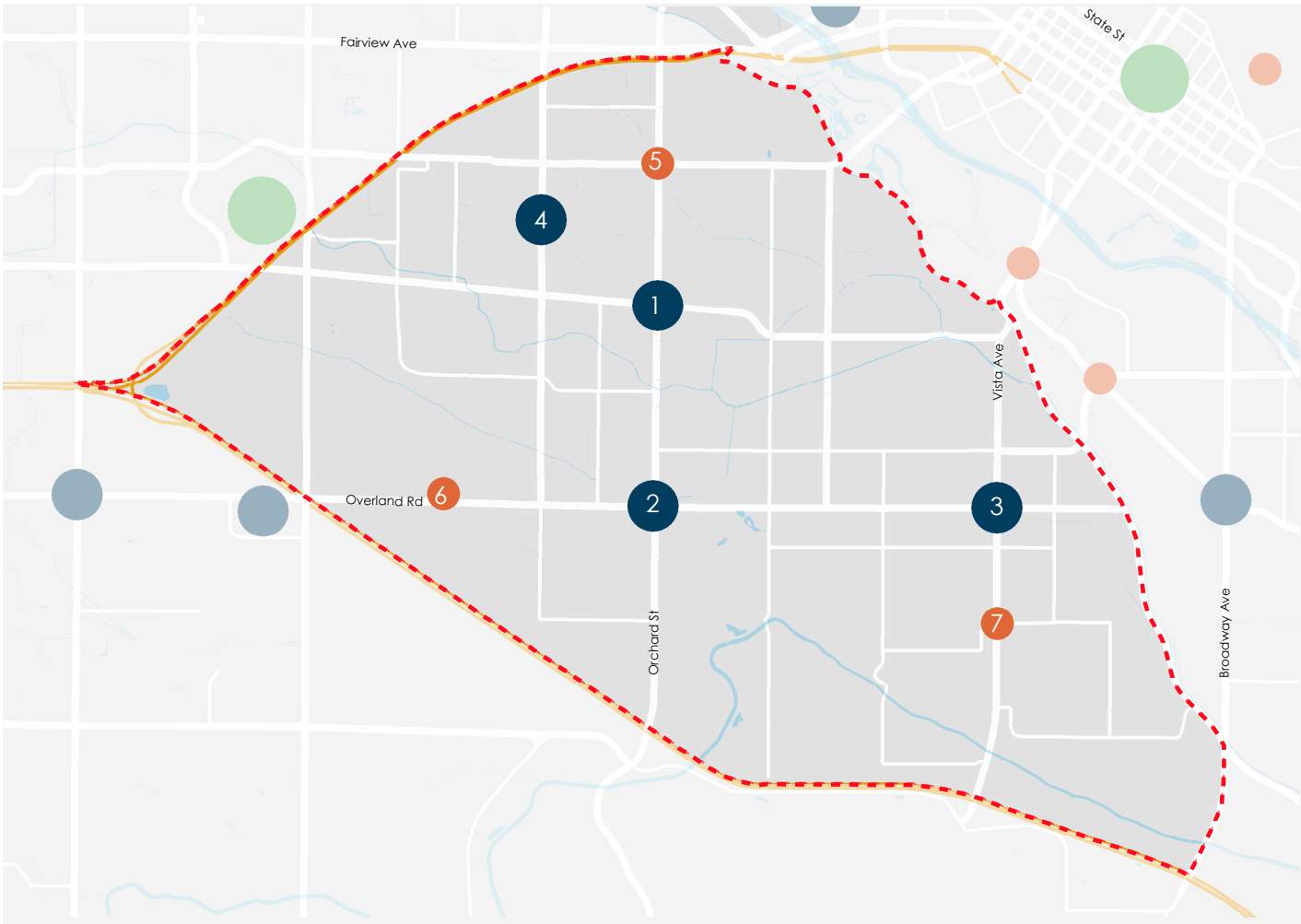


CENTRAL BENCH PLANNING AREA



● 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

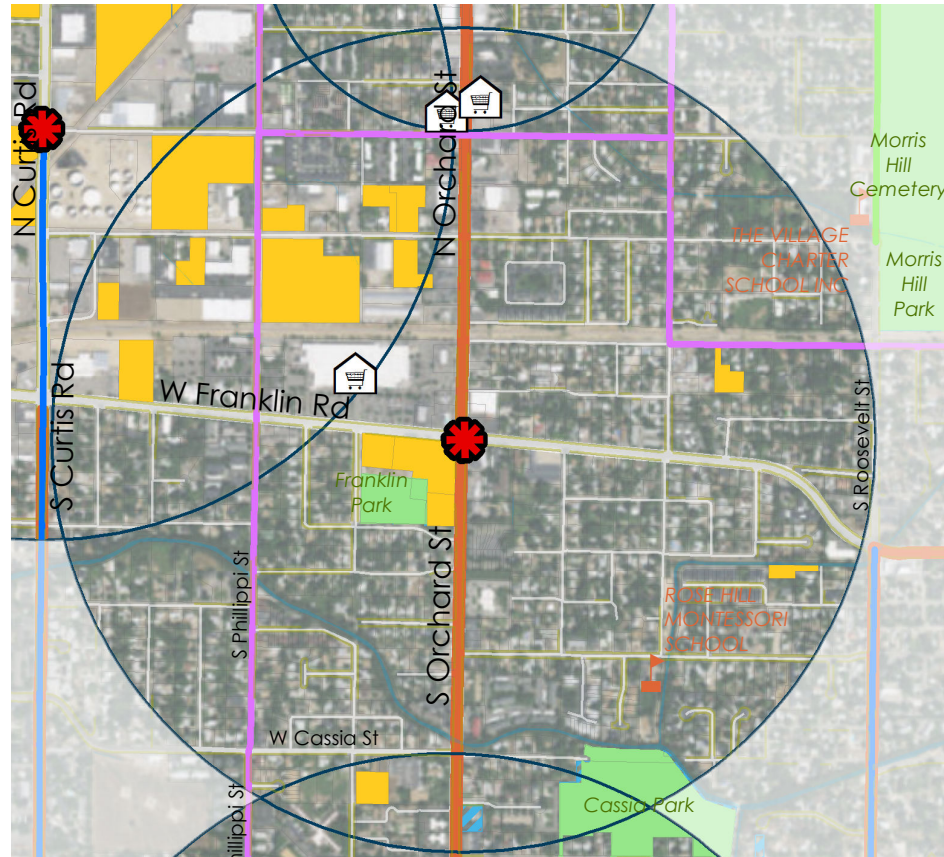
COMMUNITY ACTIVITY CENTER

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%

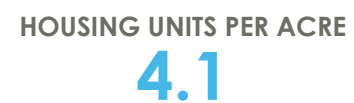


COMMUNITY DESTINATIONS



0.5 mile radius

See **Map Legend** on Page 11.



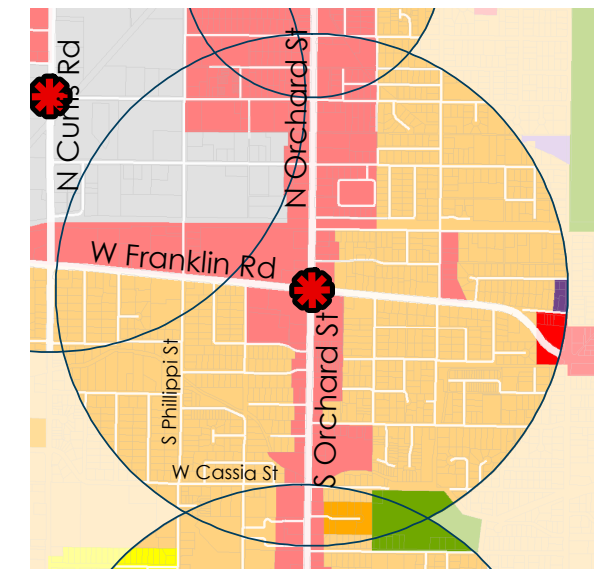
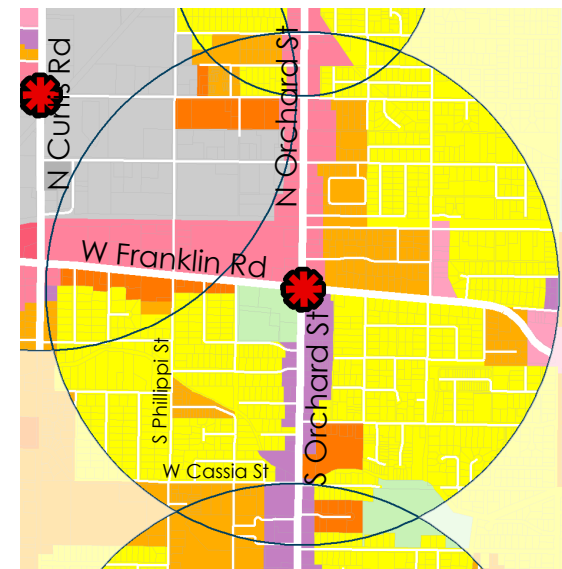
TRANSPORTATION

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%



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%

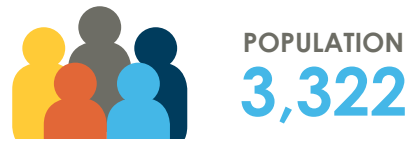
LAND USE	
Compact	58.2%
Mixed Use	28.8%
Industrial	10.1%
Parks/Open Space	1.3%
High Density	0.8%
Commercial	0.7%
Office	0.2%

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%



COMMUNITY DESTINATIONS



0.5 mile radius

See **Map Legend** on Page 11.



