	17.5%
Compact	0.3%

Lake Hazel & Five Mile

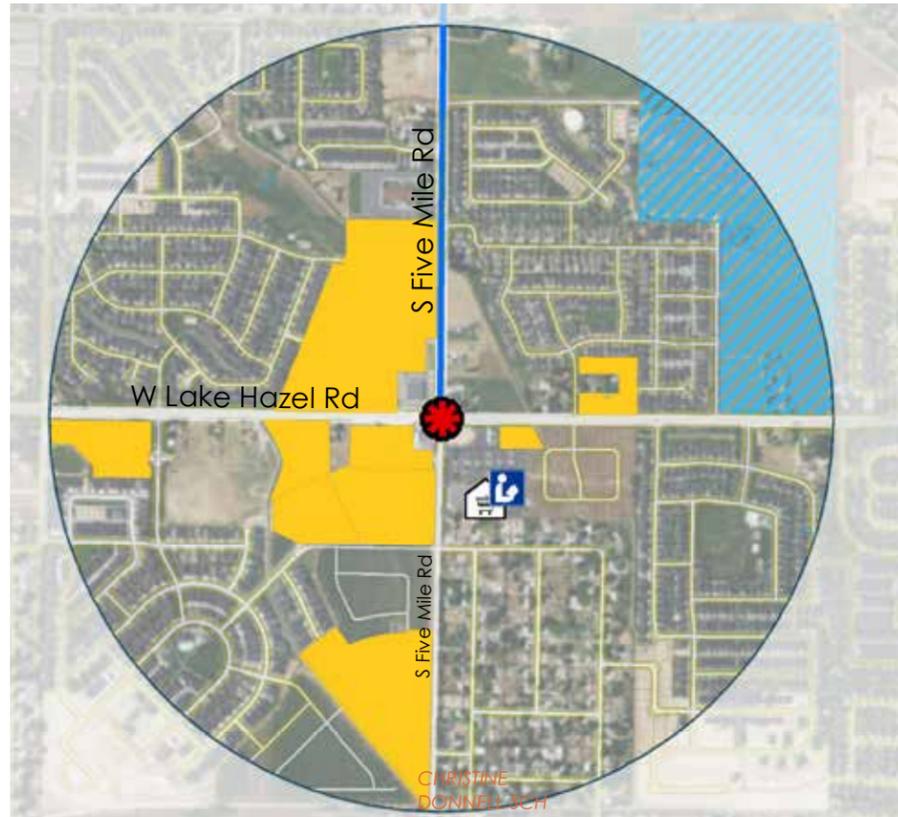
COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southwest
PARCELS	1,645
ACRES	468
TAXABLE VALUE	\$333,227,100
TAXABLE VALUE PER ACRE	\$712,727
VACANT ACRES	63
% VACANT	13.60%



COMMUNITY DESTINATIONS



0.5 mile radius

See **Map Legend** on Page 11.



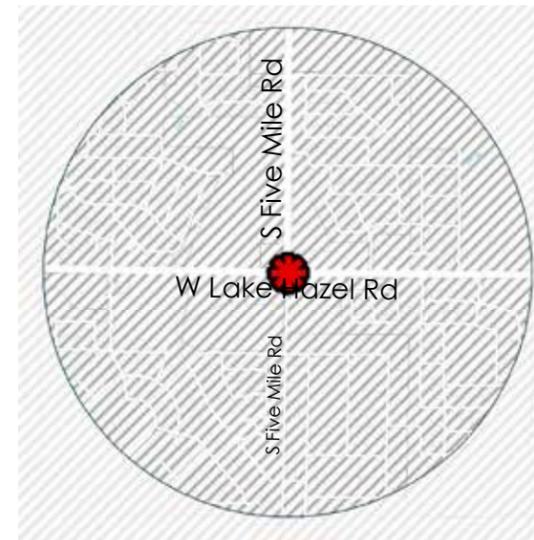
TRANSPORTATION

COMMUTE TRIPS

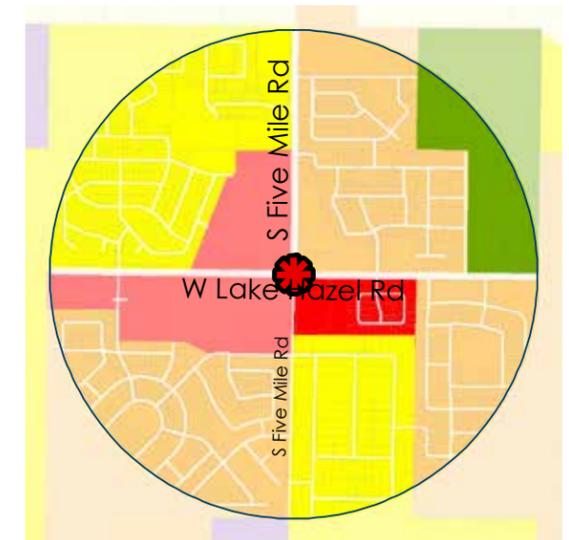
DRIVE ALONE	83.6%
CARPOOL	8.9%
PUBLIC TRANSIT	--
WALK	1.8%
BICYCLE	0.1%
TAXI / MOTORCYCLE / OTHER	1.2%
WORK FROM HOME	4.3%



ZONING & LAND USE DESIGNATIONS



ZONING	
R8	48.0%
RSW	31.5%
R2	10.7%
C2	4.6%
R12	2.8%
LO	1.0%
C1	0.8%
R4	0.3%
R1	0.3%



LAND USE	
Compact	44.9%
Suburban	30.8%
Mixed Use	13.8%
Parks/Open Space	6.4%
Commercial	4.0%
School	0.0%

Overland & Five Mile

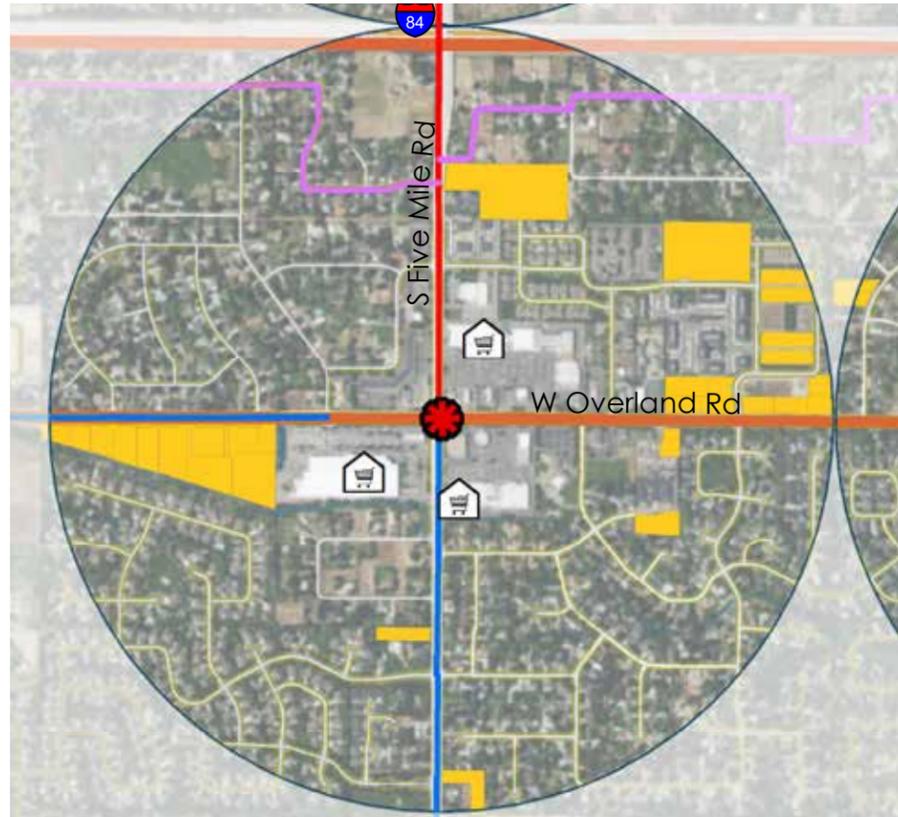
COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southwest
PARCELS	857
ACRES	443
TAXABLE VALUE	\$310,790,300
TAXABLE VALUE PER ACRE	\$701,686
VACANT ACRES	35
% VACANT	7.80%



COMMUNITY DESTINATIONS



0.5 mile radius

See **Map Legend** on Page 11.



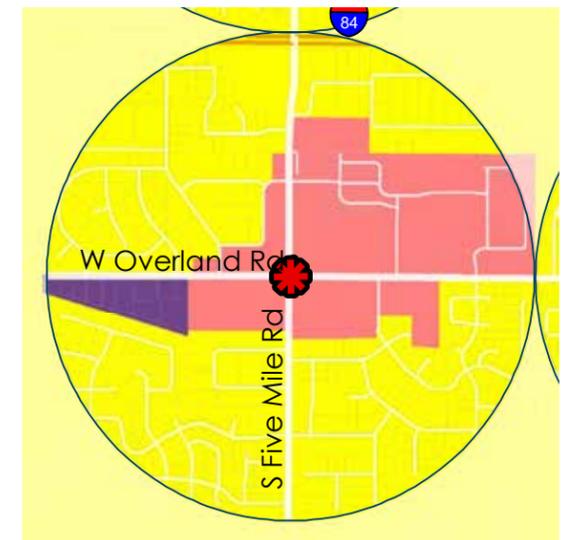
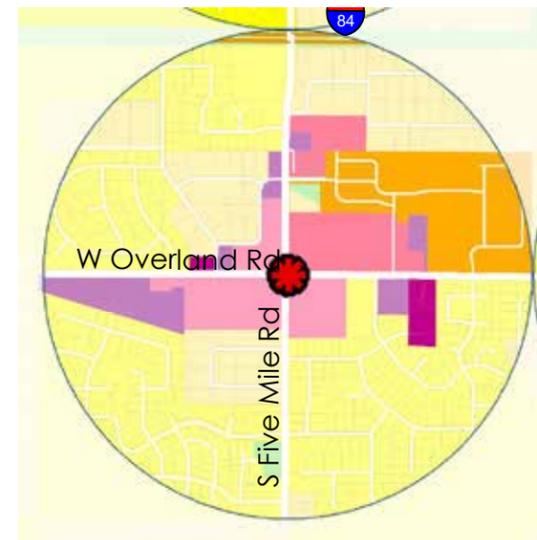
TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	82.7%
CARPOOL	8.4%
PUBLIC TRANSIT	1.3%
WALK	0.9%
BICYCLE	--
TAXI / MOTORCYCLE / OTHER	1.7%
WORK FROM HOME	4.9%



ZONING & LAND USE DESIGNATIONS



ZONING	
R-1B	50.1%
R-1A	21.4%
R-2	9.4%
C-1	6.6%
C-2	6.1%
L-O	4.7%
N-O	1.3%
A-1	0.5%

LAND USE	
Suburban	69.7%
Mixed Use	27.2%
Office	3.1%

Overland & Maple Grove

COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southwest
PARCELS	812
ACRES	439
TAXABLE VALUE	\$334,251,300
TAXABLE VALUE PER ACRE	\$761,383
VACANT ACRES	49
% VACANT	11.10%



