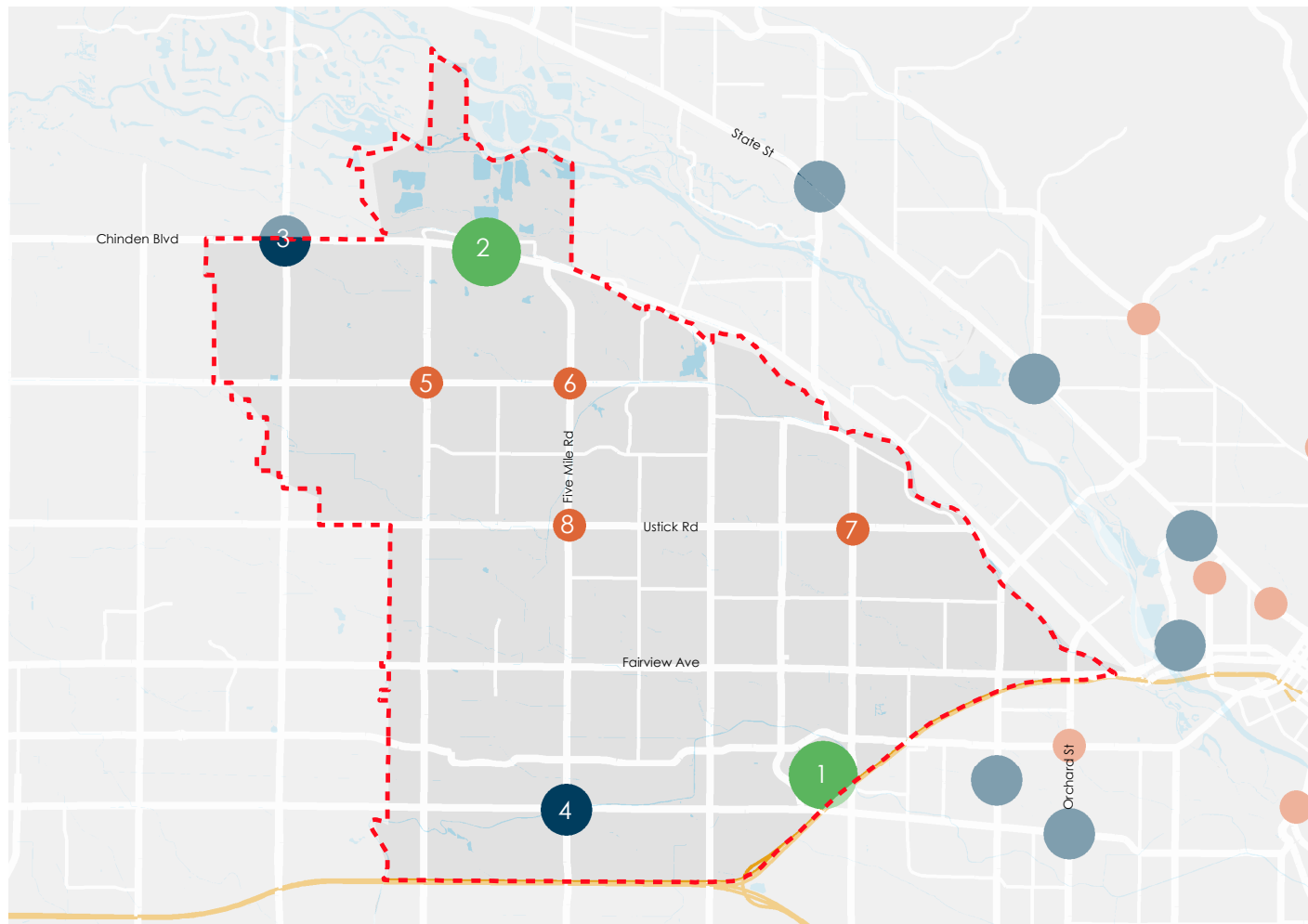


WEST BENCH PLANNING AREA



● 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%

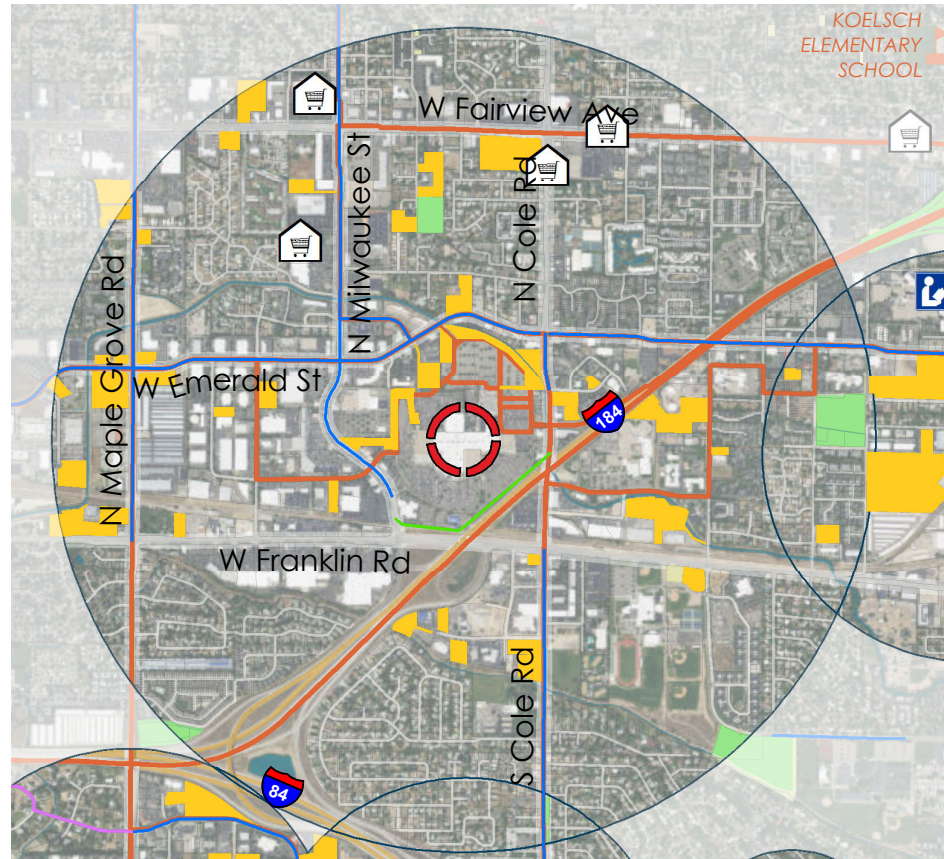
 POPULATION
13,479

MEDIAN AGE | JOBS
32.4 | **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

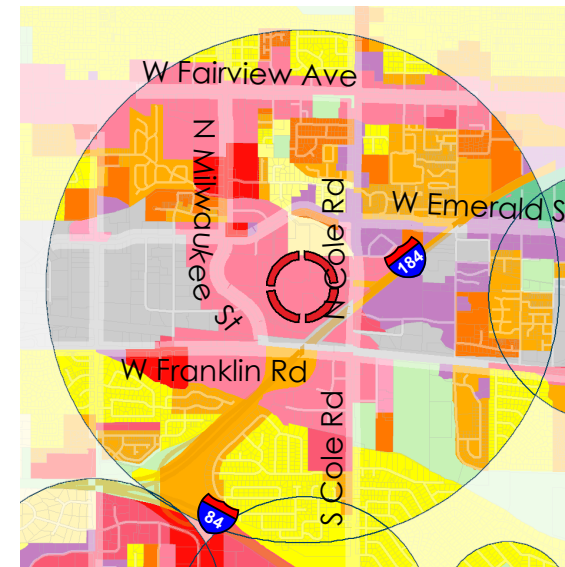
 DRIVE ALONE	84%
 CARPOOL	6.4%
 PUBLIC TRANSIT	0.9%
 WALK	2.8%
 BICYCLE	0.8%
 TAXI / MOTORCYCLE / OTHER	1.2%
 WORK FROM HOME	3.8%

 AUTOS PER HOUSEHOLD
N/A

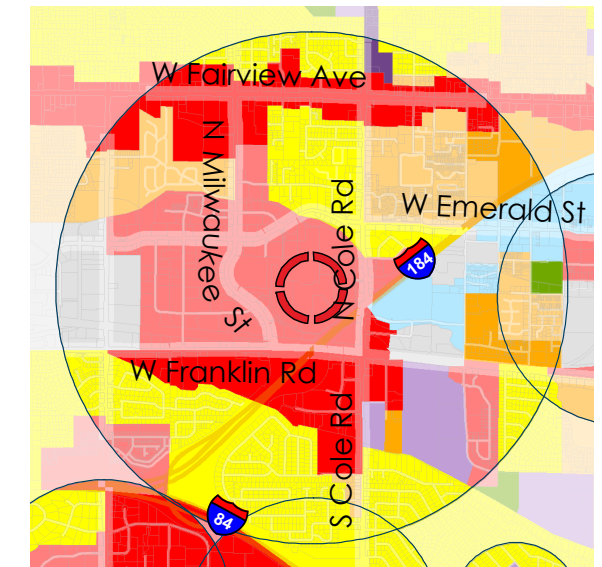
 SERVED BY TRANSIT ROUTES
R5 Emerald
R7A Fairview Ustick
R7B Fairview Towne Square Mall
R8x Five Mile Chinden
R8 Five Mile R12 Maple Grove
R28 Cole / Victory
T41 Happy Day TC / Boise State

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

ZONING & LAND USE DESIGNATIONS



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



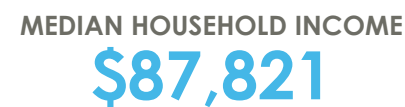
LAND USE	
Suburban	22.6%
Mixed Use	19.7%
Commercial	19.4%
Compact	15.5%
Industrial	8.0%
Public/Quasi-Public	4.7%
High Density	4.5%
School	3.0%
Parks/Open Space	2.5%