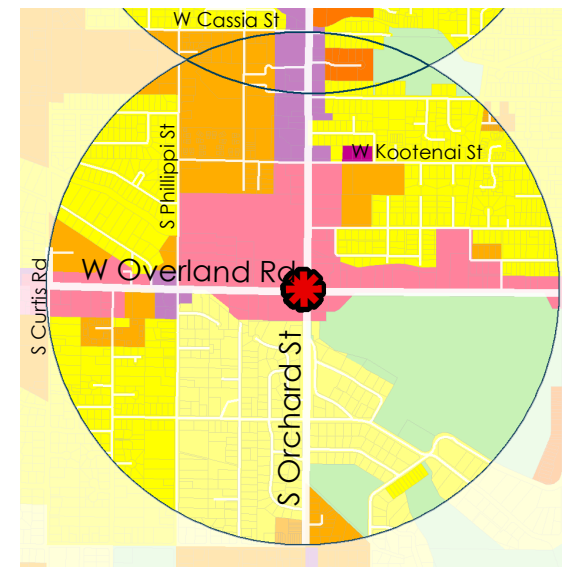
TRANSPORTATION

COMMUTE TRIPS

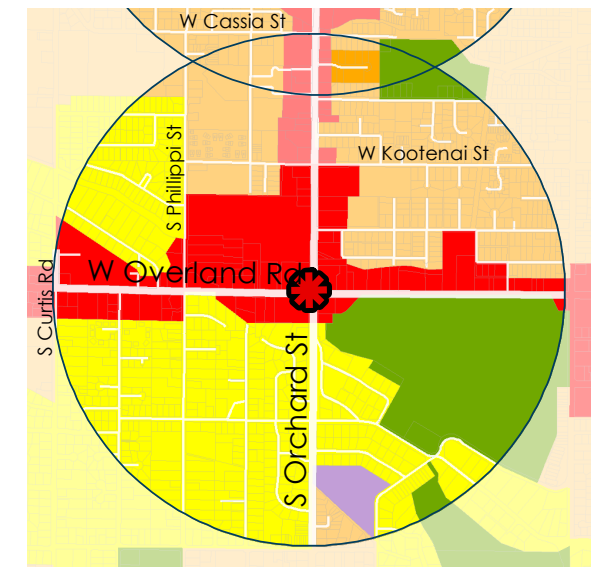
DRIVE ALONE	75.4%
CARPOOL	8.2%
PUBLIC TRANSIT	0.9%
WALK	7.2%
BICYCLE	0.6%
TAXI / MOTORCYCLE / OTHER	1.5%
WORK FROM HOME	6.2%



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%

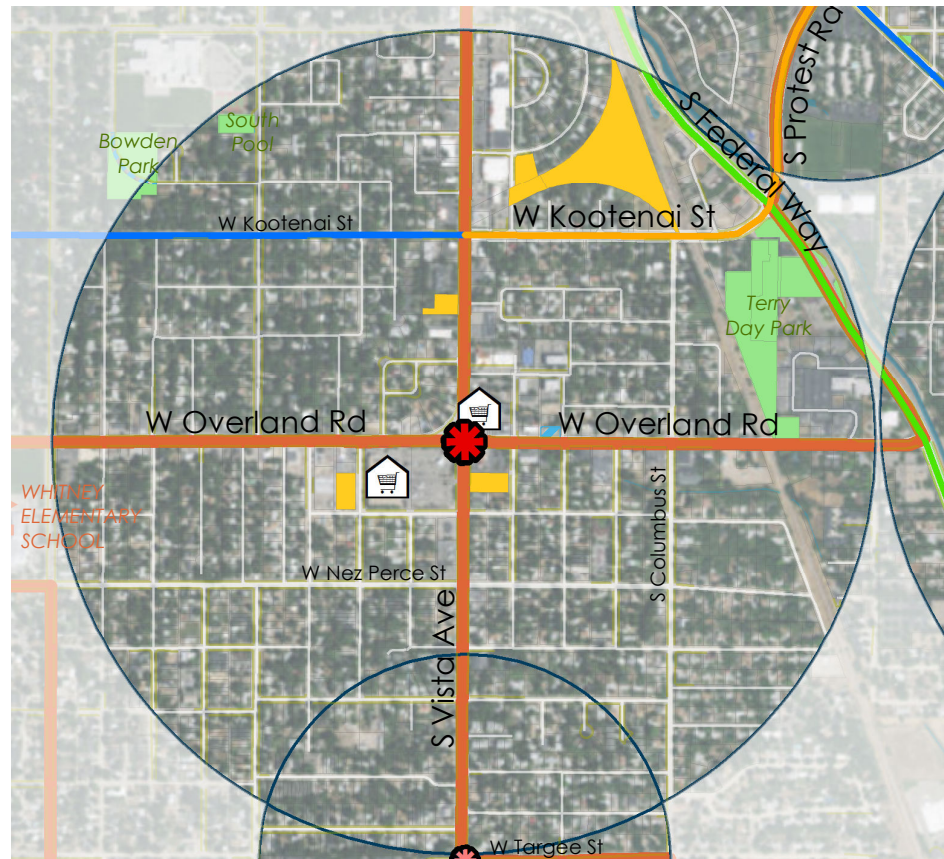
POPULATION
3,741

MEDIAN AGE | **JOB**
34.8 | **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