POPULATION
1,584

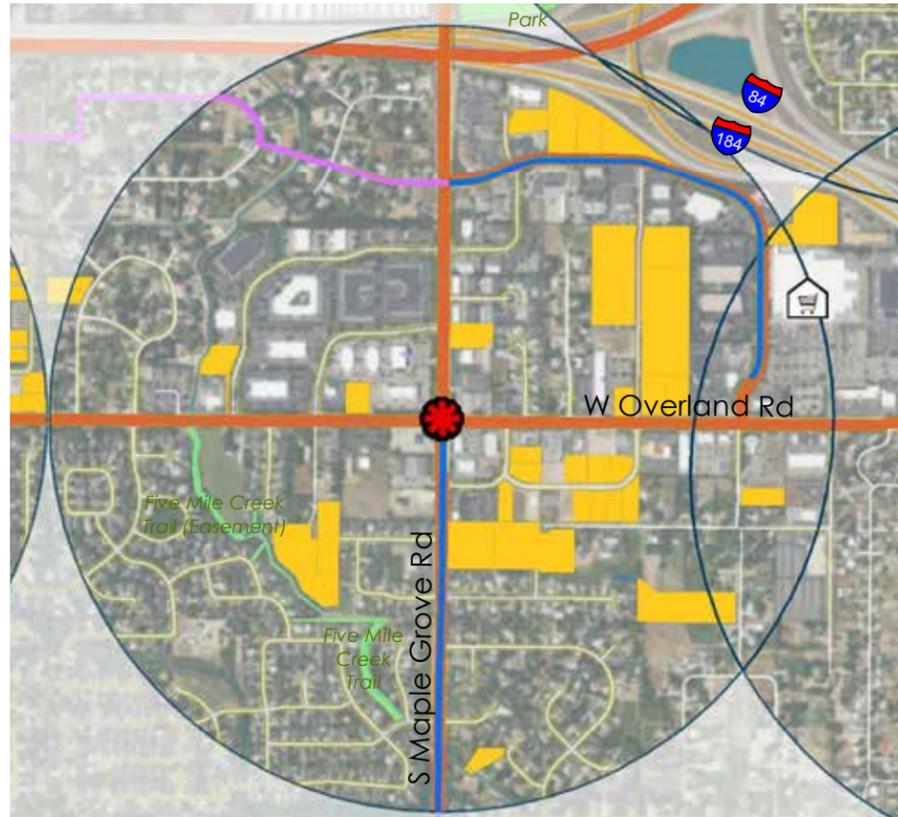
MEDIAN AGE
40.3

JOBS
2,671

MEDIAN HOUSEHOLD INCOME
\$66,153

BUSINESSES
195

COMMUNITY DESTINATIONS



0.5 mile radius

See Map Legend on Page 11.

HOUSING UNITS
607

74.5% OWNER OCCUPIED

20.9% RENTER OCCUPIED

4.6% VACANT

AVERAGE HOUSEHOLD SIZE
2.73

HOUSING UNITS PER ACRE
1.2

MEDIAN HOME VALUE
\$217,293

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	79.5%
CARPOOL	8.9%
PUBLIC TRANSIT	0.8%
WALK	0.4%
BICYCLE	--
TAXI / MOTORCYCLE / OTHER	2.6%
WORK FROM HOME	7.5%



AUTOS PER HOUSEHOLD
2.1

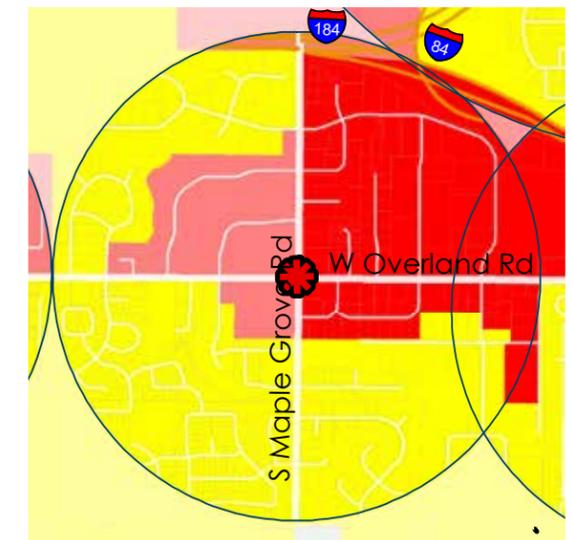
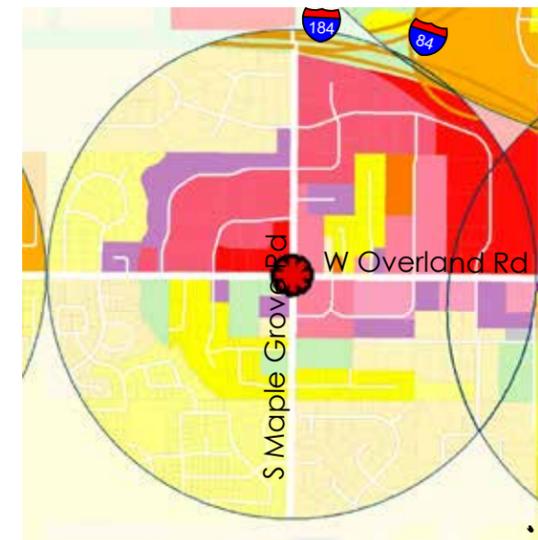


SERVED BY TRANSIT ROUTES
R28 Cole / Victory
R41 Happy Camp TC / Boise State
R42 CWI / Towne Square Mall



EXISTING BICYCLE INFRASTRUCTURE
Maple Grove Road, Hackamore Drive & Vinnell Way Bike Lanes
Hackamore & Martingale Neighborhood Bike Routes

ZONING & LAND USE DESIGNATIONS



ZONING	
R-1A	31.8%
R-1B	18.0%
C-3	11.6%
C-4	10.5%
L-O	7.2%
R-1C	6.4%
C-2	5.9%
A-1	5.0%

C-1	2.4%
R-3	1.1%
M-1	0.2%

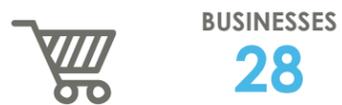
LAND USE	
Suburban	53.9%
Commercial	31.5%
Mixed Use	14.6%

Lake Hazel and Maple Grove

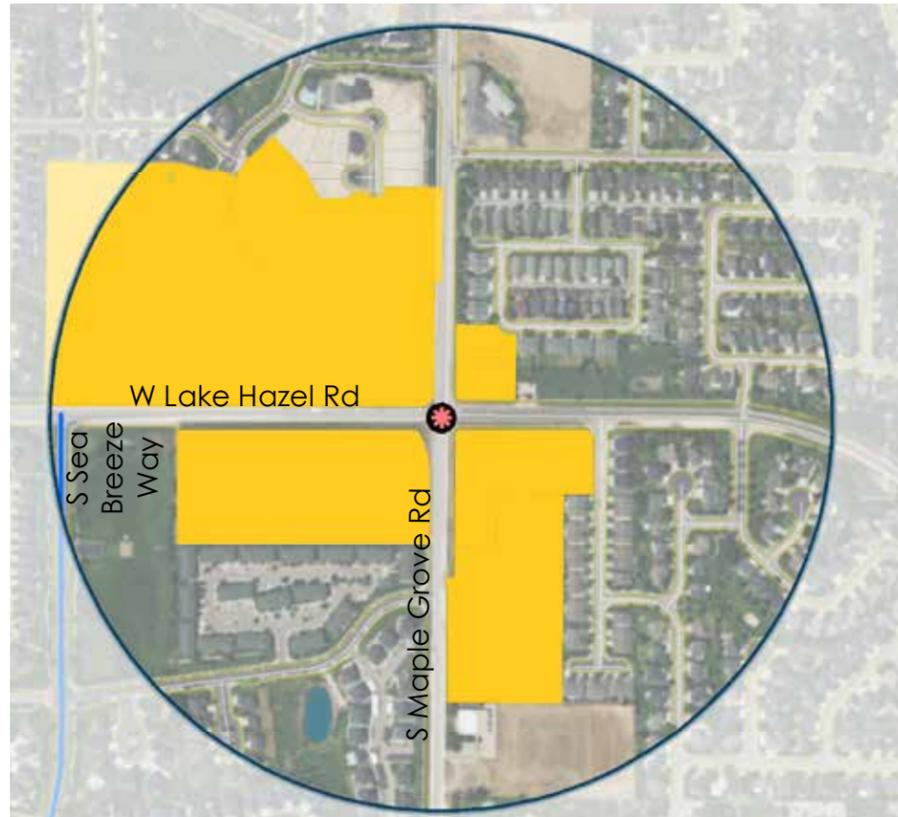
NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	Southwest
PARCELS	278
ACRES	120
TAXABLE VALUE	\$56,333,200
TAXABLE VALUE PER ACRE	\$470,805
VACANT ACRES	41
% VACANT	34.30%



COMMUNITY DESTINATIONS



0.25 mile radius

See **Map Legend** on Page 11.



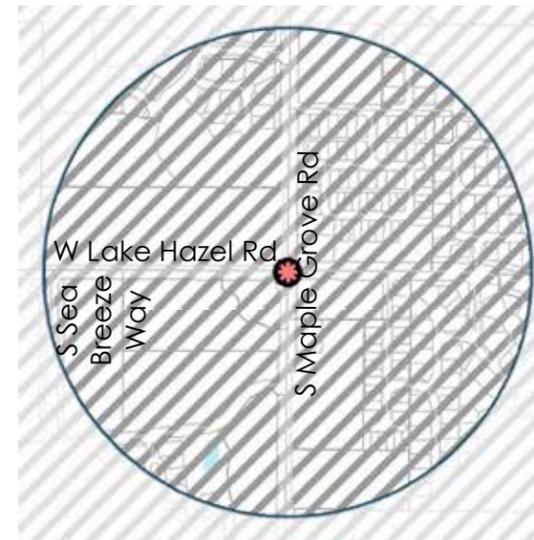
TRANSPORTATION

COMMUTE TRIPS

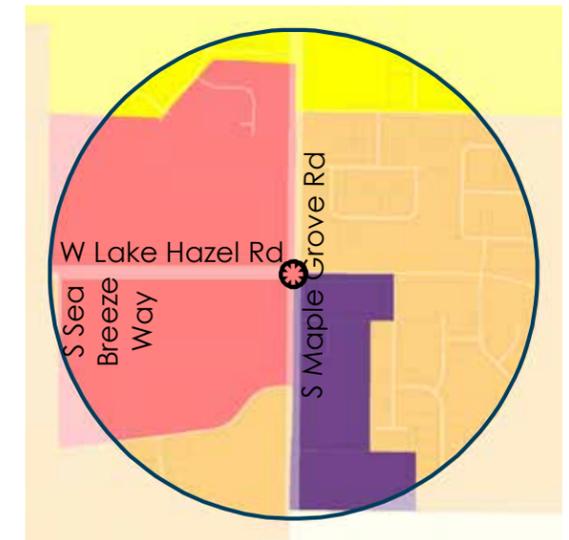
DRIVE ALONE	82.2%
CARPOOL	8.6%
PUBLIC TRANSIT	--
WALK	3.3%
BICYCLE	--
TAXI / MOTORCYCLE / OTHER	1.4%
WORK FROM HOME	4.3%