State of Idaho Campus

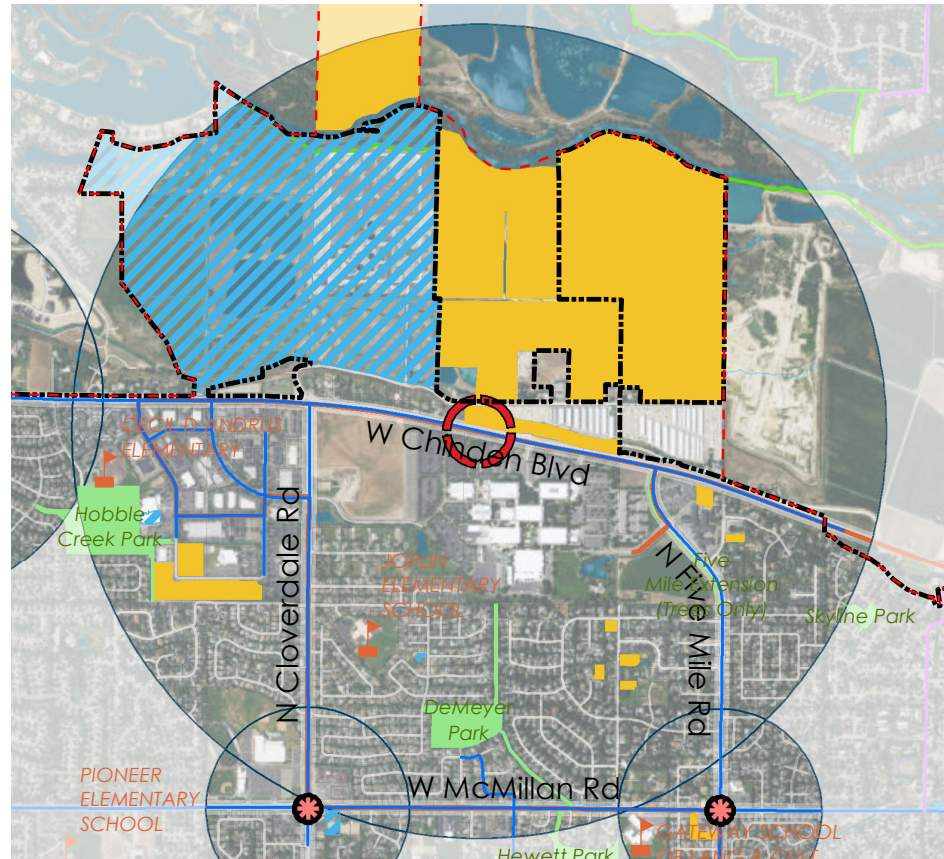
REGIONAL ACTIVITY CENTER

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

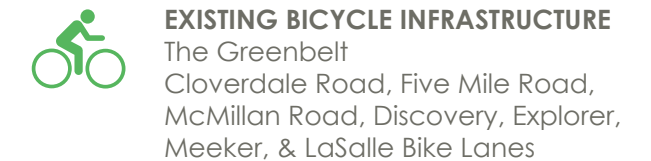
See Map Legend on Page 11.



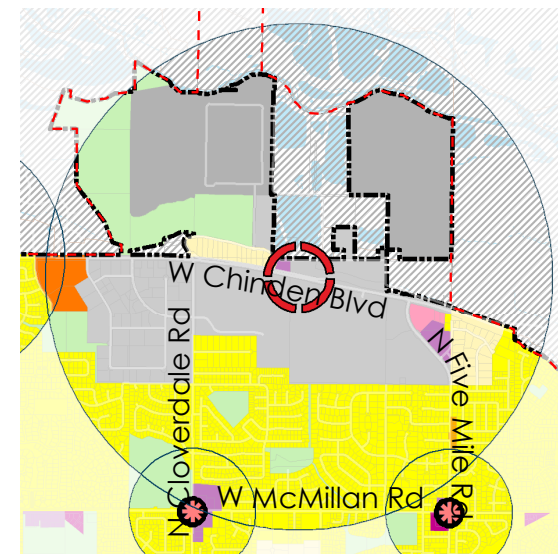
TRANSPORTATION

COMMUTE TRIPS

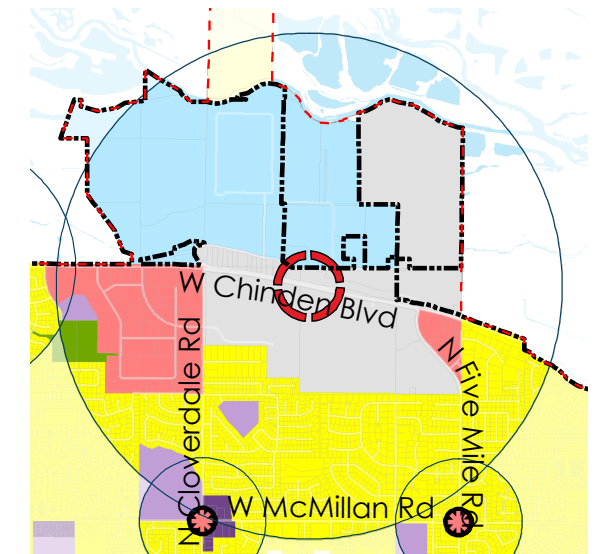
DRIVE ALONE	77.3%
CARPOOL	13.7%
PUBLIC TRANSIT	0.1%
WALK	1.3%
BICYCLE	--
TAXI / MOTORCYCLE / OTHER	1.2%
WORK FROM HOME	6.5%



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

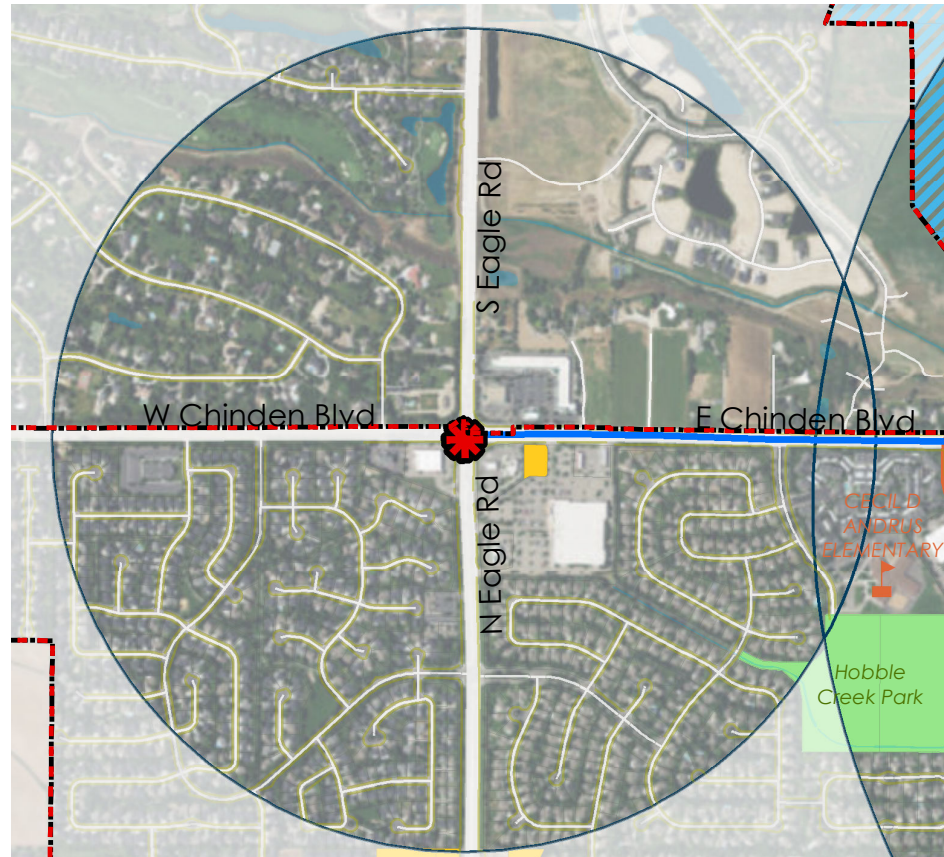
COMMUNITY ACTIVITY CENTER

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%

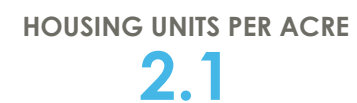


COMMUNITY DESTINATIONS



0.5 mile radius

See Map Legend on Page 11.