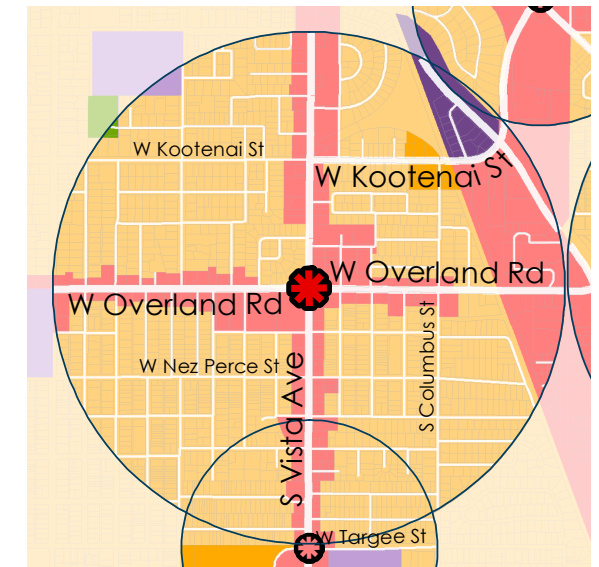
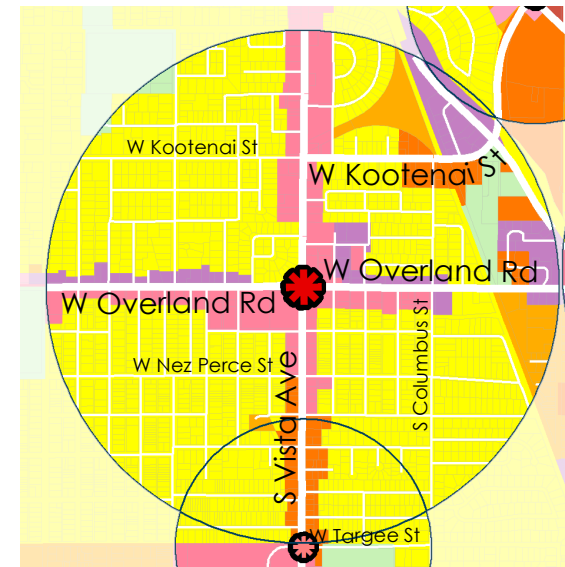
DRIVE ALONE	76.7%
CARPOOL	13.2%
PUBLIC TRANSIT	1.9%
WALK	1.2%
BICYCLE	3.6%
TAXI / MOTORCYCLE / OTHER	1%
WORK FROM HOME	2.5%

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%



POPULATION
2,162

MEDIAN AGE

29.7

JOBS

8,195

MEDIAN HOUSEHOLD INCOME

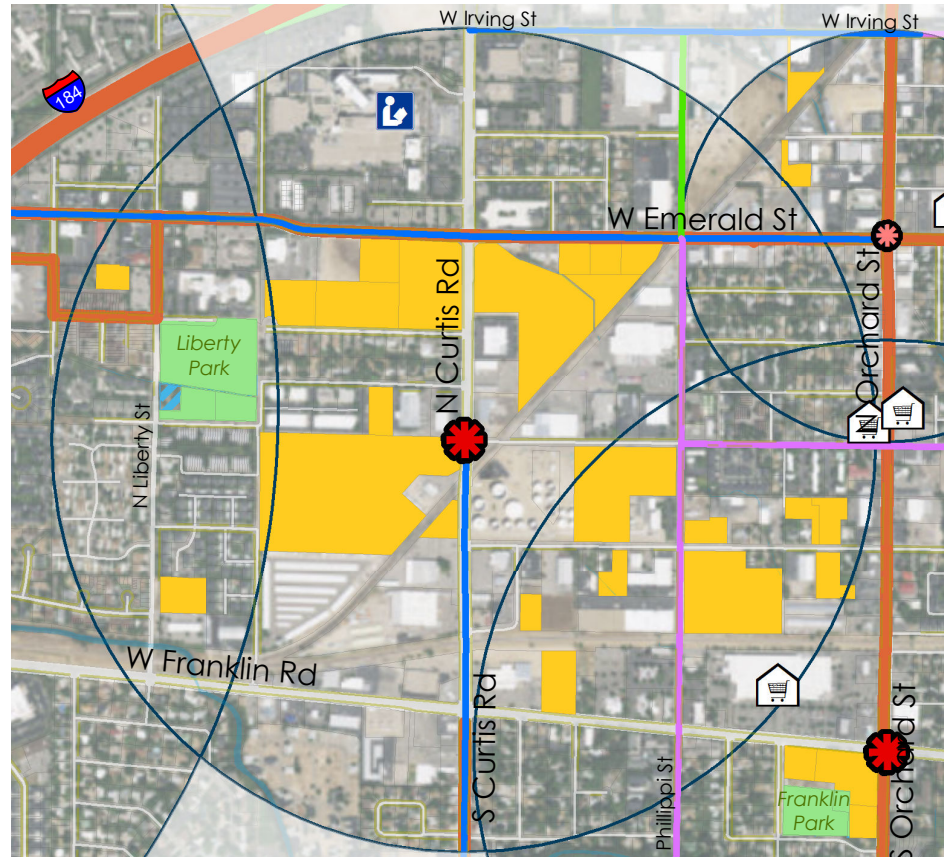
\$30,098



BUSINESSES

343

COMMUNITY DESTINATIONS



0.5 mile radius

See Map Legend on Page 11.