ZONING & LAND USE DESIGNATIONS

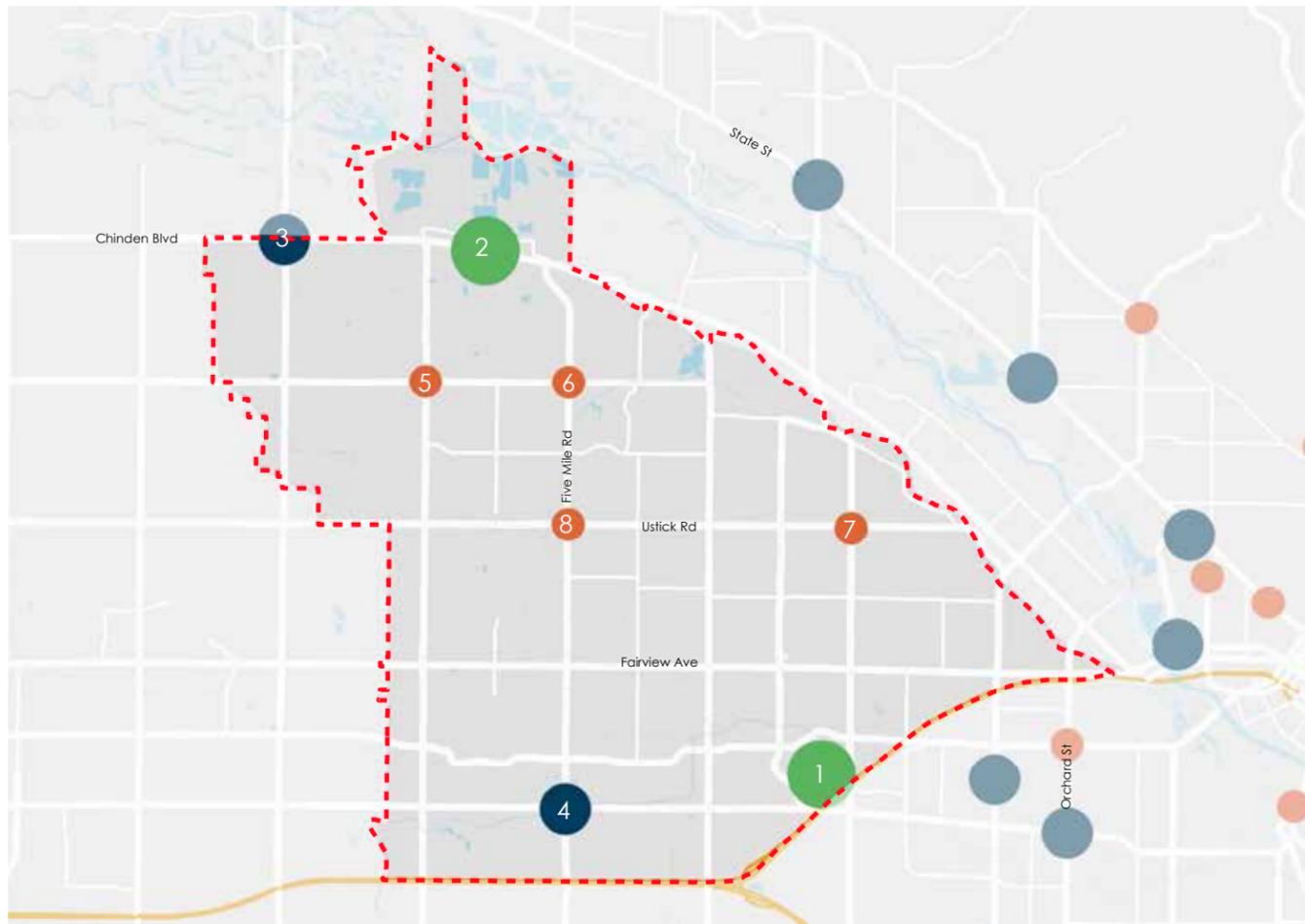


ZONING	
R6	24.6%
R4	21.2%
C2	15.5%
R8	8.9%
RSW	7.7%
R12	7.4%
R20	6.3%
LO	5.1%
C1	1.9%
R1	1.4%



LAND USE	
Mixed Use	39.9%
Compact	39.9%
Office	11.6%
Suburban	8.4%
Large Lot/Rural	0.2%

WEST BENCH PLANNING AREA



REGIONAL ACTIVITY CENTER

1. Boise Towne Square Mall
2. State of Idaho Campus (Former HP)

COMMUNITY ACTIVITY CENTER

3. Eagle and Chinden
4. Franklin and Five Mile

NEIGHBORHOOD ACTIVITY CENTER

5. McMillan and Cloverdale
6. McMillan and Five Mile
7. Ustick and Cole
8. Ustick and Five Mile

Boise Towne Square Mall

REGIONAL ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	West Bench
PARCELS	3,319
ACRES	1,702
TAXABLE VALUE	\$1,643,393,800
TAXABLE VALUE PER ACRE	\$965,455
VACANT ACRES	116
% VACANT	6.80%

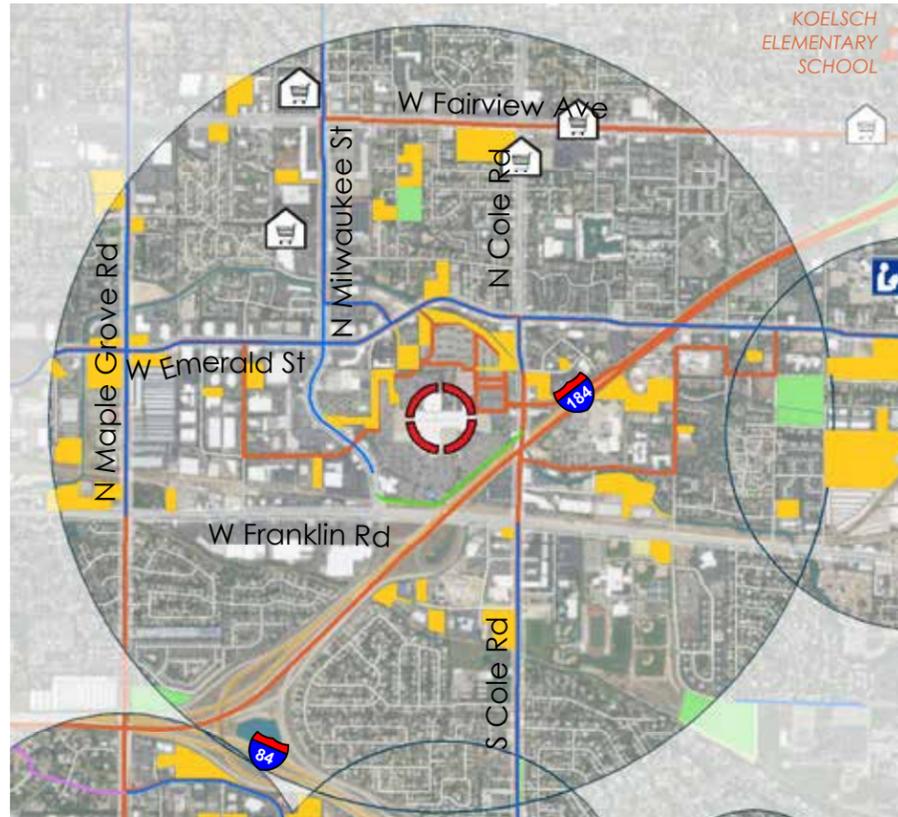
POPULATION
13,479

MEDIAN AGE 32.4 | **JOBS** 18,493

MEDIAN HOUSEHOLD INCOME
\$38,669

BUSINESSES
948

COMMUNITY DESTINATIONS



1.0 mile radius

See Map Legend on Page 11.

HOUSING UNITS
6,190

41.4% OWNER OCCUPIED

48% RENTER OCCUPIED

10.5% VACANT

AVERAGE HOUSEHOLD SIZE
2.26

HOUSING UNITS PER ACRE
3.1

MEDIAN HOME VALUE
\$166,429

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	84%
CARPOOL	6.4%
PUBLIC TRANSIT	0.9%
WALK	2.8%
BICYCLE	0.8%
TAXI / MOTORCYCLE / OTHER	1.2%
WORK FROM HOME	3.8%

AUTOS PER HOUSEHOLD
N/A

SERVED BY TRANSIT ROUTES
R5 Emerald
R7A Fairview Ustick
R7B Fairview Towne Square Mall
R8x Five Mile Chinden
R8 Five Mile R12 Maple Grove
R28 Cole / Victory
T41 Happy Day TC / Boise State

EXISTING BICYCLE INFRASTRUCTURE
Milwaukee Street, Maple Grove Road, Cole Road, & Emerald Road Bike Lanes

ZONING & LAND USE DESIGNATIONS



ZONING	
A-1	6.3%
C-1	0.9%
C-2	24.0%
C-3	1.8%
C-4	2.8%
HS	1.0%
L-O	8.3%
M-1	13.1%
R-1A	0.9%
R-1B	1.4%
R-1C	16.8%
R-2	15.5%
R-3	7.1%



LAND USE	
Suburban	22.6%
Mixed Use	19.7%
Commercial	19.4%
Compact	15.5%
Industrial	8.0%
Public/Quasi-Public	4.7%
High Density	4.5%
School	3.0%
Parks/Open Space	2.5%

State of Idaho Campus

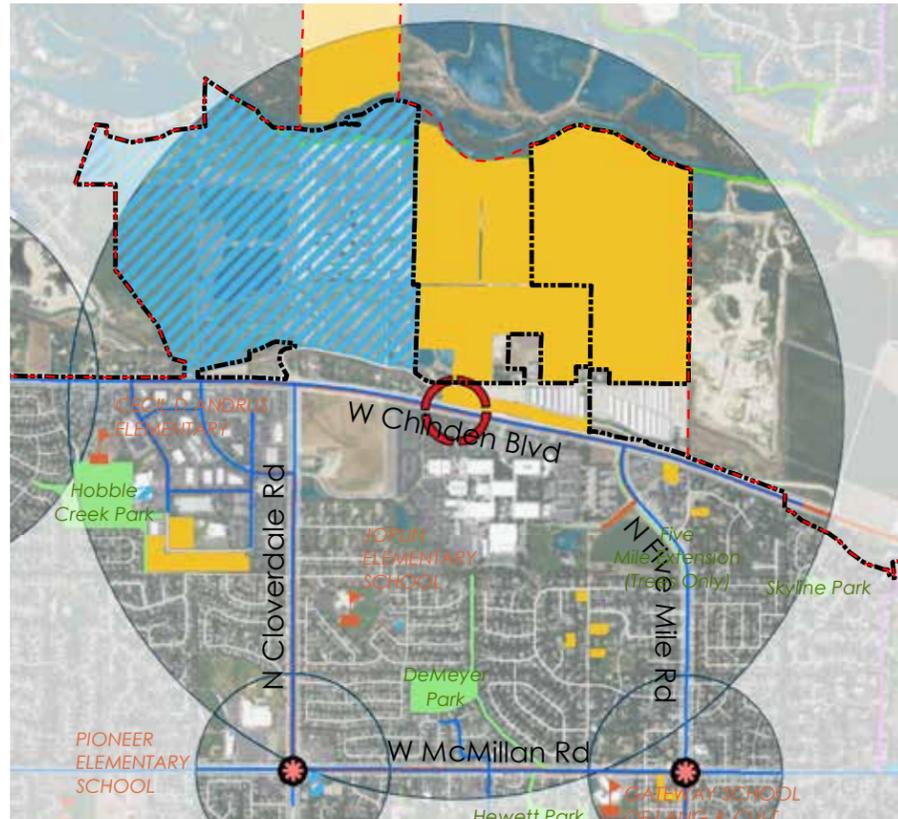
REGIONAL ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	West Bench
PARCELS	1,757
ACRES	1,600
TAXABLE VALUE	\$632,461,900
TAXABLE VALUE PER ACRE	\$395,295
VACANT ACRES	372
% VACANT	23.20%



COMMUNITY DESTINATIONS



1.0 mile radius

See Map Legend on Page 11.



