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

<table>
<thead>
<tr>
<th>PLANNING AREA</th>
<th>West Bench</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARCELS</td>
<td>3,319</td>
</tr>
<tr>
<td>ACRES</td>
<td>1,702</td>
</tr>
<tr>
<td>TAXABLE VALUE</td>
<td>$1,643,393,800</td>
</tr>
<tr>
<td>TAXABLE VALUE PER ACRE</td>
<td>$965,455</td>
</tr>
<tr>
<td>VACANT ACRES</td>
<td>116</td>
</tr>
<tr>
<td>% VACANT</td>
<td>6.80%</td>
</tr>
</tbody>
</table>

POPULATION
13,479

MEDIAN AGE
32.4

MEDIAN HOUSEHOLD INCOME
$38,669

BUSINESSES
948

MEDIAN HOUSEHOLD INCOME
$38,669

JOBS
18,493

AVG. HOUSEHOLD SIZE
2.26

HOUSING UNITS
6,190

OWNER OCCUPIED
41.4%

RENTER OCCUPIED
48%

VACANT
10.5%

HOUSING UNITS PER ACRE
3.1

MEDIAN HOME VALUE
$166,429

TRANSPORTATION

COMMUTE TRIPS

<table>
<thead>
<tr>
<th>Mode</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRIVE ALONE</td>
<td>84%</td>
</tr>
<tr>
<td>CARPOOL</td>
<td>6.4%</td>
</tr>
<tr>
<td>PUBLIC TRANSIT</td>
<td>0.9%</td>
</tr>
<tr>
<td>WALK</td>
<td>2.8%</td>
</tr>
<tr>
<td>BICYCLE</td>
<td>0.8%</td>
</tr>
<tr>
<td>TAXI / MOTORCYCLE/ OTHER</td>
<td>1.2%</td>
</tr>
<tr>
<td>WORK FROM HOME</td>
<td>3.8%</td>
</tr>
</tbody>
</table>

AUTOS PER HOUSEHOLD
N/A

SERVED BY TRANSIT ROUTES
- R5 Emerald Ustick
- R7A Fairview Ustick
- R7B Fairview Towne Square Mall
- R8 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

<table>
<thead>
<tr>
<th>ZONING</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>6.3%</td>
</tr>
<tr>
<td>C-1</td>
<td>0.9%</td>
</tr>
<tr>
<td>C-2</td>
<td>24.0%</td>
</tr>
<tr>
<td>C-3</td>
<td>1.8%</td>
</tr>
<tr>
<td>C-4</td>
<td>2.8%</td>
</tr>
<tr>
<td>HS</td>
<td>1.0%</td>
</tr>
<tr>
<td>M-1</td>
<td>13.1%</td>
</tr>
<tr>
<td>R-1A</td>
<td>0.9%</td>
</tr>
<tr>
<td>R-1B</td>
<td>1.4%</td>
</tr>
<tr>
<td>R-1C</td>
<td>16.8%</td>
</tr>
<tr>
<td>R-2</td>
<td>15.5%</td>
</tr>
<tr>
<td>R-3</td>
<td>7.1%</td>
</tr>
<tr>
<td>L-O</td>
<td>8.3%</td>
</tr>
</tbody>
</table>

LAND USE

<table>
<thead>
<tr>
<th>Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suburban</td>
<td>22.6%</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>19.7%</td>
</tr>
<tr>
<td>Commercial</td>
<td>19.4%</td>
</tr>
<tr>
<td>Compact</td>
<td>15.5%</td>
</tr>
<tr>
<td>Industrial</td>
<td>8.0%</td>
</tr>
<tr>
<td>Public/Quasi-Public</td>
<td>4.7%</td>
</tr>
<tr>
<td>High Density</td>
<td>4.5%</td>
</tr>
<tr>
<td>School</td>
<td>3.0%</td>
</tr>
<tr>
<td>Parks/Open Space</td>
<td>2.5%</td>
</tr>
</tbody>
</table>

