



COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Working together to plan for the future

Compact Housing Guidebook

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How to Use the Compact Housing Guidebook

The Compact Housing Guidebook provides an overview of compact and mixed-use housing developments within the Treasure Valley that demonstrate how new dwellings can be developed to increase access to activities and amenities, preserve prime farmland, and create attractive, livable places. Each example highlights a development and provides information on its density, housing type, walkability, bikability, access to amenities and public transit, and includes images to provide context. An example and description of how this information is portrayed for each development is shown on the right.

In recent decades, few regions in the country have experienced as rapid of growth as the Treasure Valley. This growth has resulted in new neighborhoods and more residents, businesses, and opportunities. Growth, however, is not without its challenges. The potential downsides of rapid growth include the loss of agricultural land, worsening traffic congestion, and the degradation of natural resources. However, the Treasure Valley can grow in a way that improves the quality of life and competitive advantage for the region. With the adoption of the *Communities in Motion 2040* in July 2014 the region has agreed on a common vision. However, as stated in *Communities in Motion*, "a plan is not a solution." Leadership in the region must act to put the regional plan into action. This will be achieved through the cumulative effect of many small actions rather than a single grand action.

The concepts in this Compact Housing Guidebook are not meant to be applied region-wide, but to be used at appropriate locations where supportive infrastructure exists. Of course, this does not preclude growth outside these areas. However, substantial development outside these areas will likely compromise the cost-effectiveness of the transit system, increase vehicle miles traveled and degrade air quality, and may, ultimately, limit our ability to effectively compete for federal transit funds.

The Compact Housing Guidebook shows a variety of examples, including single family detached, carriage, townhouse, condos, and mixed use. As the area grows this section will be updated and expanded to reflect new developments.

Housing type affects the density and character of a development. These icons identify the primary housing type within each development.

- **Single Family Detached:**

A residential housing type which where the building is physically separated from others and contains one dwelling unit designed for occupancy by not more than one family.



- **Carriage:** A residential dwelling unit (either attached or detached) which is designed with alley loaded garages. This encourages walkability by separating the automobile traffic from the pedestrian traffic.



- **Townhouse:** A single family dwelling unit constructed in a row of attached units separated by property lines. Each unit is built on an individual lot with zero-lot lines and common walls.



- **Mixed-Use:** A development or building that includes a combination of residential and commercial or office uses. Typically, office or retail uses would be found on the street-level while residential uses would occupy views from the upper floors.



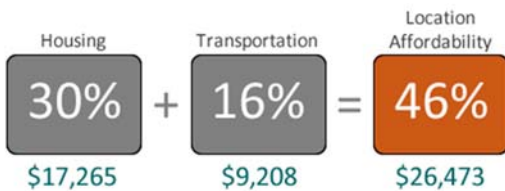
- **Condos/Apartments:** the condo/apartments icon can be used for multi-story developments, either condos or apartments, where units are stacked.



BikeScore/WalkScore These scores are obtained from www.walkscore.com. Locations are scored based on access to amenities, safety, and topography to determine the ease of biking or walking from that address. Where "NA" is listed Walkscore did not have enough information to adequately score the area.

Density This refers to the number of dwelling units (DU) or housing units per acre of land. Higher densities are necessary to create the critical mass for transit service and to attract retail and other services to an area.

Affordability Index The Location Affordability Portal is an initiative of the federal Partnership for Sustainable Communities, comprised of Housing and Urban Development, Department of Transportation, and Environmental Protection Agency. The Location Affordability Index offers a new perspective on affordability by showing users the combined cost of housing and transportation as a percentage of household income. For example:




Aerial Photo This image outlines the property being examined and provides a context for the development. The surrounding amenities and development can easily be seen in the image.

Activity Center An activity center is a site with a concentration of nearby employment, retail, commercial, and/or recreational opportunities that can be accessed by foot, bike, or transit.

TOD Density Transit service requires a certain density of population. TOD (Transit Oriented Development) Density is defined as at least 7 dwelling units per acre.

Walkability Proximity to schools, grocery stores, parks, and transit stops determines the walkability of a neighborhood.