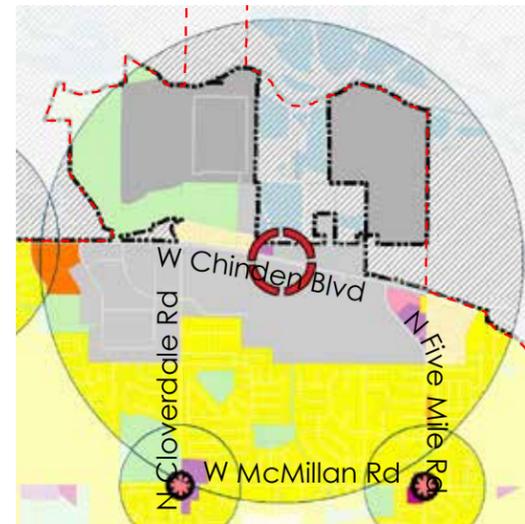
TRANSPORTATION

COMMUTE TRIPS

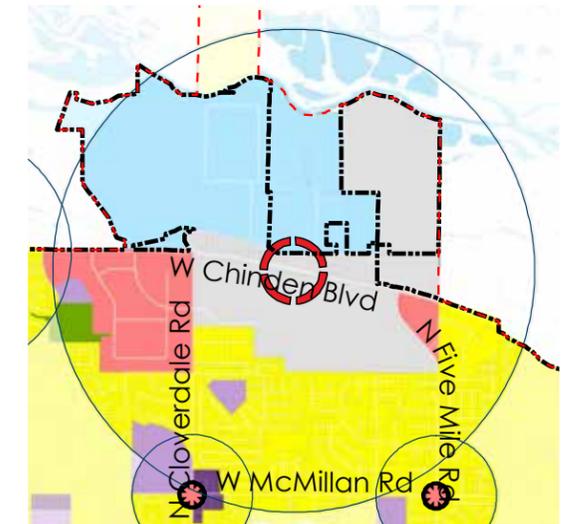
DRIVE ALONE	77.3%
CARPOOL	13.7%
PUBLIC TRANSIT	0.1%
WALK	1.3%
BICYCLE	--
TAXI / MOTORCYCLE / OTHER	1.2%
WORK FROM HOME	6.5%



ZONING & LAND USE DESIGNATIONS



ZONING			
R-1C	25.1%	R-1A	2.3%
T-1D	19.5%	M-1	2.2%
M-2	18.8%	M1	1.4%
A-1	13.8%	R-3	1.3%
RUT	8.4%	L-O	1.0%
R-2	2.8%	C-1	0.4%
RP	2.8%	M2	0.2%
		R1	0.1%



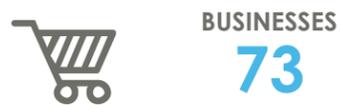
LAND USE	
Suburban	32.2%
Public/Quasi-Public	26.1%
Industrial	25.5%
Mixed Use	10.1%
School	2.7%
Large Lot/Rural	2.0%
Parks/Open Space	1.0%
Office	0.5%

Eagle & Chinden

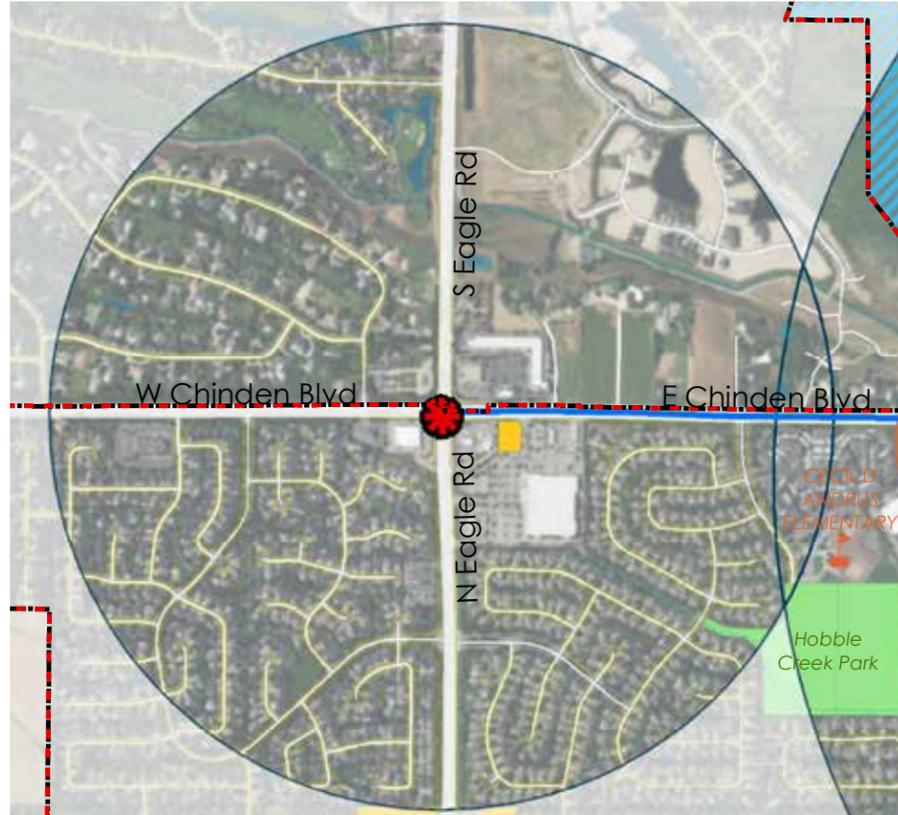
COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	West Bench
PARCELS	811
ACRES	224
TAXABLE VALUE	\$249,449,400
TAXABLE VALUE PER ACRE	\$1,112,146
VACANT ACRES	5
% VACANT	2.20%



COMMUNITY DESTINATIONS



0.5 mile radius

See Map Legend on Page 11.



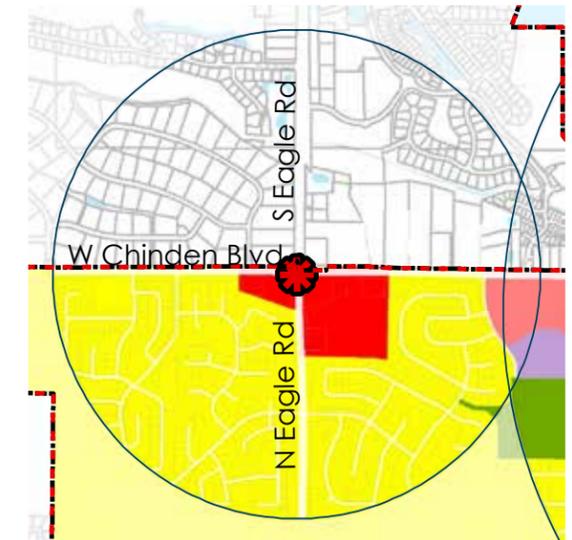
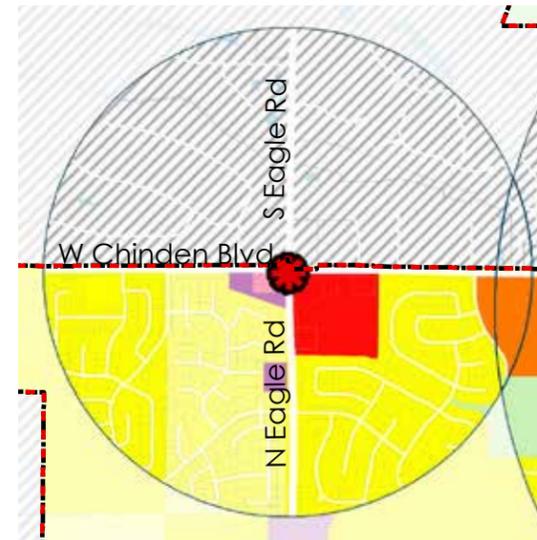
TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	81.3%
CARPOOL	8.7%
PUBLIC TRANSIT	--
WALK	--
BICYCLE	0.2%
TAXI / MOTORCYCLE / OTHER	0.9%
WORK FROM HOME	8.9%



ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	51.4%
R-1B	24.4%
R-3	9.0%
C-4	7.8%
A-1	4.3%
L-O	2.1%
C-1	1.0%

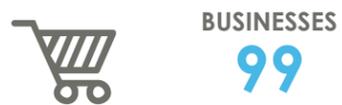
LAND USE	
Suburban	85.0%
Commercial	10.4%
Mixed Use	3.7%
School	0.6%
Parks/Open Space	0.3%

Franklin & Five Mile

COMMUNITY ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	West Bench
PARCELS	550
ACRES	464
TAXABLE VALUE	\$225,401,600
TAXABLE VALUE PER ACRE	\$485,887
VACANT ACRES	58
% VACANT	12.50%



COMMUNITY DESTINATIONS



0.5 mile radius

See Map Legend on Page 11.



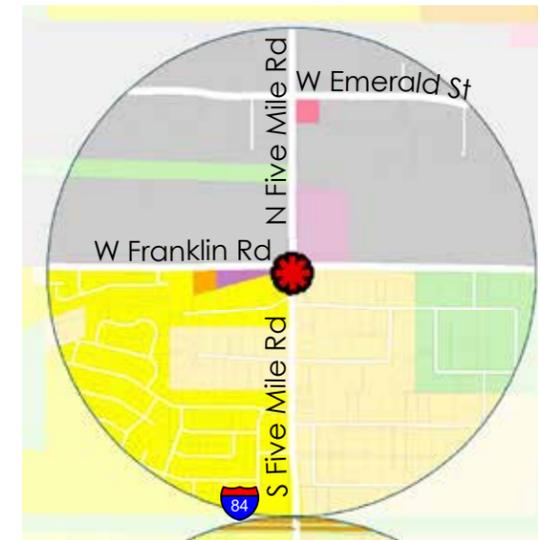
TRANSPORTATION

COMMUTE TRIPS

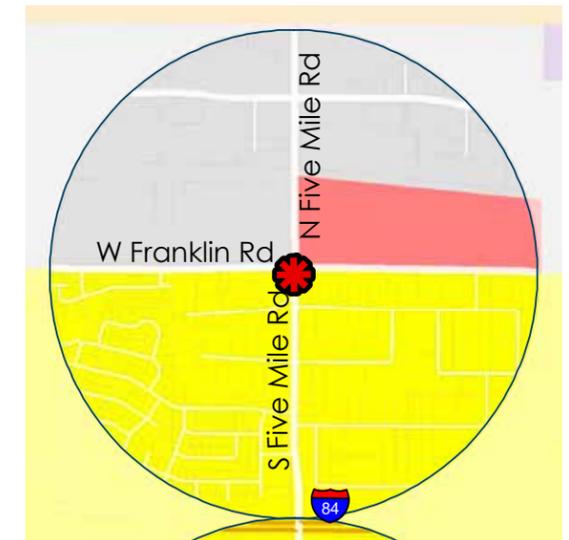
DRIVE ALONE	91%
CARPOOL	4.7%
PUBLIC TRANSIT	--
WALK	--
BICYCLE	--
TAXI / MOTORCYCLE / OTHER	1.6%
WORK FROM HOME	2.7%