See Map Legend on Page 11.
State of Idaho Campus
REGIONAL ACTIVITY CENTER

QUICK FACTS

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>West Bench</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels</td>
<td>1,757</td>
</tr>
<tr>
<td>Acres</td>
<td>1,600</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$632,461,900</td>
</tr>
<tr>
<td>Taxable Value Per Acre</td>
<td>$395,295</td>
</tr>
<tr>
<td>Vacant Acres</td>
<td>372</td>
</tr>
<tr>
<td>% Vacant</td>
<td>23.20%</td>
</tr>
</tbody>
</table>

Population: 5,006
Median Age: 41.2
Median Household Income: $87,821
Businesses: 153

COMMUNITY DESTINATIONS

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%
  - T-1D: 19.5%
  - M-2: 18.8%
  - A-1: 13.8%
  - RUT: 8.4%
  - R-2: 2.6%
  - RP: 2.8%
  - R-1A: 2.3%
  - M-1: 2.2%
  - M1: 1.4%
  - R-3: 1.3%
  - L-O: 1.0%
  - C-1: 0.4%
  - 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: 1.6%
  - Office: 0.5%

See Map Legend on Page 11.
**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%

**Population**: 2,873

**Median Age**: 35

**Median Household Income**: $92,800

**Businesses**: 73

**Medan Home Value**: $324,211

**Average Household Size**: 2.78

**Housing Units**: 1,070

- **78.4% Owner Occupied**
- **18.3% Renter Occupied**
- **3.3% Vacant**

**Housing Units Per Acre**: 2.1

- **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%

**Transportation**

- **Automos Per Household**: 2.2
- **Served by Transit Routes**: N/A
- **Existing Bicycle Infrastructure**: Chinden Boulevard Bike Lanes

See Map Legend on Page 11.
McMillan and Cloverdale
NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

<table>
<thead>
<tr>
<th>PLANNING AREA</th>
<th>West Bench</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARCELS</td>
<td>331</td>
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<tr>
<td>ACRES</td>
<td>121</td>
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<tr>
<td>TAXABLE VALUE</td>
<td>$100,828,400</td>
</tr>
<tr>
<td>$/ACRE</td>
<td>$830,046</td>
</tr>
<tr>
<td>VACANT ACRES</td>
<td>0</td>
</tr>
<tr>
<td>% VACANT</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

POPULATION 584

MEDIAN AGE 37.8

MEDIAN HOUSEHOLD INCOME $92,780

BUSINESSES 18

JOBS 172

COMMUNITY DESTINATIONS

See Map Legend on Page 11.

HOUSING UNITS 193

82.4% OWNER OCCUPIED

14.5% RENTER OCCUPIED

3.1% VACANT

AVG. HOUSEHOLD SIZE 3.12

HOUSING UNITS PER ACRE 1.5

MEDIAN HOME VALUE $267,925

TRANSPORTATION

COMMUTE TRIPS

<table>
<thead>
<tr>
<th>DRIVE ALONE</th>
<th>78.8%</th>
</tr>
</thead>
<tbody>
<tr>
<td>CARPOOL</td>
<td>7.9%</td>
</tr>
<tr>
<td>PUBLIC TRANSIT</td>
<td>--</td>
</tr>
<tr>
<td>WALK</td>
<td>0.9%</td>
</tr>
<tr>
<td>BICYCLE</td>
<td>1.5%</td>
</tr>
<tr>
<td>TAX / MOTORCYCLE/OTHER</td>
<td>0.3%</td>
</tr>
<tr>
<td>WORK FROM HOME</td>
<td>10.6%</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>R-1C</th>
<th>53.9%</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>37.8%</td>
</tr>
<tr>
<td>L-O</td>
<td>8.4%</td>
</tr>
</tbody>
</table>

LAND USE

Suburban 65.5%
School 23.4%
Office 11.2%
**McMillan and Five Mile**  
**NEIGHBORHOOD ACTIVITY CENTER**