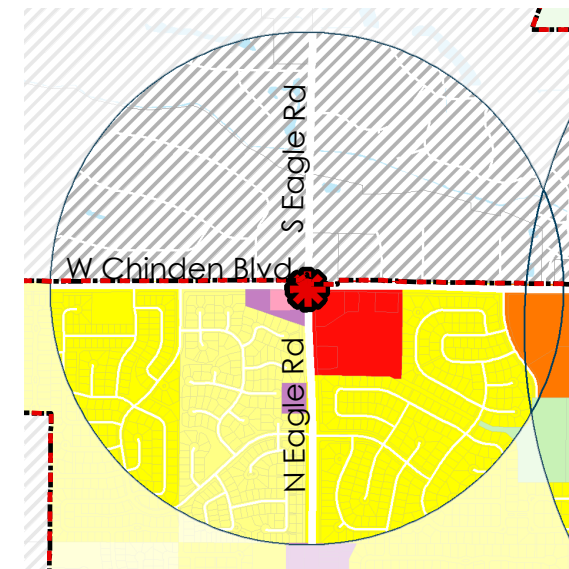
TRANSPORTATION

COMMUTE TRIPS

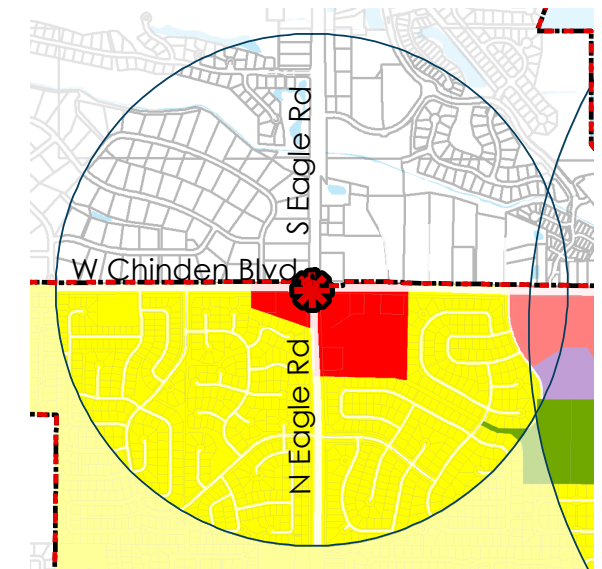
DRIVE ALONE	81.3%
CARPOOL	8.7%
PUBLIC TRANSIT	--
WALK	--
BICYCLE	0.2%
TAXI / MOTORCYCLE / OTHER	0.9%
WORK FROM HOME	8.9%



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

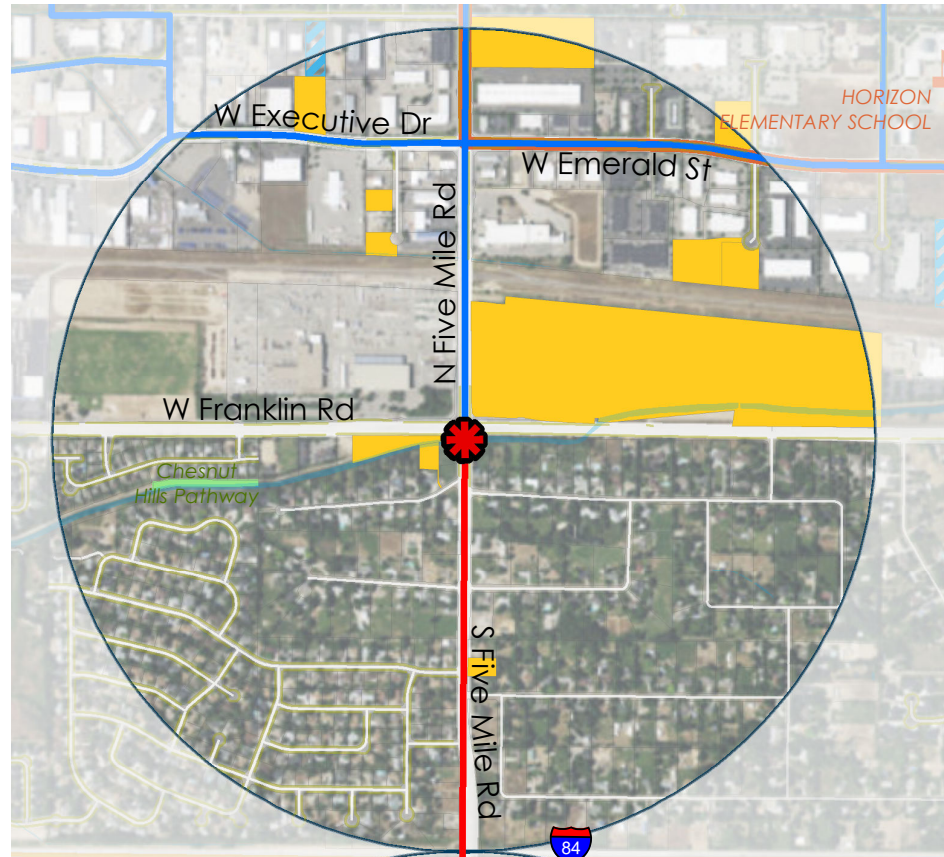
COMMUNITY ACTIVITY CENTER

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.