ZONING & LAND USE DESIGNATIONS



ZONING	
M-1	49.7%
R-1A	24.1%
R-1C	17.9%
A-1	7.4%
L-O	0.4%
C-2	0.3%
R-2	0.3%



LAND USE	
Suburban	51.1%
Industrial	38.1%
Mixed Use	10.7%

McMillan and Cloverdale

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	West Bench
PARCELS	331
ACRES	121
TAXABLE VALUE	\$100,828,400
TAXABLE VALUE PER ACRE	\$830,046
VACANT ACRES	0
% VACANT	0.00%



POPULATION
584

MEDIAN AGE
37.8

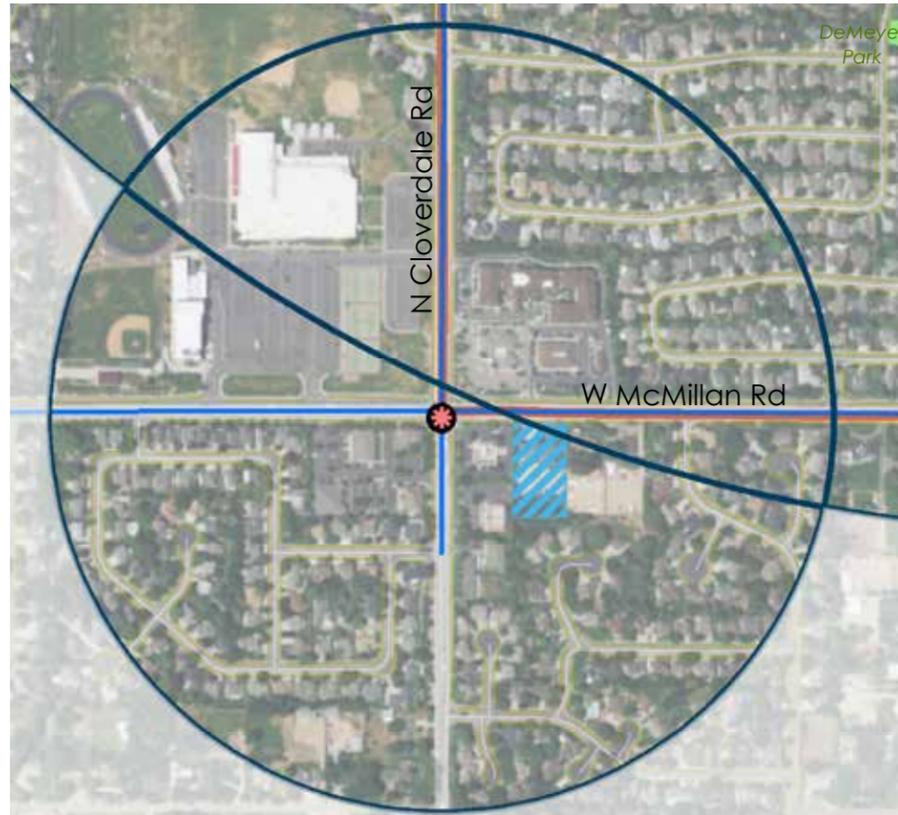
JOBS
172

MEDIAN HOUSEHOLD INCOME
\$92,780



BUSINESSES
18

COMMUNITY DESTINATIONS



0.25 mile radius

See **Map Legend** on Page 11.



HOUSING UNITS
193

82.4% OWNER OCCUPIED

14.5% RENTER OCCUPIED

3.1% VACANT

AVERAGE HOUSEHOLD SIZE
3.12

HOUSING UNITS PER ACRE
1.5

MEDIAN HOME VALUE
\$267,925

TRANSPORTATION

COMMUTE TRIPS

DRIVE ALONE	78.8%
CARPOOL	7.9%
PUBLIC TRANSIT	--
WALK	0.9%
BICYCLE	1.5%
TAXI / MOTORCYCLE / OTHER	0.3%
WORK FROM HOME	10.6%



AUTOS PER HOUSEHOLD
2.4



SERVED BY TRANSIT ROUTES
R8 Five Mile
R8x Five Mile Chinden

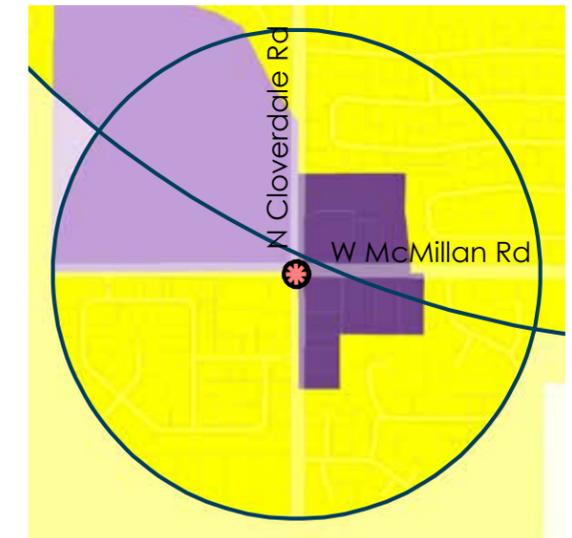


EXISTING BICYCLE INFRASTRUCTURE
McMillan Road & Cloverdale Road
Bike Lanes

ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	53.9%
A-1	37.8%
L-O	8.4%



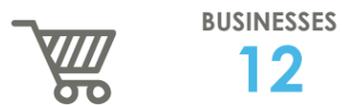
LAND USE	
Suburban	65.5%
School	23.4%
Office	11.2%

McMillan and Five Mile

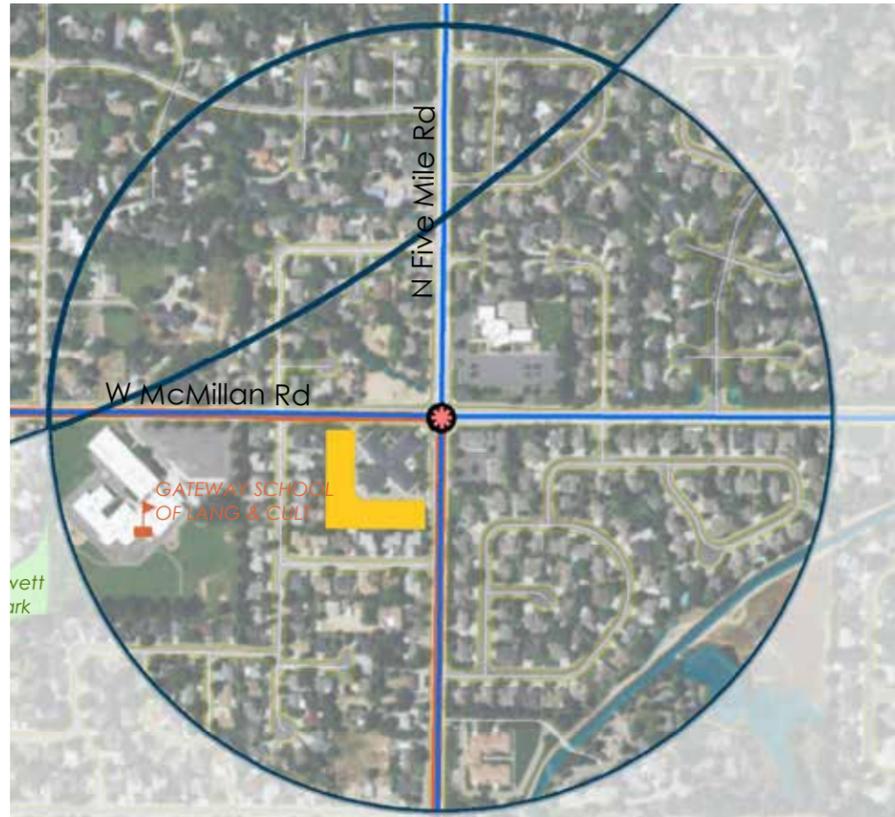
NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	West Bench
PARCELS	350
ACRES	118
TAXABLE VALUE	\$95,625,900
TAXABLE VALUE PER ACRE	\$812,784
VACANT ACRES	1
% VACANT	1.10%



COMMUNITY DESTINATIONS



0.25 mile radius

See **Map Legend** on Page 11.



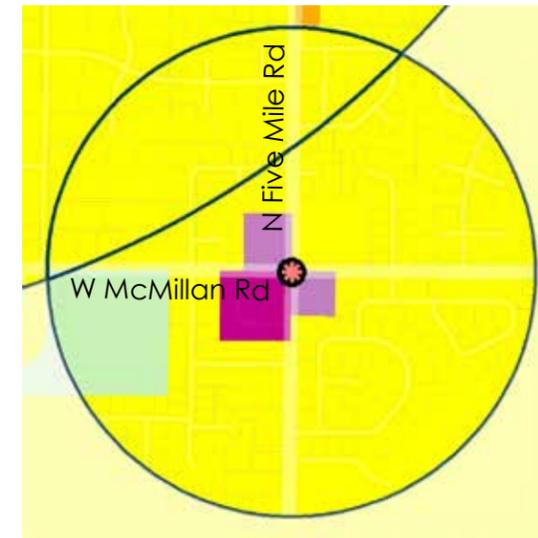
TRANSPORTATION

COMMUTE TRIPS

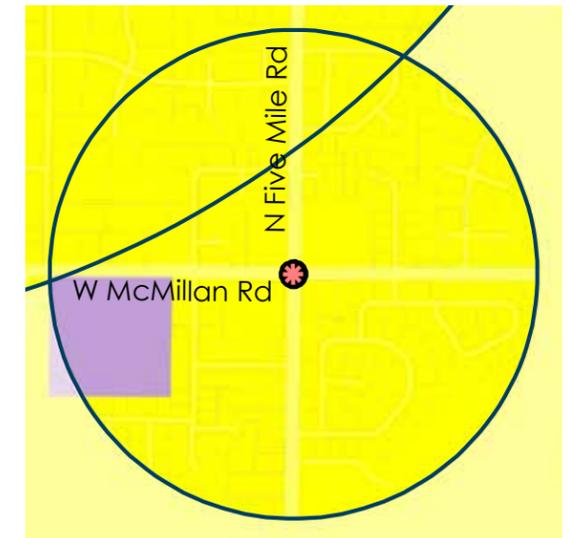
DRIVE ALONE	83.1%
CARPOOL	7.8%
PUBLIC TRANSIT	--
WALK	0.5%
BICYCLE	--
TAXI / MOTORCYCLE / OTHER	1.1%
WORK FROM HOME	7.3%



ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	87.4%
A-1	8.4%
N-O	2.2%
L-O	2.0%



LAND USE	
Suburban	92.9%
School	7.1%

Ustick and Cole

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	West Bench
PARCELS	267
ACRES	127
TAXABLE VALUE	\$98,141,400
TAXABLE VALUE PER ACRE	\$770,634
VACANT ACRES	1
% VACANT	0.50%



COMMUNITY DESTINATIONS



0.25 mile radius

See **Map Legend** on Page 11.