HOUSING UNITS

1,084

25.6% OWNER OCCUPIED

62.7% RENTER OCCUPIED

11.7% VACANT

AVERAGE HOUSEHOLD SIZE

1.84

HOUSING UNITS PER ACRE

2.2

MEDIAN HOME VALUE

\$157,143

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%



AUTOS PER HOUSEHOLD

1.4



SERVED BY TRANSIT ROUTES

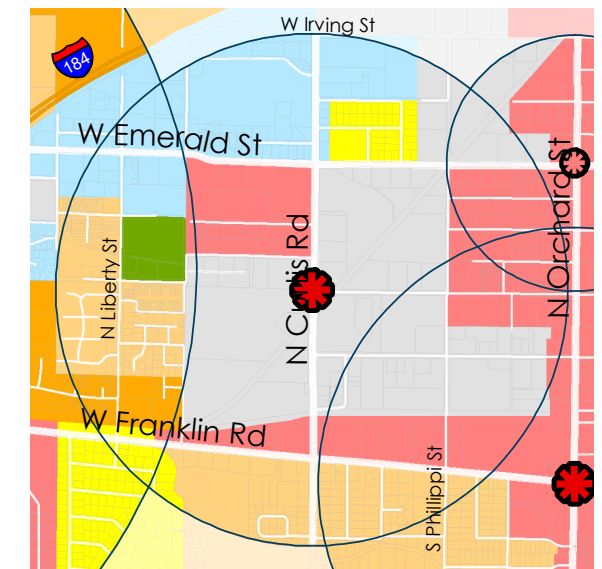
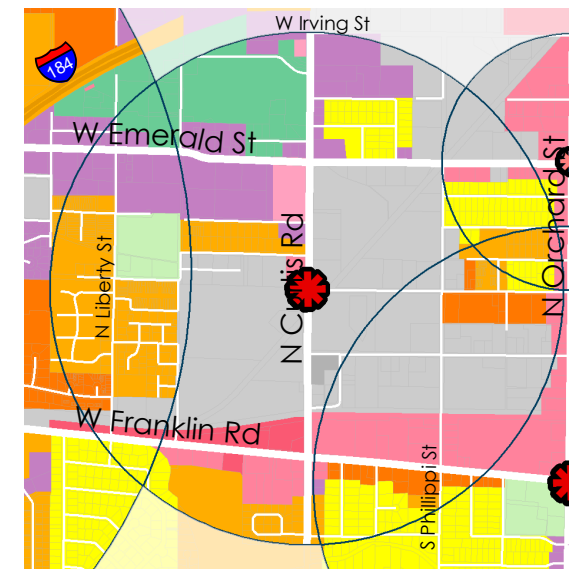
R5 Emerald
R41 Happy Day TC / Boise State