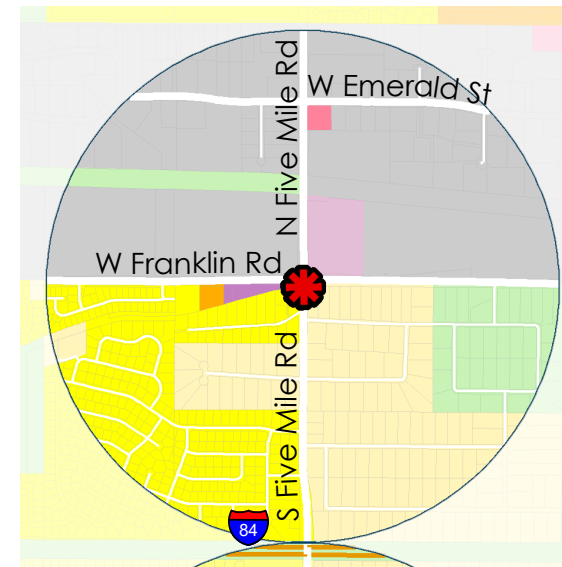
TRANSPORTATION

COMMUTE TRIPS

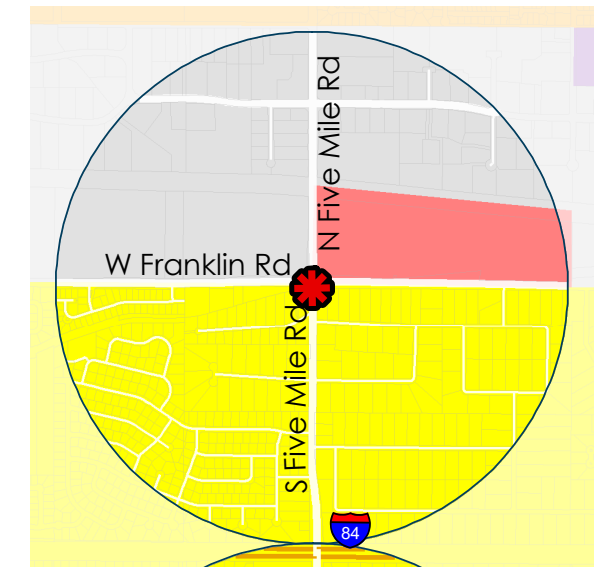
DRIVE ALONE	91%
CARPOOL	4.7%
PUBLIC TRANSIT	--
WALK	--
BICYCLE	--
TAXI / MOTORCYCLE / OTHER	1.6%
WORK FROM HOME	2.7%



