



CITY *of* BOISE

# ACTIVITY CENTERS ALMANAC

**Volume 1**  
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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:

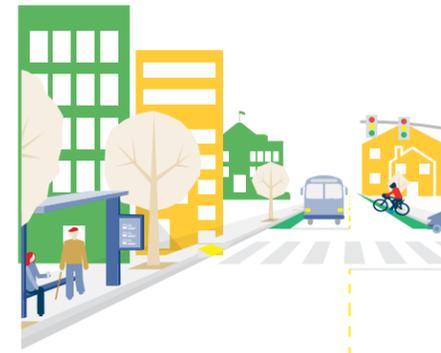
- Downtown Boise;
- Micron industrial area;
- Hewlett-Packard industrial area; and
- Boise Towne Square Mall.

**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:

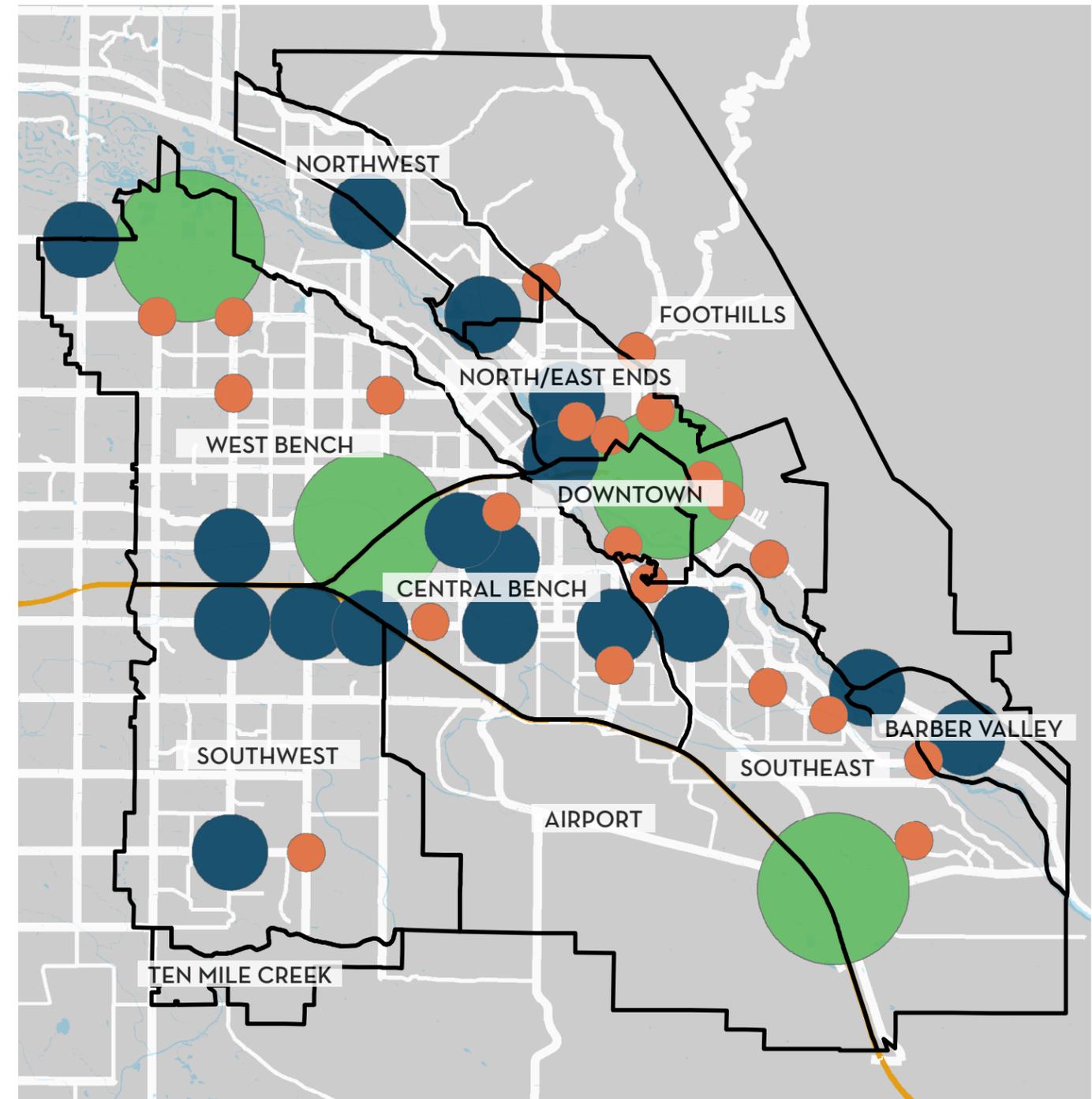
- Hyde Park;
- 36th & Hill Road; and
- Bown Crossing.



## 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:

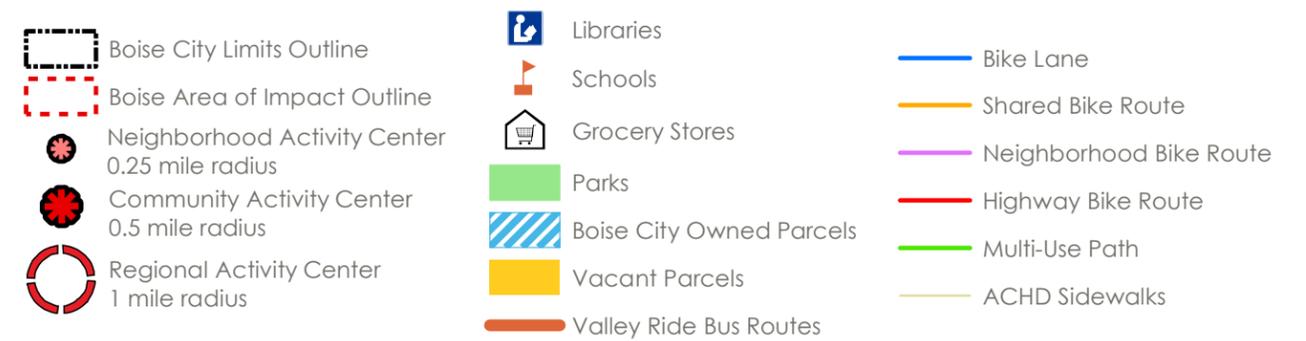
- Regional Activity Centers: 1 mile radius
- Community Activity Centers: 0.5-mile radius
- Neighborhood Activity Centers: 0.25-mile radius

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

