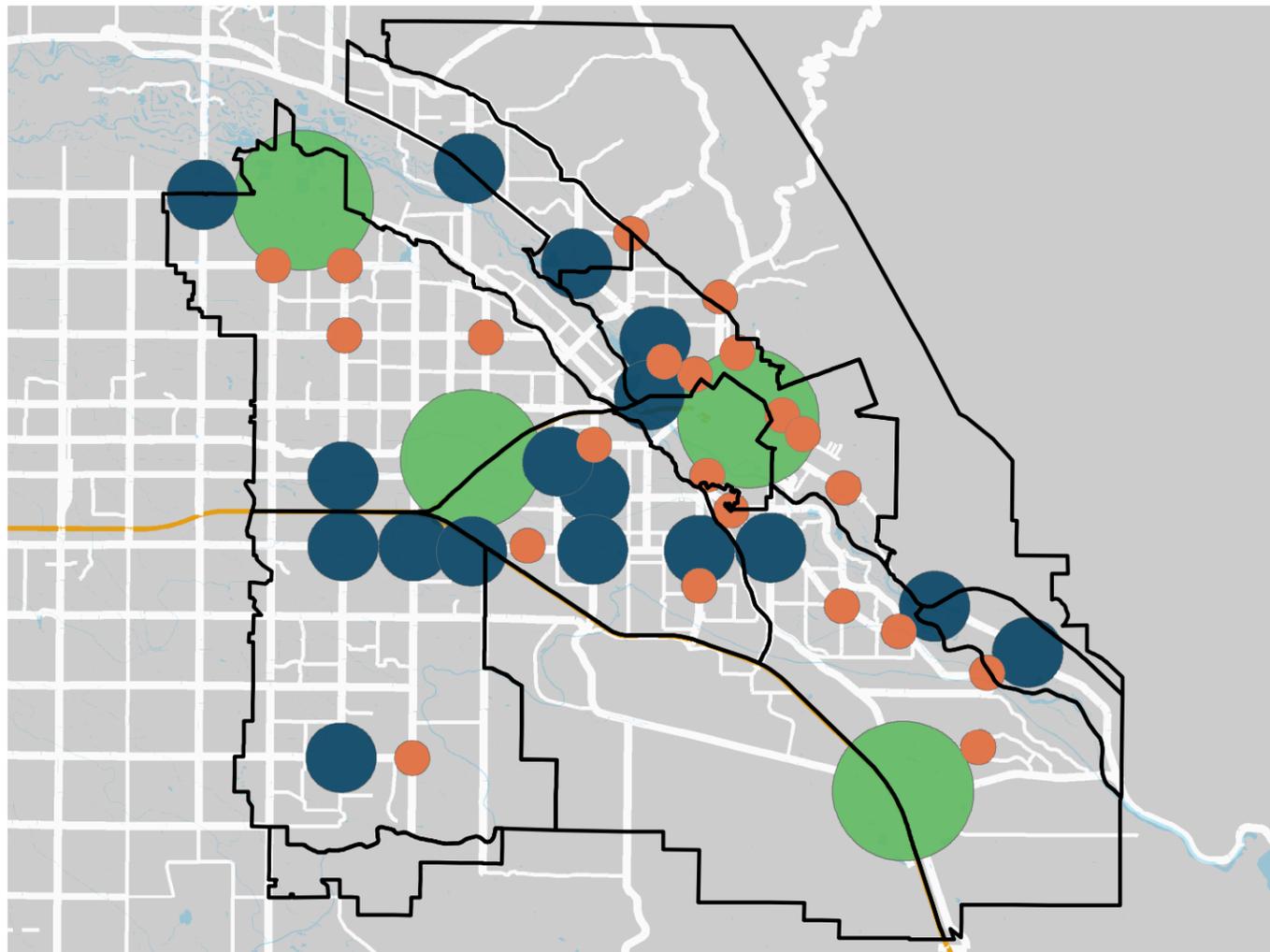


# APPENDIX



## APPENDIX A

Citywide & Area of Impact

## APPENDIX B

Map Legend & Data Sources

## APPENDIX C

Data Tables

# 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%

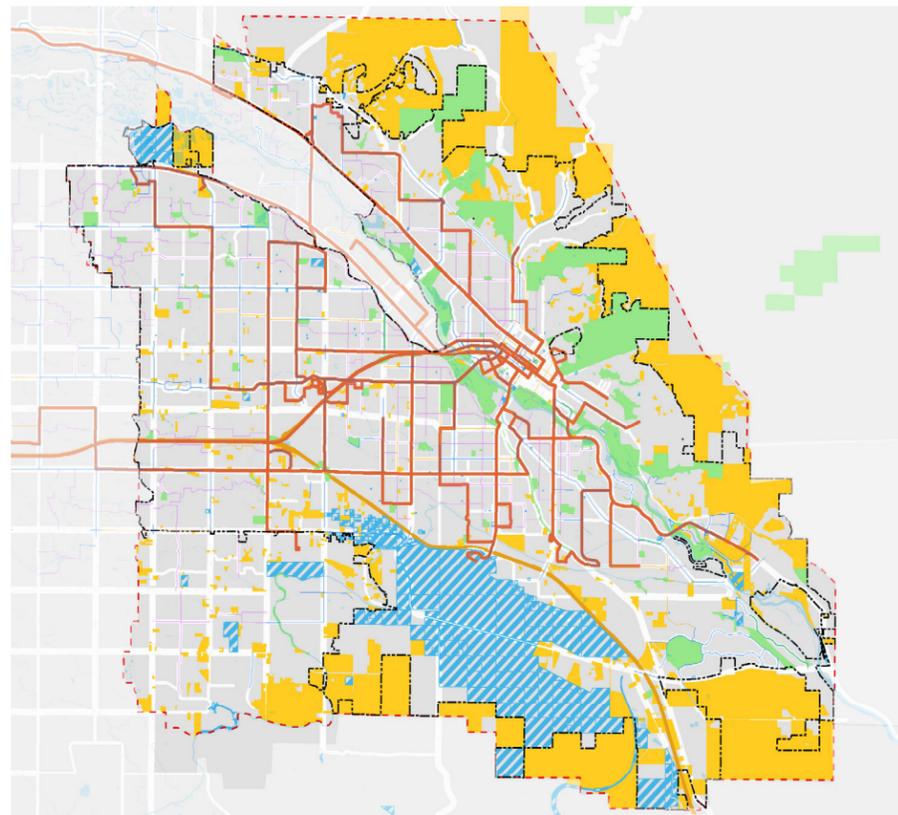
**POPULATION**  
 **227,531**

**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

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

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



### TRANSPORTATION DATA SOURCES

<b>Commute Trip – Mode Share</b>	ESRI Business Analyst ACS Population Summary (2012-2016)
<b>Average Autos Per Household</b>	ESRI Business Analyst ACS Housing Summary (2012-2016)
<b>Transit Routes</b>	2018 Valley Regional Transit major routes within activity center buffer
<b>Existing Bicycle Infrastructure</b>	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
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#### 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
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#### 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