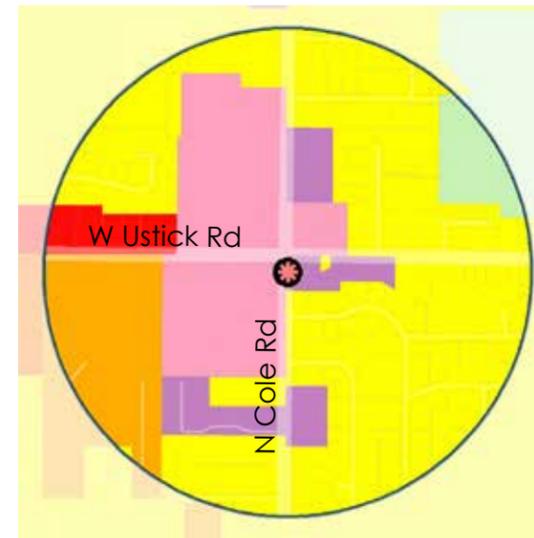
TRANSPORTATION

COMMUTE TRIPS

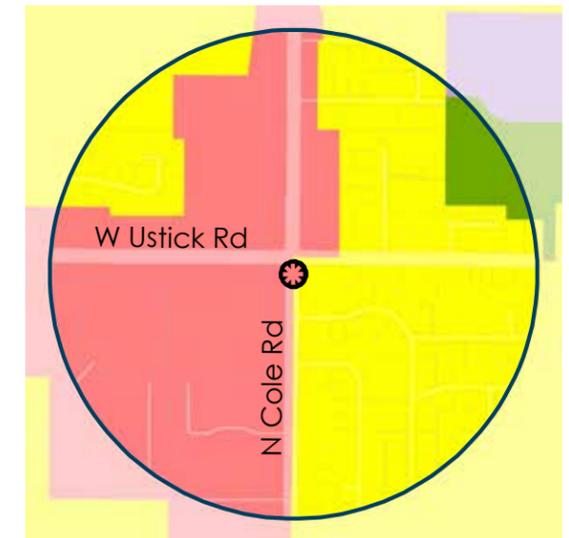
DRIVE ALONE	85.8%
CARPOOL	8.5%
PUBLIC TRANSIT	--
WALK	1.7%
BICYCLE	--
TAXI / MOTORCYCLE / OTHER	1.5%
WORK FROM HOME	2.6%



ZONING & LAND USE DESIGNATIONS



ZONING	
R-1C	53.0%
C-1	17.7%
R-2	13.7%
A-1	6.6%
L-O	6.5%
C-4	2.5%



LAND USE	
Suburban	49.9%
Mixed Use	46.6%
Parks/Open Space	3.4%
School	0.1%

Ustick and Five Mile

NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

PLANNING AREA	West Bench
PARCELS	301
ACRES	135
TAXABLE VALUE	\$96,186,700
TAXABLE VALUE PER ACRE	\$712,728
VACANT ACRES	7
% VACANT	5.40%

 POPULATION
1,459

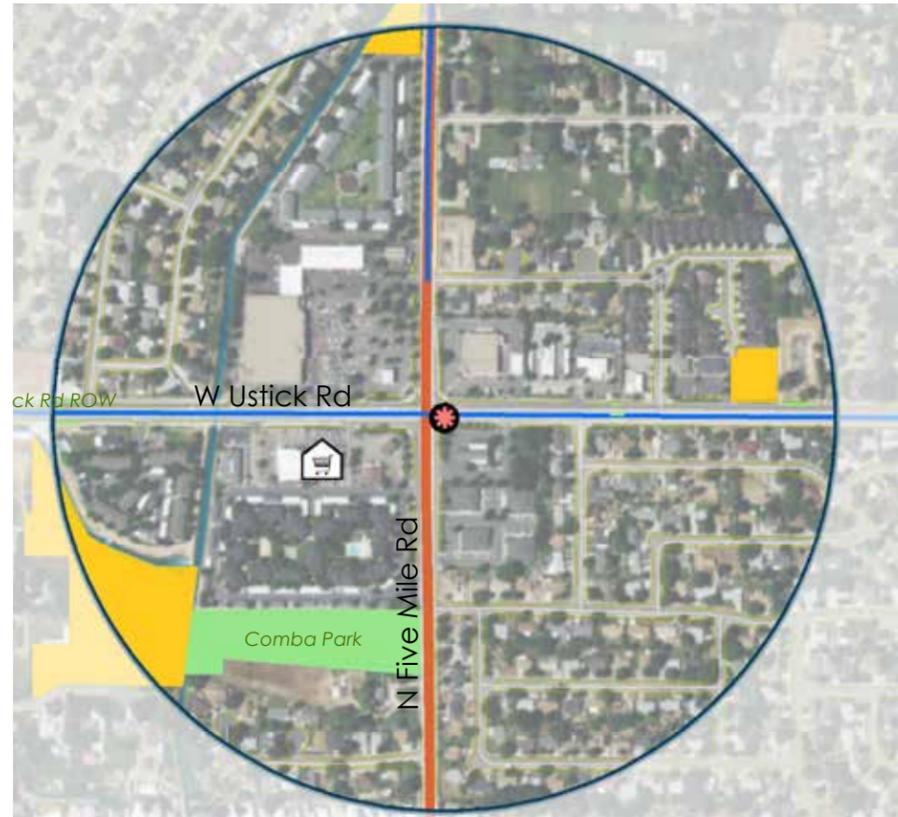
MEDIAN AGE
35.8

JOBS
488

MEDIAN HOUSEHOLD INCOME
\$45,184

 BUSINESSES
59

COMMUNITY DESTINATIONS



0.25 mile radius

See **Map Legend** on Page 11.

 HOUSING UNITS
552

61.4% OWNER OCCUPIED

33.5% RENTER OCCUPIED

5.1% VACANT

AVERAGE HOUSEHOLD SIZE
2.77

HOUSING UNITS PER ACRE
4.4

MEDIAN HOME VALUE
\$165,187

TRANSPORTATION

COMMUTE TRIPS

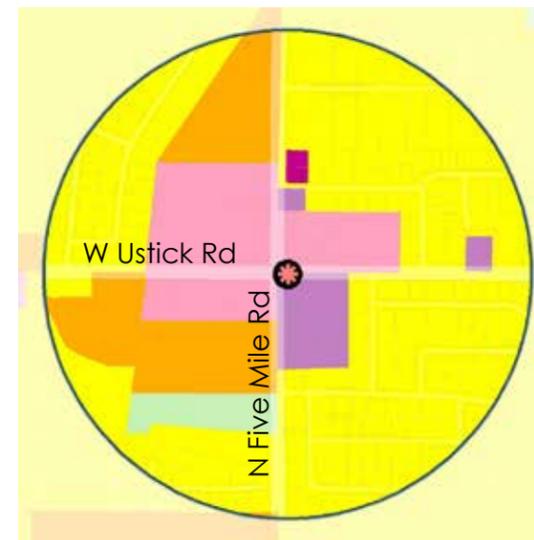
 DRIVE ALONE	82.8%
 CARPOOL	9.6%
 PUBLIC TRANSIT	0.1%
 WALK	--
 BICYCLE	0.1%
 TAXI / MOTORCYCLE / OTHER	0.3%
 WORK FROM HOME	6.8%

 AUTOS PER HOUSEHOLD
1.9

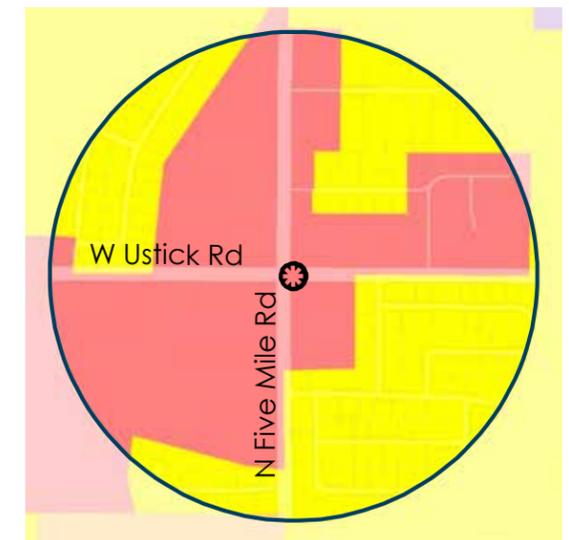
 SERVED BY TRANSIT ROUTES
R8 Five Mile
R8x Five Mile Chinden