Preservation of Prime Farmland As growth occurs it can encroach on preserve prime farmland. Increasing density in the form of infill development focuses development away from the outlying rural areas that are home to agricultural production.




Boise


CW Moore Apartments

112 DU/acre

Development Overview:

Number of units:	47
Year built:	1998
Mixed use:	No
WalkScore:	92, Walker's Paradise
BikeScore:	94, Biker's Paradise
Number of jobs within 1 mile:	42,154
Housing Affordability Index:	24%
Transportation Affordability Index:	19%
Location Affordability Index:	43%





CW Moore Apartments are located on Grove Street, adjacent to CW Moore park, historic and cultural sites, and business complexes. Grocery stores, restaurants, entertainment, parks, and other amenities are within walking distance. These units are placed just outside the downtown core but within an area that will likely see increased development of housing and cultural development in the near future.

Design Principles:

Is in an activity center:	✓	Yes	○	No
Provides TOD density:	✓	Yes	○	No
Is walkable to a grocery store:	✓	Yes	○	No
Is walkable to a public school:	✓	Yes	○	No
Is walkable to a park:	✓	Yes	○	No
Is walkable to transit:	✓	Yes	○	No
Preserves prime farmland:	✓	Yes	○	No
Has a Walkscore over 50:	✓	Yes	○	No





Boise

69 DU/acre

12th & River

Development Overview:

Number of units:	53
Year built:	2011
Mixed use:	No
WalkScore:	86, Very Walkable
BikeScore:	100, Biker's Paradise
Number of jobs within 1 mile:	33,409
Housing Affordability Index:	27%
Transportation Affordability Index:	19%
Location Affordability Index:	46%



12th & River provides an opportunity for active seniors to be within walking distance to downtown Boise, close to many services, retail locations, and recreational amenities. The Boise River, the Greenbelt, and the cultural district are all just a short walk away. This development features sustainable design, modern styling, and interactive spaces with seniors in mind.

Design Principles:

Is in an activity center:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is walkable to a grocery store:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is walkable to a park:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is walkable to transit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Preserves prime farmland:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Has a Walkscore over 50:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No





Boise

12 DU/acre

Affinity at Boise

Development Overview:

Number of units:	52
Year built:	2011
Mixed use:	No
WalkScore:	66, Somewhat Walkable
BikeScore:	50, Bikeable
Number of jobs within 1 mile:	3,840
Housing Affordability Index:	30%
Transportation Affordability Index:	26%
Location Affordability Index:	56%



Affinity at Boise focuses on supporting the lifestyles of active retirees age 55+ with spacious units and plenty of amenities. The property includes a community garden, fitness facilities, a library, movie theater, and much more. Located in northeast Meridian off of Eagle Road near Ustick, the development is within walking or biking distance of several restaurants and retail locations and a short drive to much more.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a public school:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a park:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to transit:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Preserves prime farmland:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Has a Walkscore over 50:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No





Alexandria

Development Overview:

Number of units:	30 (at build-out)
Year built:	2006—current
Mixed use:	No
WalkScore:	11, Car-Dependent
BikeScore:	NA
Number of jobs within 1 mile:	1,324
Housing Affordability Index:	29%
Transportation Affordability Index:	26%
Location Affordability Index:	55%



Alexandria is designed to provide empty-nesters with well-designed, moderately sized homes with access to amenities. However, this location has no access to transit as well as poor walking and biking access so all business and personal errands require a car. While this community is not proximate to a park, landscaped common areas with gazebos and walking paths aim to fill the need for outdoor public space.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a grocery store:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a park:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to transit:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Preserves prime farmland:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Has a Walkscore over 50:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No





Aspen Creek Apartments

Development Overview:

Number of units:	96
Year built:	2013
Mixed use:	No
WalkScore:	31, Car-Dependent
BikeScore:	NA
Number of jobs within 1 mile:	2,828
Housing Affordability Index:	28%
Transportation Affordability Index:	27%
Location Affordability Index:	55%