EXISTING BICYCLE INFRASTRUCTURE

Emerald Street & Curtis Road Bike Lanes
Phillippi Neighborhood Bike Route

ZONING & LAND USE DESIGNATIONS



ZONING

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

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

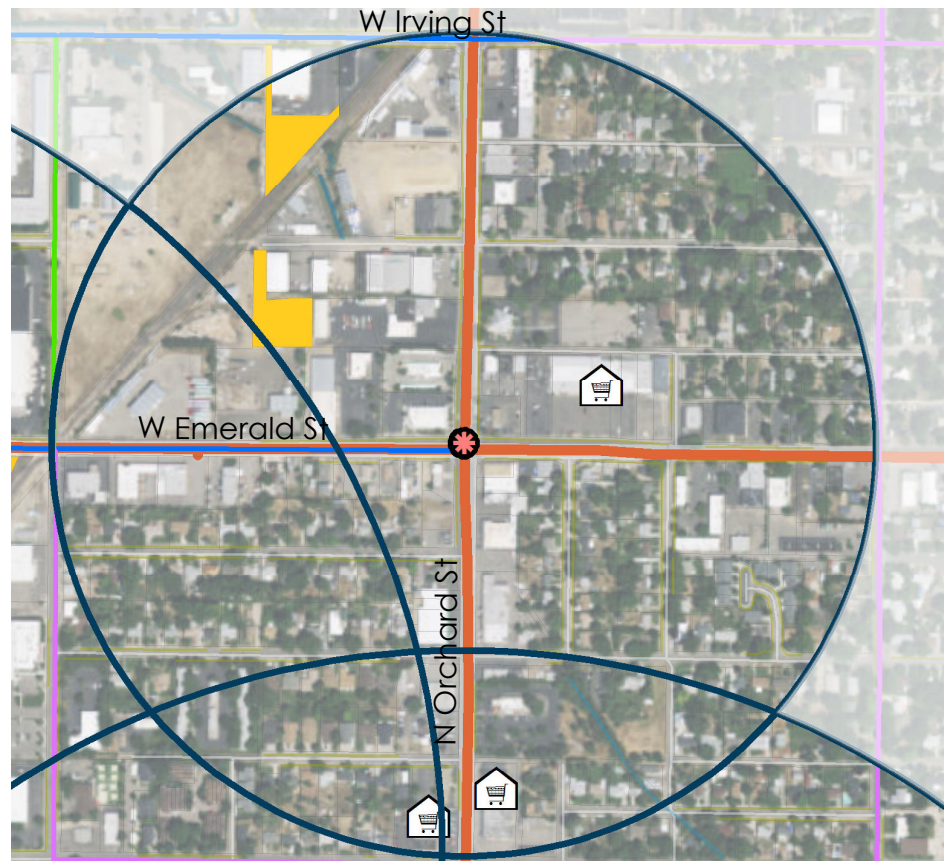
NEIGHBORHOOD ACTIVITY CENTER

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%



COMMUNITY DESTINATIONS



0.25 mile radius

See **Map Legend** on Page 11.



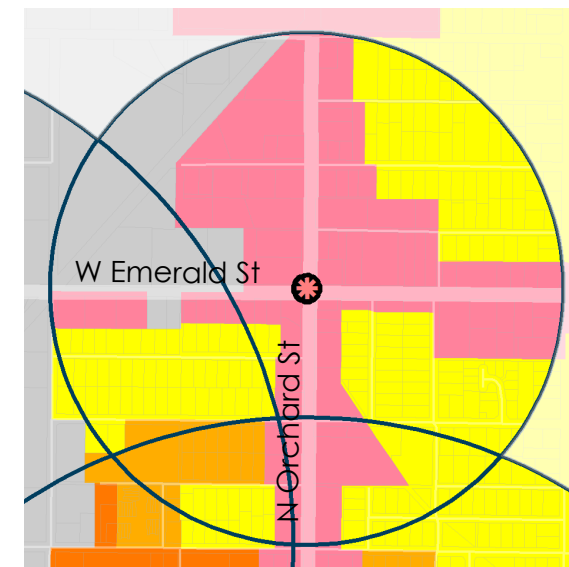
TRANSPORTATION

COMMUTE TRIPS

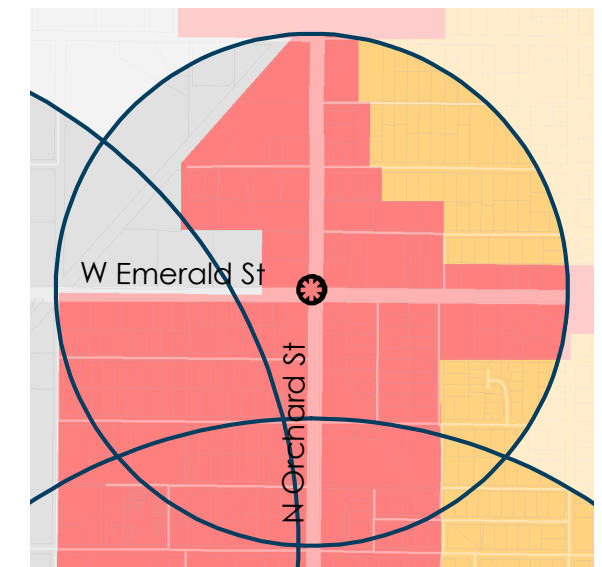
DRIVE ALONE	82.1%
CARPOOL	3.8%
PUBLIC TRANSIT	0.5%
WALK	3%
BICYCLE	4.8%
TAXI / MOTORCYCLE / OTHER	1.5%
WORK FROM HOME	4.3%