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

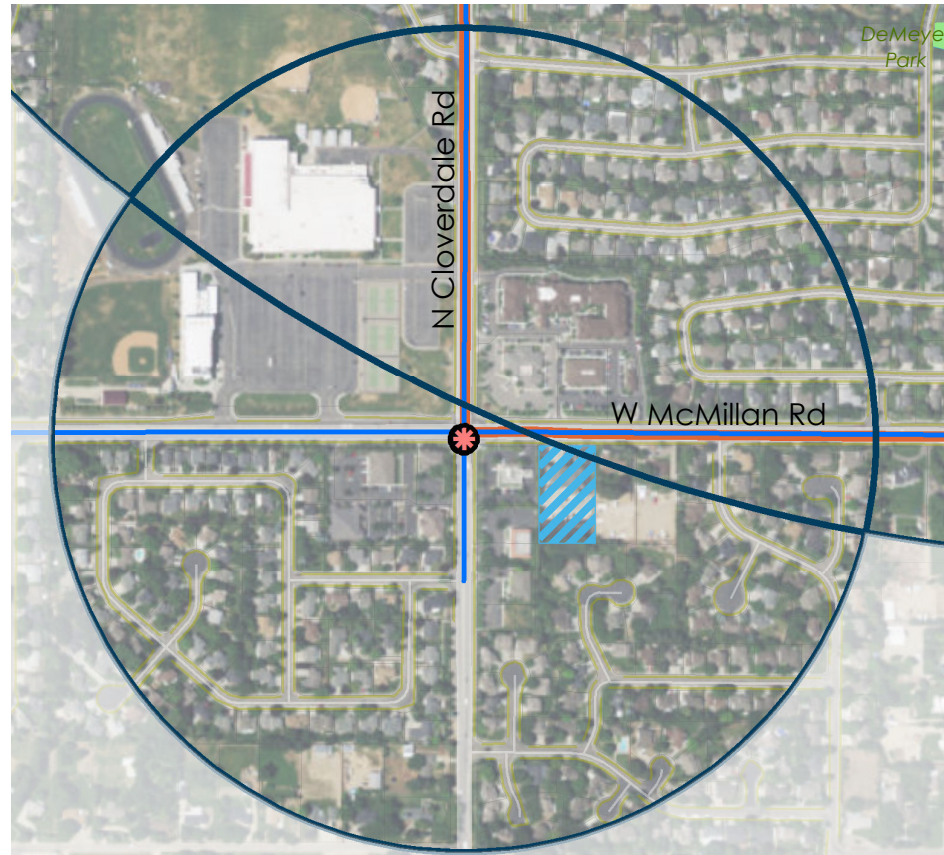
JOBS
172

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

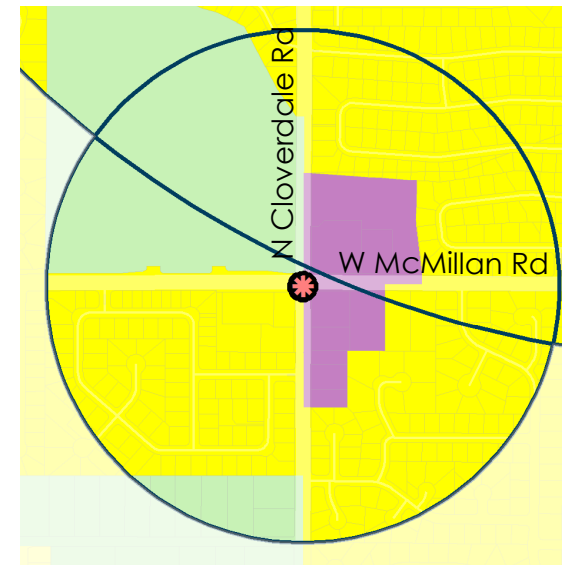


SERVED BY TRANSIT ROUTES
R8 Five Mile
R8x Five Mile Chinden

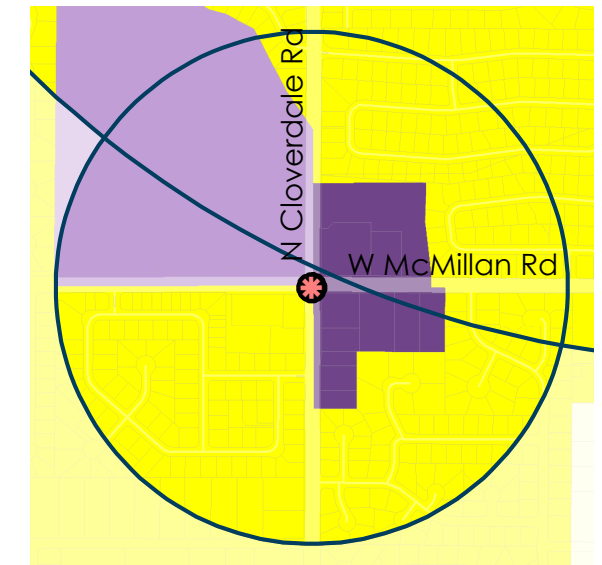


EXISTING BICYCLE INFRASTRUCTURE
McMillan Road & Cloverdale Road
Bike Lanes

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

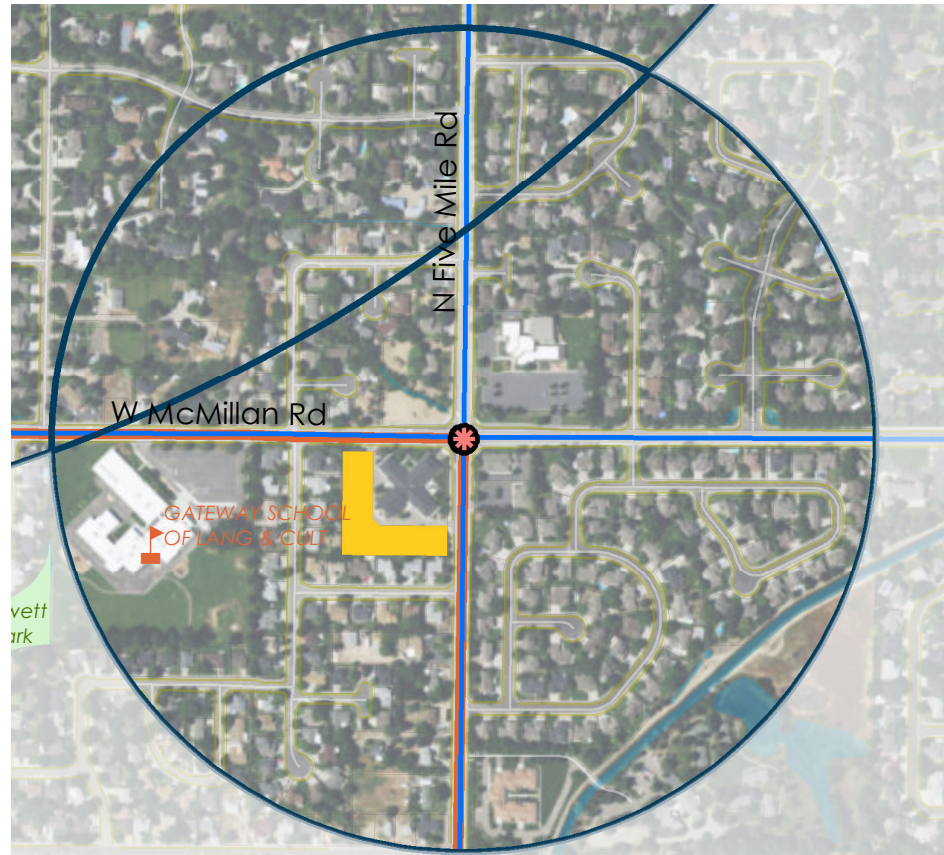
NEIGHBORHOOD ACTIVITY CENTER

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.