Aspen Creek Apartments are located in Nampa on Idaho Center Boulevard, just off the Garrity exit of I-84, adjacent to businesses, childcare, and the College of Western Idaho campus. While this location does not score well for biking or walking, there is potential for better access in the future. The site is near transit, parks, an elementary school, the Idaho Center, and retail shops. Nearby freeway access provides convenient access by car to other parts of the metropolitan area.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a park:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to transit:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Preserves prime farmland:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Has a Walkscore over 50:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No

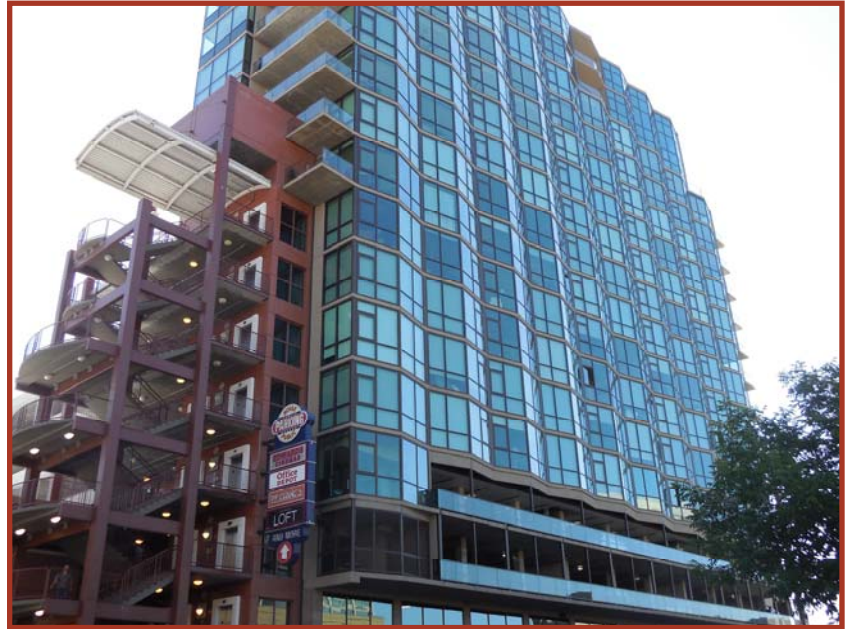




Aspen Lofts

Development Overview:

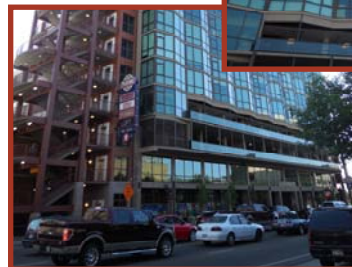
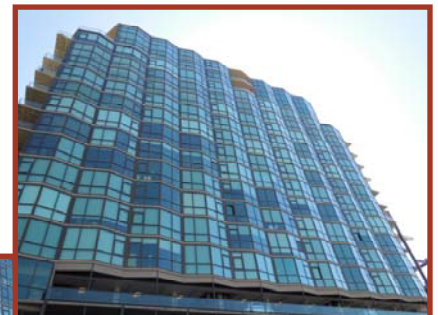
Number of units: 75
 Year built: 2007
 Mixed use: Yes
 WalkScore: 94, Walker's Paradise
 BikeScore: 100, Biker's Paradise
 Number of jobs within 1 mile: 41,329
 Housing Affordability Index: 24%
 Transportation Affordability Index: 19%
 Location Affordability Index: 43%



Aspen Lofts are located in the BoDo area of downtown Boise with spectacular views of the heart of the city. This location provides easy access to both employment and entertainment opportunities as parks, restaurants, businesses, and cultural venues are within walking distance in every direction. A transit stop only one block away makes connections to other parts of the city simple.