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%



POPULATION
749

MEDIAN AGE
39.3

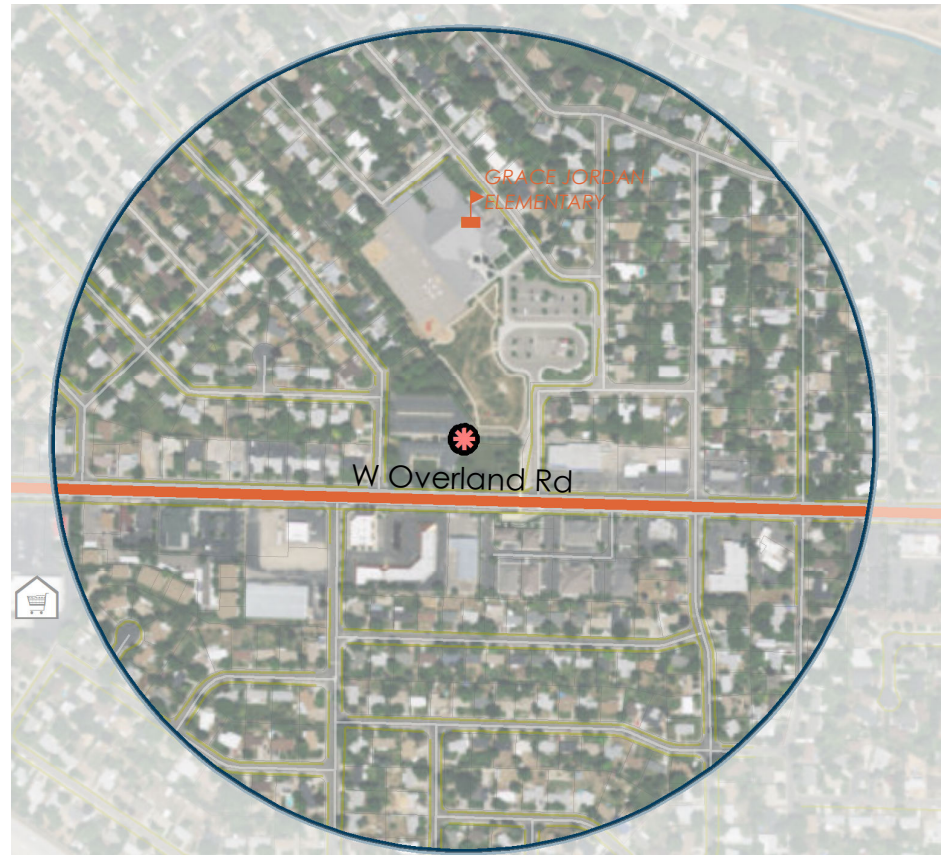
JOBS
383

MEDIAN HOUSEHOLD INCOME
\$43,364



BUSINESSES
53

COMMUNITY DESTINATIONS



0.25 mile radius

See **Map Legend** on Page 11.