 EXISTING BICYCLE INFRASTRUCTURE
Five Mile Road & Ustick Road Bike Lanes

ZONING & LAND USE DESIGNATIONS

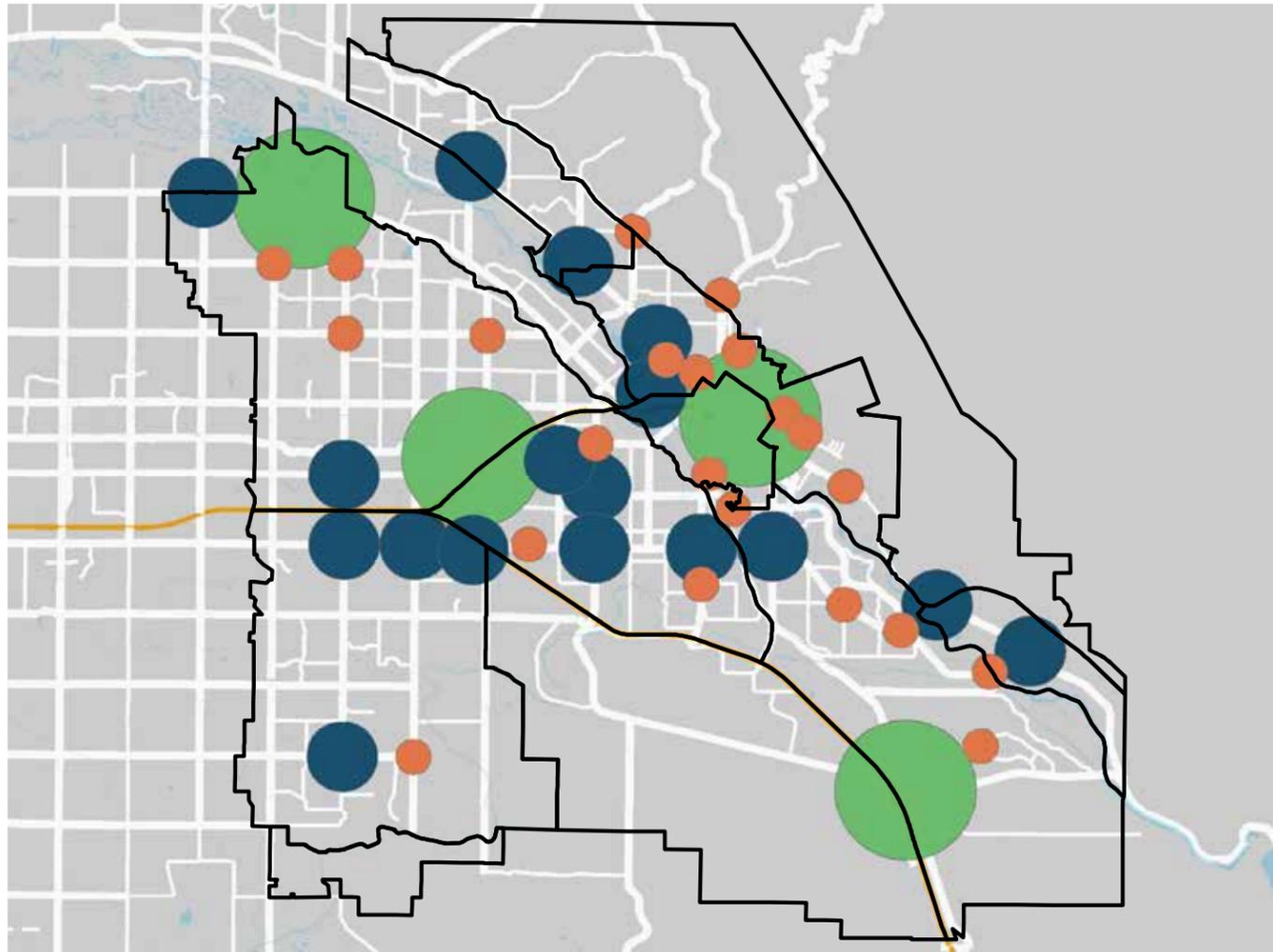


ZONING	
R-1C	55.2%
R-2	27.4%
C-1	11.1%
L-O	3.4%
A-1	2.5%
N-O	0.4%



LAND USE	
Mixed Use	53.4%
Suburban	46.5%
Compact	0.1%

APPENDIX



APPENDIX A

Citywide & Area of Impact

APPENDIX B

Map Legend & Data Sources

APPENDIX C

Data Tables

APPENDIX

Boise Citywide & Area of Impact

APPENDIX A

QUICK FACTS

PARCELS - CITYWIDE	97,195
ACRES - CITYWIDE	52,992
ACRES - AREA OF IMPACT	75,780
TAXABLE VALUE	\$ 30,652,091,900
TAXABLE VALUE PER ACRE	\$578,428
VACANT ACRES (CITYWIDE & AREA OF IMPACT)	16,131
% VACANT (CITYWIDE & AREA OF IMPACT)	21%

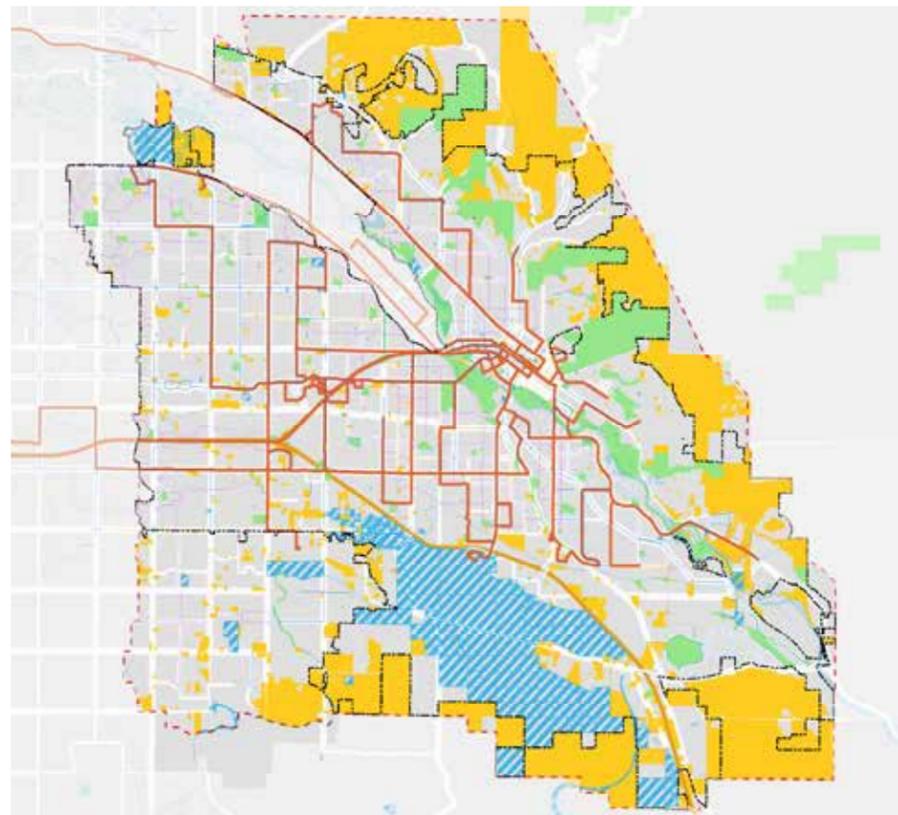
POPULATION
 **227,531**

MEDIAN AGE **37.1** | **JOB** **168,135**

MEDIAN HOUSEHOLD INCOME
\$55,099

 **BUSINESSES**
10,378

COMMUNITY DESTINATIONS



See **Map Legend** on Page 11.

 **HOUSING UNITS**
102,932

56.1% OWNER OCCUPIED

36.2% RENTER OCCUPIED

7.6% VACANT

AVERAGE HOUSEHOLD SIZE
2.35

HOUSING UNITS PER ACRE
1.9

MEDIAN HOME VALUE
\$222,462

TRANSPORTATION

COMMUTE TRIPS

 DRIVE ALONE	79.7%
 CARPOOL	8.2%
 PUBLIC TRANSIT	0.8%
 WALK	2.4%
 BICYCLE	2.7%
 TAXI / MOTORCYCLE / OTHER	1%
 WORK FROM HOME	5.1%

 **AUTOS PER HOUSEHOLD**
1.8

 **SERVED BY TRANSIT ROUTES**
 Valley Regional Transit (18 routes)

 **EXISTING BICYCLE INFRASTRUCTURE**
 227.34 miles of bicycle infrastructure within City Limits

ZONING & LAND USE DESIGNATIONS

ZONING	
Zoning	Percent of City Limits
R-1C	28.7%
M-1	16.8%
A-1	14.2%
R-1B	6.3%
R-1A	5.6%
R-2	5.2%
C-2	3.9%
A-2	2.9%
SP-01	2.4%
M-2	2.2%
C-3	1.8%
L-O	1.7%
R-3	1.6%
T-2	1.1%
SP-03	1.1%
T-1	0.8%
C-4	0.8%

C-1	0.7%
C-5	0.6%
SP-02	0.5%
R-O	0.4%
U	0.4%
H-S	0.2%
N-O	0.1%
R-1M	0.1%
PC	0.04%

LAND USE	
Land Use	Percent of Area of Impact
Suburban	27.0%
Industrial	14.1%
Compact	12.0%
Parks/Open Space	7.7%
Slope Protection	7.2%
Buildable	6.2%
PC	6.0%
Mixed Use	5.1%
Airport	5.0%
Large Lot/Rural	3.0%
Commercial	2.6%
Public/Quasi-Public	2.3%
School	1.4%
High Density	0.7%
Downtown Mixed Use	0.6%
Office	0.5%
BSU Master Plan	0.3%

Map Legend & Data Sources

APPENDIX B | ALL ACTIVITY CENTERS

QUICK FACTS DATA SOURCES

Parcel	2018 Ada County Assessor
Acres	Calculation
Taxable Value	2018 Ada County Assessor
Table Value Per Acre	Calculation
Vacant Acres	Comprehensive Planning Vacant Land Inventory (2016 Satellite Imagery)
Percent Vacant Acres	Calculated
Population	2018 ESRI Business Analyst Market Profile
Median Household Income	2018 ESRI Business Analyst Market Profile
Businesses	2018 ESRI Business Analyst Business Summary
Jobs	2018 ESRI Business Analyst Business Summary

COMMUNITY DESTINATIONS MAP LEGEND

- Libraries
- Schools
- Grocery Stores
- Parks
- Boise City Owned Parcels
- Vacant Parcels
- Valley Ride Bus Routes
- Boise City Limits Outline
- Boise Area of Impact Outline
- Neighborhood Activity Center 0.25 mile radius
- Community Activity Center 0.5 mile radius
- Regional Activity Center 1 mile radius
- Bike Lane
- Shared Bike Route
- Neighborhood Bike Route
- Highway Bike Route
- Multi-Use Path
- ACHD Sidewalks

Housing Units	2018 ESRI Business Analyst Market Profile
Housing Tenure	2018 ESRI Business Analyst Market Profile
Average Household Size	2018 ESRI Business Analyst Market Profile
Housing Density	Calculated
Median Home Value	2018 ESRI Business Analyst Market Profile



TRANSPORTATION DATA SOURCES

Commute Trip – Mode Share	ESRI Business Analyst ACS Population Summary (2012-2016)
Average Autos Per Household	ESRI Business Analyst ACS Housing Summary (2012-2016)
Transit Routes	2018 Valley Regional Transit major routes within activity center buffer
Existing Bicycle Infrastructure	Ada County Highway District existing bicycle/pathway infrastructure



ZONING & LAND USE MAP LEGENDS

- A-1
- A-2
- C-1
- C-2
- C-3
- C-4
- C-5
- H-S
- L-O
- M-1
- M-2
- N-O
- PC
- R-1A
- R-1B
- R-1C
- R-1M
- R-2
- R-3
- R-O
- SP-01
- SP-02
- SP-03
- T-1
- T-2
- U
- Ada County Zoning
- Airport
- BSU Master Plan
- Buildable
- Commercial
- Compact
- Downtown Mixed Use
- High Density
- Industrial
- Large Lot/Rural
- Mixed Use
- Office
- PC
- Parks/Open Space
- Public/Quasi-Public
- School
- Slope Protection
- Suburban

Data Tables

APPENDIX C | ALL ACTIVITY CENTERS

PERCENT VACANT LAND

Eagle and Chinden	3.3
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Regional Activity Center

Location	% Vacant Land
State of Idaho Campus (Former HP)	13.9
Federal Way and Gowen (Micron)	13.2
Downtown	12.7
Boise Towne Square Mall	10.5

Community Activity Center

Location	% Vacant Land
Tank Farm	11.7
Overland and Orchard	11.6
Boise Spectrum	9.7
Main and Whitewater Park	9.3
State and Whitewater Park	8
Overland and Vista	7.8
State and Collister	7.7
Overland and Five Mile	7.4
State and Glenwood/Gary	6.9
Broadway and Boise	6.4
Franklin and Orchard	6.3
Overland and Maple Grove	4.6
Franklin and Five Mile	4.2
Warm Springs and Eckert	4
Lake Hazel and Five Mile	3.9
Warm Springs and Parkcenter	3.3

Neighborhood Activity Center

Location	% Vacant Land
Boise and Protest	10.1
Lake Forest and Grand Forest.	9.9
University and Capitol	9.8
State and 21st	8.7
Jerry's 27th Street Market	8.6
Hill and Bogus Basin	8.6
Vista and Targee	8.6
Hyde Park	8.5
Emerald and Orchard	7.4
Warm Springs and M&W Market	6.4
Reserve Street Armory	6.4
Ustick and Cole	6.4
Hill and 36th	6.3
Boise and Apple	5.2
Ustick and Five Mile	5.1
Overland and Empire Way	4.7
Boise and Norfolk	4.3
McMillan and Cloverdale	3.1
McMillan and Five Mile	2.9
Lake Hazel and Maple Grove	1.6
Boise and Eckert	0
Fort Boise	0