### QUICK FACTS

<table>
<thead>
<tr>
<th>PLANNING AREA</th>
<th>West Bench</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARCELS</td>
<td>350</td>
</tr>
<tr>
<td>ACRES</td>
<td>118</td>
</tr>
<tr>
<td>TAXABLE VALUE</td>
<td>$95,625,900</td>
</tr>
<tr>
<td>TAXABLE VALUE PER ACRE</td>
<td>$812,784</td>
</tr>
<tr>
<td>VACANT ACRES</td>
<td>1</td>
</tr>
<tr>
<td>% VACANT</td>
<td>1.10%</td>
</tr>
</tbody>
</table>

**POPULATION**  
1,064

**MEDIAN AGE**  
44.9

**MEDIAN HOUSEHOLD INCOME**  
$63,293

**BUSINESSES**  
12

### COMMUNITY DESTINATIONS

- **0.25 mile radius**: See Map Legend on Page 11.

### TRANSPORTATION

<table>
<thead>
<tr>
<th>COMMUTE TRIPS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>DRIVE ALONE</td>
<td>83.1%</td>
</tr>
<tr>
<td>CARPOOL</td>
<td>7.8%</td>
</tr>
<tr>
<td>PUBLIC TRANSIT</td>
<td>--</td>
</tr>
<tr>
<td>WALK</td>
<td>0.5%</td>
</tr>
<tr>
<td>BICYCLE</td>
<td>--</td>
</tr>
<tr>
<td>TAXI / MOTORCYCLE / OTHER</td>
<td>1.1%</td>
</tr>
<tr>
<td>WORK FROM HOME</td>
<td>7.3%</td>
</tr>
</tbody>
</table>

**AUTOS PER HOUSEHOLD**  
1.8

**SERVED BY TRANSIT ROUTES**  
R8 Five Mile  
R8x Five Mile Chinden

**EXISTING BICYCLE INFRASTRUCTURE**  
McMillan Road & Five Mile Road  
Bike Lanes

### 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

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>West Bench</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels</td>
<td>267</td>
</tr>
<tr>
<td>Acres</td>
<td>127</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$98,141,400</td>
</tr>
<tr>
<td>Taxable Value Per Acre</td>
<td>$770,634</td>
</tr>
<tr>
<td>Vacant Acres</td>
<td>1</td>
</tr>
<tr>
<td>% Vacant</td>
<td>0.50%</td>
</tr>
</tbody>
</table>

**Population**

1,108

**Median Age**

38.9

**Median Household Income**

$48,639

**Businesses**

68

**Jobs**

1,240

**Median Household Income**

$48,639

**Housing Units**

455

**624%**

**Owner Occupied**

31.2%

**Renter Occupied**

6.4%

**Vacant**

**Average Household Size**

2.59

**Housing Units Per Acre**

3.6

**Median Home Value**

$179,545

### COMMUNITY DESTINATIONS

**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%

### 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%

**Autos Per Household**

1.7

**Served by Transit Routes**

R7A Fairview Ustick

**Existing Bicycle Infrastructure**

Ustick Road Bike Lanes

### 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%

See Map Legend on Page 11.
# Ustick and Five Mile Neighborhood Activity Center

## Quick Facts

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>West Bench</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcels</td>
<td>301</td>
</tr>
<tr>
<td>Acres</td>
<td>135</td>
</tr>
<tr>
<td>Taxable Value</td>
<td>$96,186,700</td>
</tr>
<tr>
<td>Taxable Value Per Acre</td>
<td>$712,728</td>
</tr>
<tr>
<td>Vacant Acres</td>
<td>7</td>
</tr>
<tr>
<td>% Vacant</td>
<td>5.40%</td>
</tr>
</tbody>
</table>

### Community Destinations

- **Population**: 1,459
- **Median Age**: 35.8
- **Median Household Income**: $45,184
- **Jobs**: 488
- **Businesses**: 59

### Housing Units

- 61.4% Owner Occupied
- 33.5% Renter Occupied
- 5.1% Vacant

### Average Household Size

- **Total Housing Units**: 552
- **Average Household Size**: 2.77

### Vacant Acres

- **Vacant Acres**: 7
- **% Vacant**: 5.40%

### 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%