HOUSING UNITS
320

65% OWNER OCCUPIED

30.3% RENTER OCCUPIED

4.7% VACANT

AVERAGE HOUSEHOLD SIZE
2.46

HOUSING UNITS PER ACRE
2.5

MEDIAN HOME VALUE
\$179,667

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%



AUTOS PER HOUSEHOLD
N/A

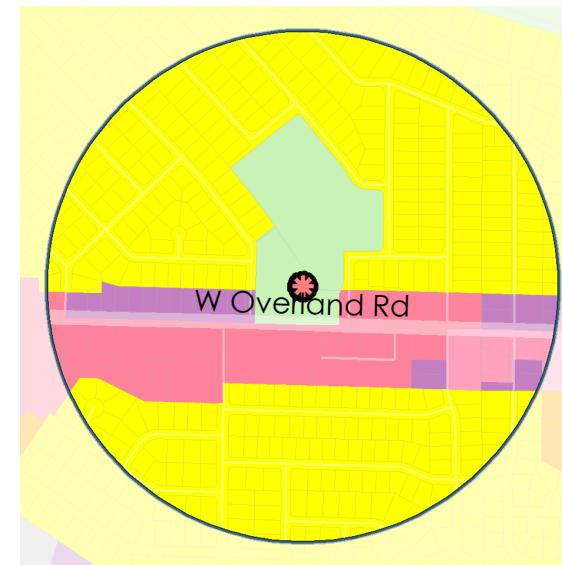


SERVED BY TRANSIT ROUTES
R29 Overland

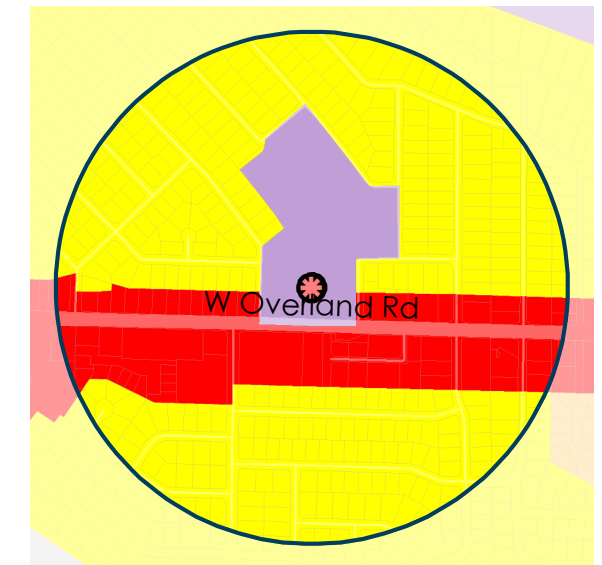


EXISTING BICYCLE INFRASTRUCTURE
N/A

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%



POPULATION
1,709

MEDIAN AGE
32.8

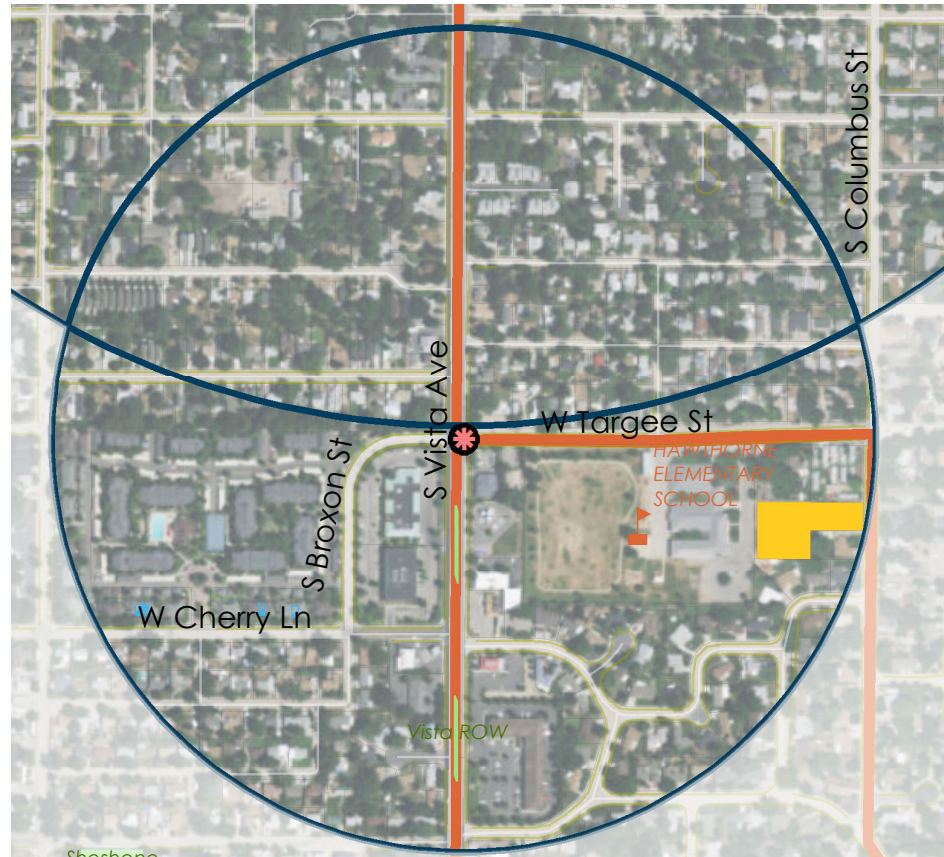
JOBS
407

MEDIAN HOUSEHOLD INCOME
\$39,151



BUSINESSES
47

COMMUNITY DESTINATIONS



0.25 mile radius

See Map Legend on Page 11.



HOUSING UNITS
835

36.9% OWNER OCCUPIED

54.5% RENTER OCCUPIED

8.6% VACANT

AVERAGE HOUSEHOLD SIZE
2.24

HOUSING UNITS PER ACRE
6.6

MEDIAN HOME VALUE
\$163,851

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%



AUTOS PER HOUSEHOLD
1.7

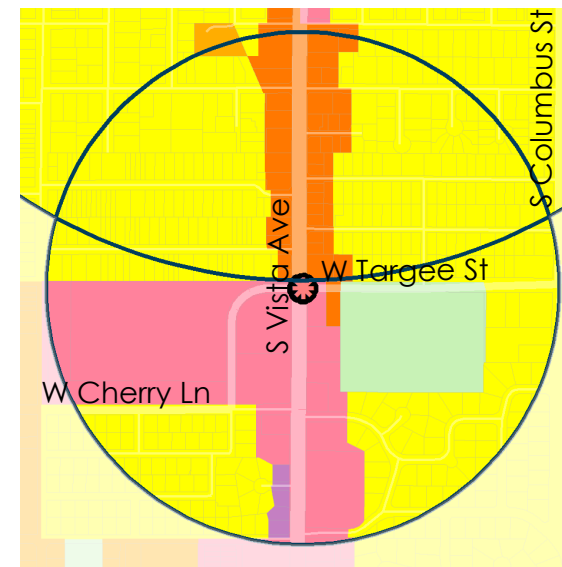


SERVED BY TRANSIT ROUTES
R3 Vista
R4 Roosevelt

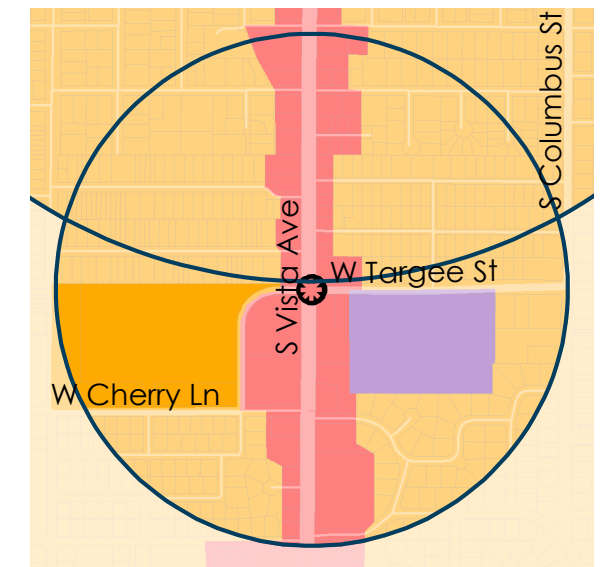


EXISTING BICYCLE INFRASTRUCTURE
N/A

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%