Design Principles:

- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50: Yes No





Avondale Apartments

Development Overview:

Number of units:	160
Year built:	2011
Mixed use:	No
WalkScore:	28, Car-Dependent
BikeScore:	NA
Number of jobs within 1 mile:	2,635
Housing Affordability Index:	28%
Transportation Affordability Index:	27%
Location Affordability Index:	55%



Avondale Apartments are located off of the Garrity exit in Nampa, near the College of Western Idaho and the Idaho Center. These spacious apartments are equipped with modern conveniences as well as storage, balconies, and covered parking. While many errands require a car from this location, it is within walking or biking distance to an elementary school, transit stop, retail, and entertainment as well as the College of Western Idaho main campus.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a park:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to transit:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Preserves prime farmland:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Has a Walkscore over 50:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No

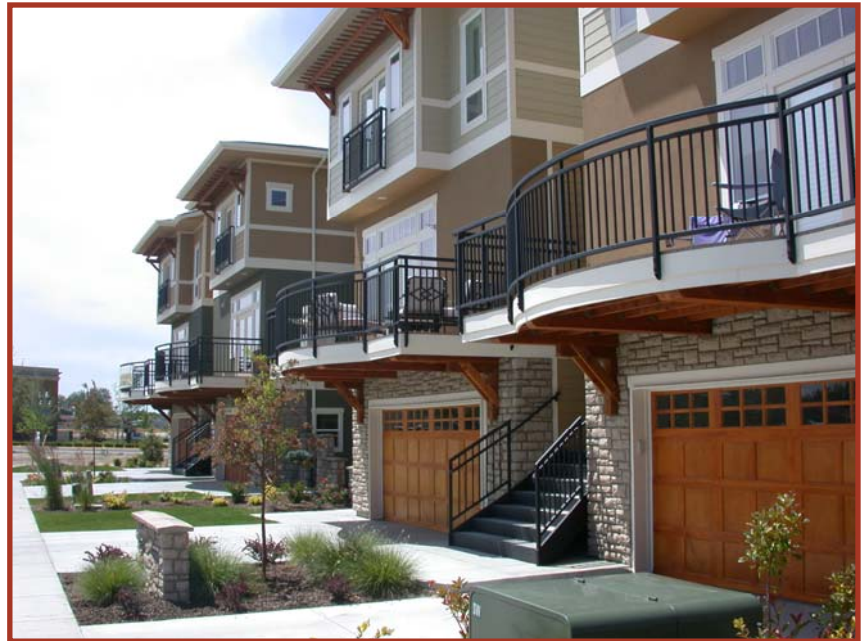




Bown Crossing

Development Overview:

Number of units:	36
Year built:	2005-2010
Mixed use:	No
WalkScore:	34, Car-Dependent
BikeScore:	75, Very Bikeable
Number of jobs within 1 mile:	1,354
Housing Affordability Index:	29%
Transportation Affordability Index:	26%
Location Affordability Index:	55%



Bown Crossing is located near the Boise River in east Boise, just behind the Bown Crossing retail area. The balconies of these attractive single family homes allow residents to enjoy views of the foothills. A short walk provides access to restaurants and retail shops as well as an elementary school and a forthcoming library. With easy access to the Greenbelt, downtown Boise is short bike ride away.

Design Principles:

- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50: Yes No





Boise

Charter Pointe

12 DU/acre

Development Overview:

Number of units:	62
Year built:	2009
Mixed use:	No
WalkScore:	18, Car-Dependent
BikeScore:	NA
Number of jobs within 1 mile:	577
Housing Affordability Index:	28%
Transportation Affordability Index:	27%
Location Affordability Index:	55%



Charter Pointe is located in south Boise off of Lake Hazel near Maple Grove. These townhomes are adjacent to a larger subdivision, offering residents a choice of housing type. While there are no public parks nearby, the neighborhood includes a playground and is within walking distance to a school making this area friendly to families. However, because of the distance from the core of the city and lack of transit service, access to shopping, recreation, or services requires a personal vehicle.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Provides TOD density:	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is walkable to a public school:	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Is walkable to a park:	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is walkable to transit:	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Preserves prime farmland:	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Has a Walkscore over 50:	<input type="radio"/> Yes	<input checked="" type="radio"/> No





Boise

9 DU/acre

Chatham Towne

Development Overview:

Number of units:	15
Year built:	2008
Mixed use:	No
WalkScore:	31, Car-Dependent
BikeScore:	59, Bikeable
Number of jobs within 1 mile:	2,177
Housing Affordability Index:	30%
Transportation Affordability Index:	26%
Location Affordability Index:	56%



Chatham Towne is located on Five Mile Road north of Ustick, with easy access to transit, parks, and schools. Grocery and retail amenities are only a short drive away. Architectural detailing inside and out give the homes character. The placement of garages on the backside emphasize the front porch. A gazebo, park benches, and community park encourage neighborly interactions.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a park:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to transit:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Preserves prime farmland:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Has a Walkscore over 50:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No





Boise

88 DU/acre

City Side Lofts

Development Overview:

Number of units:	77
Year built:	2007-2008
Mixed use:	No
WalkScore:	89, Very Walkable
BikeScore:	100, Biker's Paradise
Number of jobs within 1 mile:	34,933
Housing Affordability Index:	27%
Transportation Affordability Index:	19%
Location Affordability Index:	46%



City Side Lofts are located conveniently close to parks, transit, retail, restaurants, and Boise State University making this an ideal location for urban living. With the Boise Greenbelt only blocks away, cycling for both recreation or transportation is easily accomplished. While major roads nearby may be an impediment to some pedestrian connectivity, there are several transit routes that stop directly out the front door of these lofts to connect residents to the downtown core.

Design Principles:

Is in an activity center:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is walkable to a grocery store:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is walkable to a park:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is walkable to transit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Preserves prime farmland:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Has a Walkscore over 50:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No





Boise

17 DU/acre

Crescent Rim

Development Overview:

Number of units:	79
Year built:	2007
Mixed use:	No
WalkScore:	52, Somewhat Walkable
BikeScore:	58, Bikeable
Number of jobs within 1 mile:	12,250
Housing Affordability Index:	23%
Transportation Affordability Index:	20%



Crescent Rim is located along Crescent Rim Drive, overlooking Ann Morrison Park. This location boasts architectural detailing, landscaped grounds, and spectacular views of the city. Transit within walking distance provides access to a great portion of the city. As the scores indicate, there is some biking and walking connectivity, but a car may be needed to reach certain destinations throughout the city.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a park:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to transit:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Preserves prime farmland:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Has a Walkscore over 50:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No





Crossfield Apartments

Development Overview:

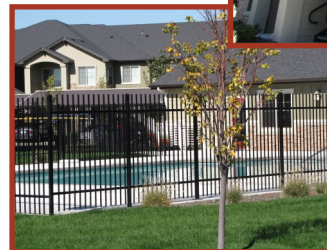
Number of units: 52
 Year built: 2012
 Mixed use: No
 WalkScore: 32, Car-Dependent
 BikeScore: NA
 Number of jobs within 1 mile: 1,372
 Housing Affordability Index: 29%
 Transportation Affordability Index: 26%
 Location Affordability Index: 55%



Crossfield Apartments are located in north Meridian, positioned within walking distance to two public parks, primarily surrounded by residential development. This complex possesses many desirable amenities such as pool, fitness center, playground, and upscale design features. Access to offsite amenities, such as jobs, education, shopping, entertainment, and healthcare, is primarily by car, as the area lacks cycling and pedestrian infrastructure and transit access.

Design Principles:

- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50? Yes No





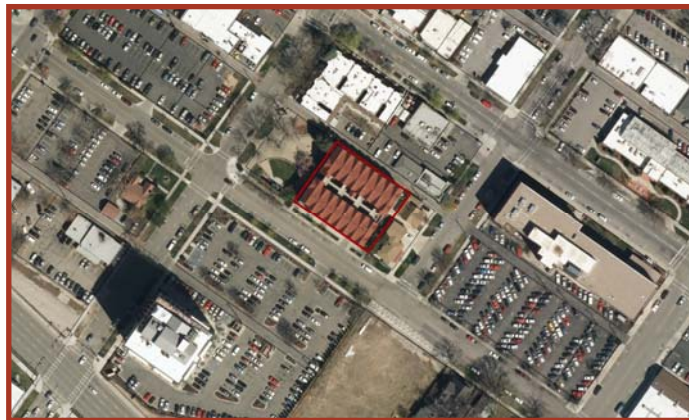
Boise

112 DU/acre

CW Moore Apartments

Development Overview:

Number of units:	47
Year built:	1998
Mixed use:	No
WalkScore:	92, Walker's Paradise
BikeScore:	94, Biker's Paradise
Number of jobs within 1 mile:	42,154
Housing Affordability Index:	24%
Transportation Affordability Index:	19%
Location Affordability Index:	43%



CW Moore Apartments are located on Grove Street, adjacent to CW Moore park, historic and cultural sites, and business complexes. Grocery stores, restaurants, entertainment, parks, and other amenities are within walking distance. These units are placed just outside the downtown core but within an area that will likely see increased development of housing and cultural development in the near future.

Design Principles:

Is in an activity center:	✓	Yes	<input type="radio"/> No
Provides TOD density:	✓	Yes	<input type="radio"/> No
Is walkable to a grocery store:	✓	Yes	<input type="radio"/> No
Is walkable to a public school:	✓	Yes	<input type="radio"/> No
Is walkable to a park:	✓	Yes	<input type="radio"/> No
Is walkable to transit:	✓	Yes	<input type="radio"/> No
Preserves prime farmland:	✓	Yes	<input type="radio"/> No
Has a Walkscore over 50:	✓	Yes	<input type="radio"/> No





Denise Place

Development Overview:

Number of units: 42
 Year built: 2000-2003
 Mixed use: No
 WalkScore: 62, Somewhat Walkable
 BikeScore: 78, Very Bikeable
 Number of jobs within 1 mile: 8,410
 Housing Affordability Index: 28%
 Transportation Affordability Index: 20%



Denise Place is located off of Parkcenter Boulevard in east Boise, near the Boise River and Parkcenter Pond. This development places the focus on pedestrians by emphasizing the front porch and placing garages at the rear of properties. Most daily needs can be reached by walking, biking, or riding transit. These houses provide density and walkability outside the downtown area but within fairly close proximity to the major amenities of the city.

Design Principles:

- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50: Yes No





Boise

Ellie's Path

6 DU/acre

Development Overview:

Number of units:	28
Year built:	2004
Mixed use:	No
WalkScore:	51, Somewhat Walkable
BikeScore:	60, Bikeable
# of jobs within 1 mile:	4,358
Housing Affordability Index:	28%
Transportation Affordability Index:	24%



Ellie's Path is located in northwest Boise, near State Street and Ellen's Ferry, across from a golf course with views of the nearby Boise Foothills. This neighborhood features patio homes with landscaping care included in the fees. These stylish homes are well suited for aging homeowners or busy professionals who desire easy maintenance. This location is near transit, and is somewhat bikeable and walkable, so cars are not necessary to accomplish daily tasks.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a grocery store:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a park:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to transit:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Preserves prime farmland:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Has a Walkscore over 50:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No





Gramercy Apartments

Development Overview:

Number of units:	48
Year built:	2011
Mixed use:	No
WalkScore:	35, Car-Dependent
BikeScore:	NA
Number of jobs within 1 mile:	7,036
Housing Affordability Index:	30%
Transportation Affordability Index:	27%
Location Affordability Index:	57%



Gramercy is located in southeast Meridian, adjacent to Mountain View High School and a large business park. These apartments feature modern amenities and desirable design elements. There are many medical offices, services, and restaurants within close proximity to this development although access to some needs, such as groceries or hardware, is accomplished primarily by car because of the lack of bicycle and transit connectivity.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a park:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to transit:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Preserves prime farmland:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Has a Walkscore over 50:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No





Grove Hotel and Condos

Development Overview:

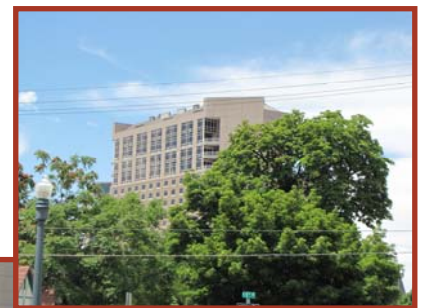
Number of units:	19
Year built:	1999
Mixed use:	Yes
WalkScore:	88, Very Walkable
BikeScore:	100, Biker's Paradise
Number of jobs within 1 mile:	42,305
Housing Affordability Index:	27%
Transportation Affordability Index:	19%
Location Affordability Index:	46%