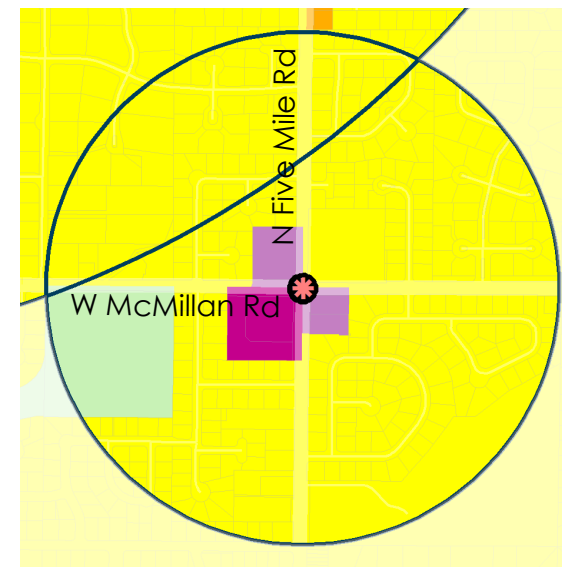
TRANSPORTATION

COMMUTE TRIPS

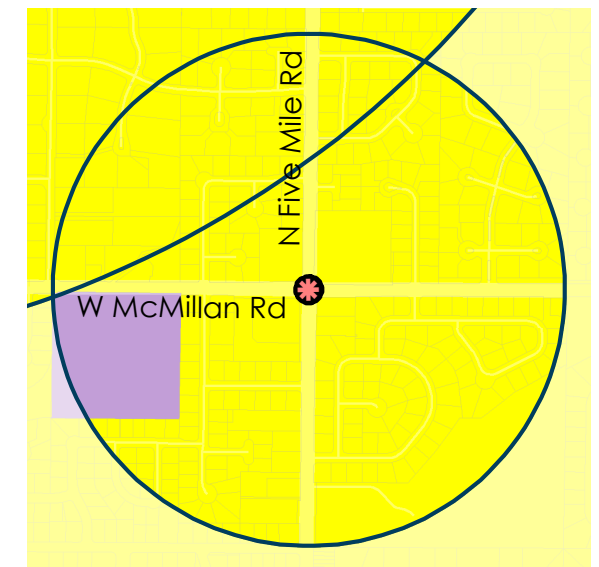
DRIVE ALONE	83.1%
CARPOOL	7.8%
PUBLIC TRANSIT	--
WALK	0.5%
BICYCLE	--
TAXI / MOTORCYCLE / OTHER	1.1%
WORK FROM HOME	7.3%



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%

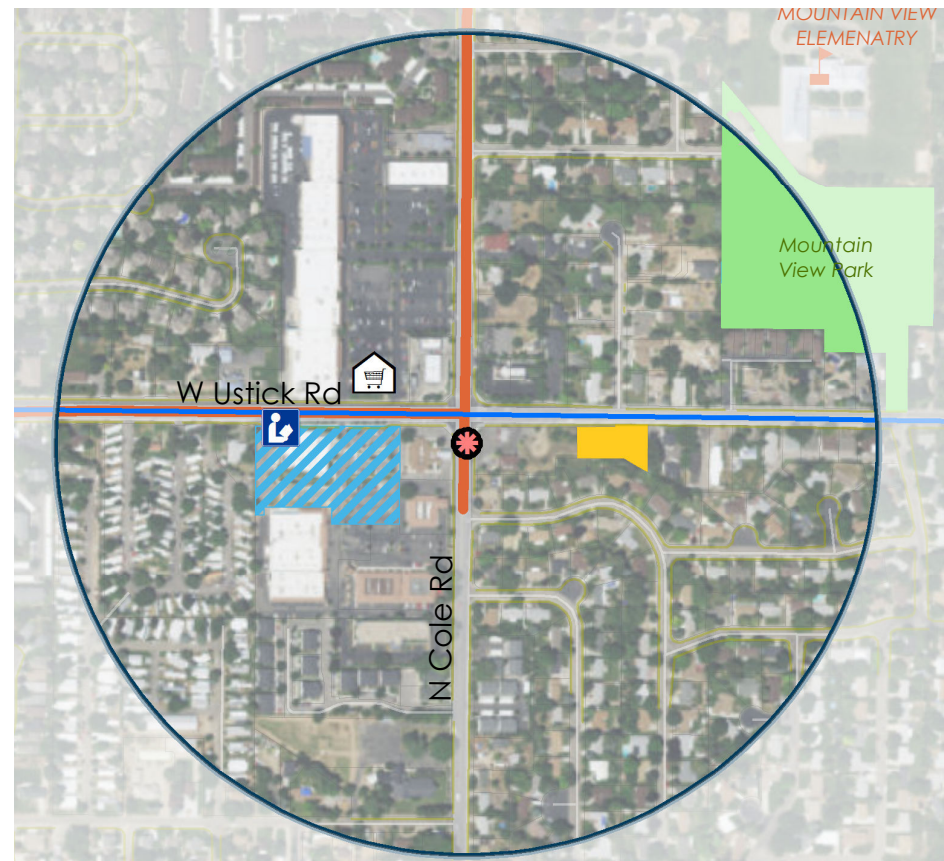
 POPULATION
1,108

MEDIAN AGE **38.9** | JOBS **1,240**

MEDIAN HOUSEHOLD INCOME
\$48,639

 BUSINESSES
68

COMMUNITY DESTINATIONS



0.25 mile radius

See Map Legend on Page 11.

 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

TRANSPORTATION

COMMUTE TRIPS

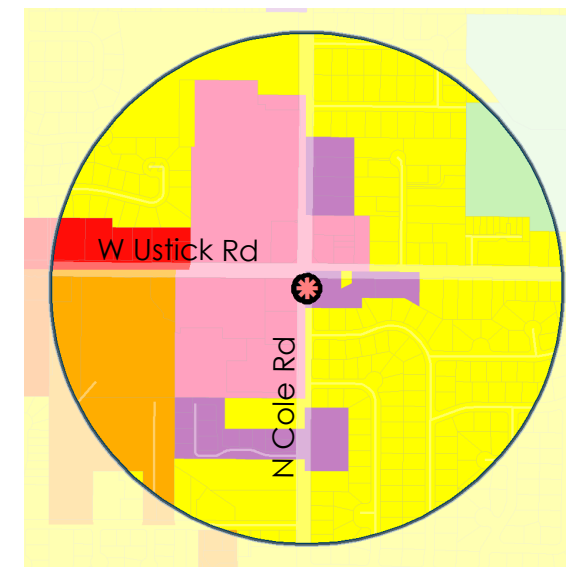
 DRIVE ALONE	85.8%
 CARPOOL	8.5%
 PUBLIC TRANSIT	--
 WALK	1.7%
 BICYCLE	--
 TAXI / MOTORCYCLE / OTHER	1.5%
 WORK FROM HOME	2.6%