TAXABLE VALUE PER ACRE

Franklin and Five Mile	\$485,887
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Regional Activity Center

Location	TTV/Acre
Downtown	\$1,084,534
Boise Towne Square Mall	\$965,455
State of Idaho Campus (Former HP)	\$395,295
Federal Way and Gowen (Micron)	\$238,830

Community Activity Center

Location	TTV/Acre
Broadway and Boise	\$1,268,821
Eagle and Chinden	\$1,112,146
State and Glenwood/Gary	\$1,032,946
Overland and Vista	\$928,682
State and Whitewater Park	\$926,069
Boise Spectrum	\$898,340
Franklin and Orchard	\$768,741
Main and Whitewater Park	\$765,721
Overland and Maple Grove	\$761,383
Lake Hazel and Five Mile	\$712,727
Overland and Five Mile	\$701,686
Overland and Orchard	\$686,278
State and Collister	\$674,468
Tank Farm	\$633,862
Warm Springs and Eckert	\$631,169
Warm Springs and Parkcenter	\$526,983

Neighborhood Activity Center

Location	TTV/Acre
State and 21st	\$2,266,281
Hyde Park	\$1,582,468
Jerry's 27th Street Market	\$1,485,712
Boise and Norfolk	\$1,187,916
Vista and Targee	\$976,318
Hill and Bogus Basin	\$917,427
Overland and Empire Way	\$836,624
McMillan and Cloverdale	\$830,046
McMillan and Five Mile	\$812,784
Ustick and Cole	\$770,634
Emerald and Orchard	\$760,529
Ustick and Five Mile	\$712,728
Boise and Apple	\$661,497
Hill and 36th	\$580,794
Lake Hazel and Maple Grove	\$470,805
Lake Forest and Grand Forest.	\$421,289
Boise and Protest	\$413,291
University and Capitol	\$319,452
Warm Springs and M&W Market	\$307,145
Boise and Eckert	\$255,346
Reserve Street Armory	\$177,335
Fort Boise	\$14,073

Data Tables

APPENDIX C | ALL ACTIVITY CENTERS

HOUSING DENSITY (HOUSING UNITS PER ACRE)

Regional Activity Center

Location	Density
Downtown	3.6
Boise Towne Square Mall	3.1
State of Idaho Campus (Former HP)	1.1
Federal Way and Gowen (Micron)	0.4

Community Activity Center

Location	Density
Broadway and Boise	4.2
Franklin and Orchard	4.1
State and Whitewater Park	4.1
State and Collister	3.7
Overland and Vista	3.7
Overland and Orchard	3.6
Main and Whitewater Park	2.8
Lake Hazel and Five Mile	2.6
State and Glenwood/Gary	2.6
Tank Farm	2.2
Eagle and Chinden	2.1
Overland and Five Mile	1.8
Warm Springs and Eckert	1.7
Overland and Maple Grove	1.2
Boise Spectrum	1.0
Franklin and Five Mile	0.8

Warm Springs and Parkcenter	0.5
-----------------------------	-----

Neighborhood Activity Center

Location	Density
Vista and Targee	6.6
University and Capitol	6.2
Boise and Protest	5.7
Hyde Park	5.6
Jerry's 27th Street Market	5.6
State and 21st	4.9
Ustick and Five Mile	4.4
Reserve Street Armory	4.1
Ustick and Cole	3.6
McMillan and Five Mile	3.5
Lake Forest and Grand Forest.	3.2
Emerald and Orchard	2.9
Boise and Norfolk	2.8
Warm Springs and M&W Market	2.6
Hill and Bogus Basin	2.6
Overland and Empire Way	2.5
Lake Hazel and Maple Grove	2.5
Boise and Apple	2.0
McMillan and Cloverdale	1.5
Hill and 36th	1.0
Boise and Eckert	0.5
Fort Boise	0.2

MEDIAN HOME VALUE

Regional Activity Center

Location	Median Home Value
Downtown	\$315,103
State of Idaho Campus (Former HP)	\$258,690
Federal Way and Gowen (Micron)	\$249,528
Boise Towne Square Mall	\$166,429

Community Activity Center

Location	Median Home Value
Warm Springs and Parkcenter	\$427,778
Warm Springs and Eckert	\$358,582
Eagle and Chinden	\$324,211
State and Whitewater Park	\$245,979
Overland and Five Mile	\$245,312
State and Collister	\$229,310
Franklin and Five Mile	\$221,304
Overland and Maple Grove	\$217,293
Lake Hazel and Five Mile	\$211,758
State and Glenwood/Gary	\$196,379
Main and Whitewater Park	\$195,800
Overland and Vista	\$185,092
Boise Spectrum	\$181,076
Broadway and Boise	\$180,805
Overland and Orchard	\$174,744
Franklin and Orchard	\$171,892

Tank Farm	\$157,143
-----------	-----------

Neighborhood Activity Center

Location	Median Home Value
Fort Boise	\$589,286
Reserve Street Armory	\$398,837
Boise and Eckert	\$389,286
Hill and Bogus Basin	\$359,259
Hyde Park	\$311,321
Warm Springs and M&W Market	\$309,239
Boise and Apple	\$270,000
McMillan and Cloverdale	\$267,925
Boise and Norfolk	\$264,286
State and 21st	\$260,849
Lake Forest and Grand Forest.	\$249,597
University and Capitol	\$223,913
Hill and 36th	\$214,474
McMillan and Five Mile	\$206,908
Jerry's 27th Street Market	\$201,852
Boise and Protest	\$194,118
Lake Hazel and Maple Grove	\$184,474
Overland and Empire Way	\$179,667
Emerald and Orchard	\$179,583
Ustick and Cole	\$179,545
Ustick and Five Mile	\$165,187
Vista and Targee	\$163,851

Data Tables

APPENDIX C | ALL ACTIVITY CENTERS

MEDIAN INCOME

Tank Farm	\$30,098
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Regional Activity Center

Location	Median Income
Federal Way and Gowen (Micron)	\$98,385
State of Idaho Campus (Former HP)	\$87,821
Downtown	\$38,771
Boise Towne Square Mall	\$38,669

Community Activity Center

Location	Median Income
Warm Springs and Parkcenter	\$127,038
Warm Springs and Eckert	\$110,689
Eagle and Chinden	\$92,800
Overland and Five Mile	\$76,937
Lake Hazel and Five Mile	\$74,061
Franklin and Five Mile	\$73,126
Overland and Maple Grove	\$66,153
Boise Spectrum	\$55,622
State and Glenwood/Gary	\$54,919
Overland and Vista	\$48,763
State and Collister	\$46,232
State and Whitewater Park	\$43,187
Main and Whitewater Park	\$42,411
Franklin and Orchard	\$41,111
Overland and Orchard	\$39,838
Broadway and Boise	\$37,814

Neighborhood Activity Center

Location	Median Income
Boise and Eckert	\$116,201
Lake Forest and Grand Forest.	\$97,875
McMillan and Cloverdale	\$92,780
Boise and Norfolk	\$84,947
Warm Springs and M&W Market	\$75,506
Boise and Apple	\$75,000
Fort Boise	\$70,872
Lake Hazel and Maple Grove	\$68,284
McMillan and Five Mile	\$63,293
Hill and Bogus Basin	\$61,555
Reserve Street Armory	\$60,218
Hyde Park	\$57,358
Hill and 36th	\$54,030
State and 21st	\$53,972
Ustick and Cole	\$48,639
Ustick and Five Mile	\$45,184
Overland and Empire Way	\$43,364
Emerald and Orchard	\$43,093
Jerry's 27th Street Market	\$42,597
Vista and Targee	\$39,151
Boise and Protest	\$27,005
University and Capitol	\$18,715

EMPLOYEES

Warm Springs and Parkcenter	87
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Regional Activity Center

Location	Employees
Downtown	50,571
Boise Towne Square Mall	18,493
Federal Way and Gowen (Micron)	7,786
State of Idaho Campus (Former HP)	2,916

Community Activity Center

Location	Employees
Tank Farm	8,195
Boise Spectrum	3,862
State and Whitewater Park	3,063
Main and Whitewater Park	2,784
Overland and Maple Grove	2,671
Franklin and Orchard	2,123
Overland and Vista	2,099
Overland and Five Mile	1,645
Overland and Orchard	1,619
State and Glenwood/Gary	1,580
Franklin and Five Mile	1,293
Broadway and Boise	1,081
State and Collister	785
Eagle and Chinden	766
Lake Hazel and Five Mile	156
Warm Springs and Eckert	152

Neighborhood Activity Center

Location	Employees
Fort Boise	\$589,286
Reserve Street Armory	\$398,837
Boise and Eckert	\$389,286
Hill and Bogus Basin	\$359,259
Hyde Park	\$311,321
Warm Springs and M&W Market	\$309,239
Boise and Apple	\$270,000
McMillan and Cloverdale	\$267,925
Boise and Norfolk	\$264,286
State and 21st	\$260,849
Lake Forest and Grand Forest.	\$249,597
University and Capitol	\$223,913
Hill and 36th	\$214,474
McMillan and Five Mile	\$206,908
Jerry's 27th Street Market	\$201,852
Boise and Protest	\$194,118
Lake Hazel and Maple Grove	\$184,474
Overland and Empire Way	\$179,667
Emerald and Orchard	\$179,583
Ustick and Cole	\$179,545
Ustick and Five Mile	\$165,187
Vista and Targee	\$163,851

Data Tables

APPENDIX C | ALL ACTIVITY CENTERS

AVERAGE AUTOS PER HOUSEHOLD

Boise Spectrum	N/A
----------------	-----

Regional Activity Center

Location	Autos/ Household
State of Idaho Campus (Former HP)	2
Federal Way and Gowen (Micron)	2
Downtown	1.3
Boise Towne Square Mall	N/A

Community Activity Center

Location	Autos/ Household
Overland & Five Mile	2.3
Franklin & Five Mile	2.3
Lake Hazel & Five Mile	2.2
Eagle & Chinden	2.2
Warm Springs & Park Center	2.2
Warm Springs & Eckert	2.1
Overland & Maple Grove	2.1
Overland & Vista	1.7
State & Glenwood/Gary	1.7
Broadway & Boise	1.6
State & Collister	1.6
State & Whitewater Park	1.5
Franklin & Orchard	1.4
Overland & Orchard	1.4
Tank Farm	1.4
Main & Whitewater Park	1.3

Neighborhood Activity Center

Location	Autos/ Household
McMillan and Cloverdale	2.4
Lake Hazel and Maple Grave	2.2
Boise and Eckert	2.1
Lake Forest and Grand Forest.	2
Boise and Norfolk	2
Hill and Bogus Basin	2
Ustick and Five Mile	1.9
Warm Springs and M&W Market	1.9
McMillan and Five Mile	1.8
Hill and 36th	1.8
Fort Boise	1.8
Vista and Targee	1.7
Ustick and Cole	1.7
Emerald and Orchard	1.6
Reserve Street Armory	1.5
Hyde Park	1.4
State and 21st	1.4
Jerry's 27th Street Market	1.3
University and Capitol	N/A
Boise and Protest	N/A
Overland and Empire Way	N/A
Boise and Apple	N/A



PLANNING AND DEVELOPMENT SERVICES
COMPREHENSIVE PLANNING DIVISION