 AUTOS PER HOUSEHOLD
1.7

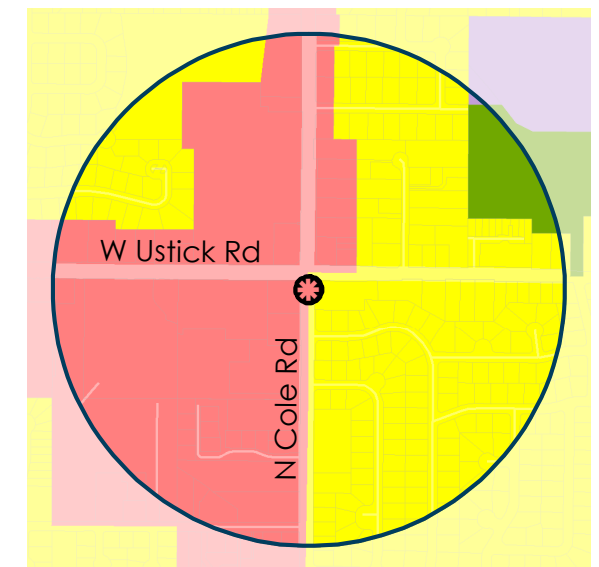
 SERVED BY TRANSIT ROUTES
R7A Fairview Ustick

 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%

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

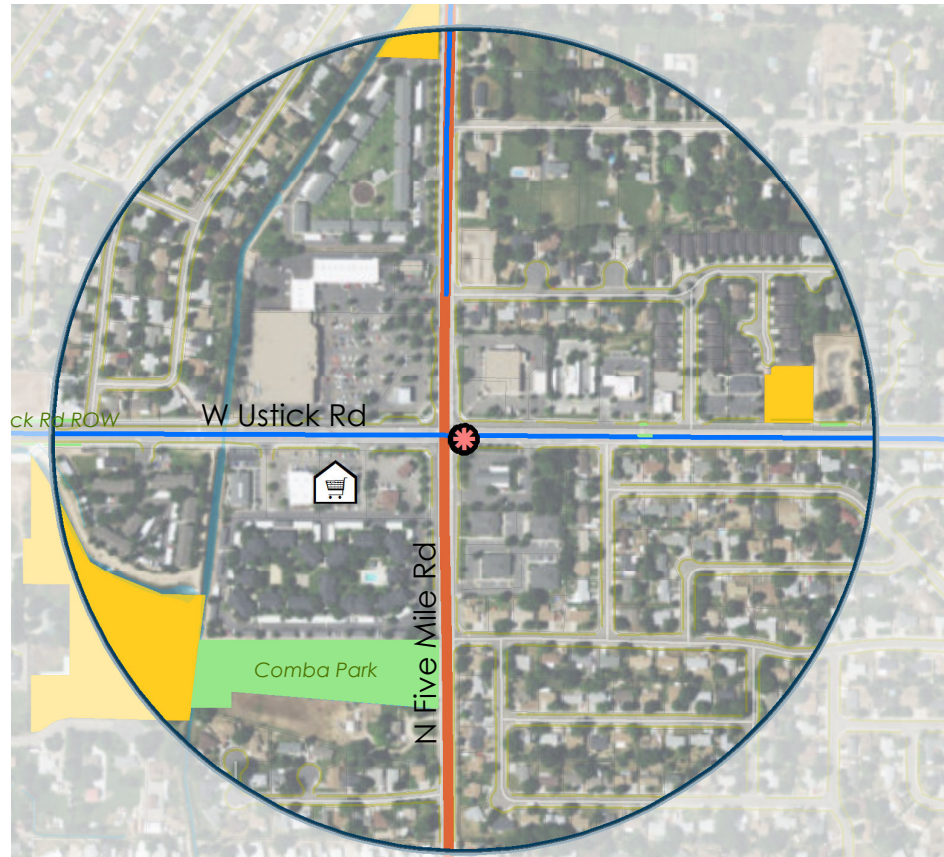
JOBS
488

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

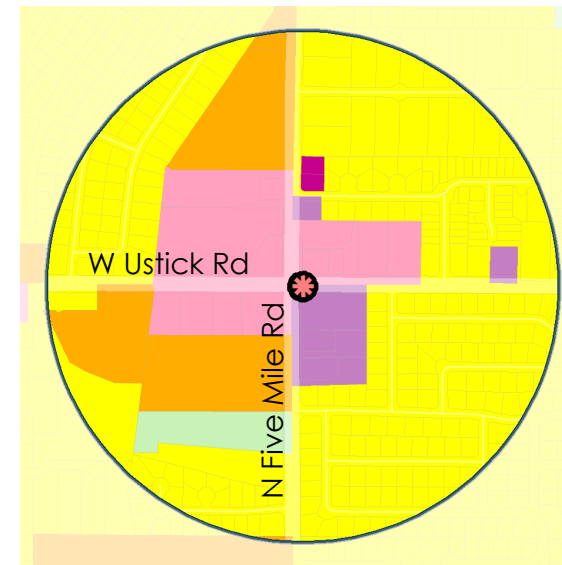


SERVED BY TRANSIT ROUTES
R8 Five Mile
R8x Five Mile Chinden

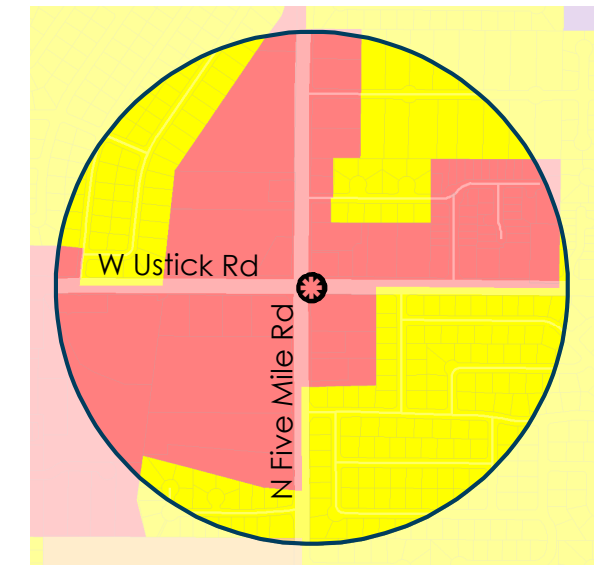


EXISTING BICYCLE INFRASTRUCTURE
Five Mile Road & Ustick Road Bike Lanes

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%