Grove Hotel and Condos are located in the center of downtown in the southeast quadrant of the Grove Plaza. Residents have access an array of downtown amenities to live, work, and play within walking or biking distance. These high-end condos provide luxury amenities and excellent views of the city to allure those able to afford extravagant housing and desire high rise urban living.

Design Principles:

- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50: Yes No





Caldwell

16 DU/acre

Hope Plaza Apartments

Development Overview:

Number of units:	48
Year built:	2010
Mixed use:	No
WalkScore:	69, Somewhat Walkable
BikeScore:	NA
Number of jobs within 1 mile:	6,559
Housing Affordability Index:	26%
Transportation Affordability Index:	24%
Location Affordability Index:	50%



Hope Plaza Apartments are situated behind an industrial park, just blocks from downtown Caldwell. The complex includes a playground, attractive landscaping, and basic amenities at an affordable price. There are many opportunities for employment close by, as well as elementary and secondary schools, and a college. Most daily needs can be accessed by foot or bike. Nearby freeway access provides connections to the surrounding area.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a public school:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a park:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to transit:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Preserves prime farmland:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Has a Walkscore over 50:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No





Boise

46 DU/acre

Hyde Park Place

Development Overview:

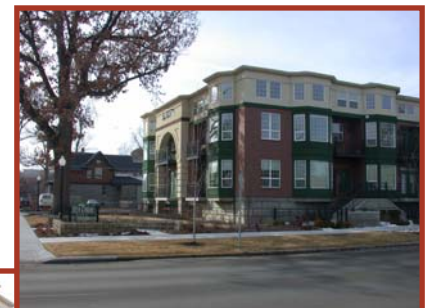
Number of units:	39
Year built:	2003
Mixed use:	No
WalkScore:	82, Very Walkable
BikeScore:	91, Biker's Paradise
Number of jobs within 1 mile:	28,283
Housing Affordability Index:	19%
Transportation Affordability Index:	18%
Location Affordability Index:	37%



Hyde Park Place is located in the Hays Street Historic District, conveniently located near several major employers and other amenities of downtown Boise. Public transit runs in front of the building. The bay windows and balconies provide visual interest. Underground parking provides effective use of space and creates a more walkable environment. A junior and senior high school are just two blocks away.

Design Principles:

Is in an activity center:	✓	Yes	<input type="radio"/>	No
Provides TOD density:	✓	Yes	<input type="radio"/>	No
Is walkable to a grocery store:	✓	Yes	<input type="radio"/>	No
Is walkable to a public school:	✓	Yes	<input type="radio"/>	No
Is walkable to a park:	✓	Yes	<input type="radio"/>	No
Is walkable to transit:	✓	Yes	<input type="radio"/>	No
Preserves prime farmland:	✓	Yes	<input type="radio"/>	No
Has a Walkscore over 50:	✓	Yes	<input type="radio"/>	No





Idaho Building

Development Overview:

Number of units:	50
Year built:	1910 (built) 1990 (remodeled)
Mixed use:	Yes
WalkScore:	92, Walker's Paradise
BikeScore:	94, Biker's Paradise
Number of jobs within 1 mile:	41,419
Housing Affordability Index:	24%
Transportation Affordability Index:	19%
Location Affordability Index:	43%



The **Idaho Building** is located at the corner of 8th Street and Bannock in downtown Boise. Built in 1910 by W.E. Pierce and partners, it stands as a reminder of the early urban aspirations of Boise. It was initially built for a variety of commercial uses but was remodeled in 1990 to bring it up to code and retrofit the top four floors into apartments. Its central location, architectural features, historic context, and multi-use design make this an attractive choice for urban living at a reasonable price.

Design Principles:

- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50: Yes No

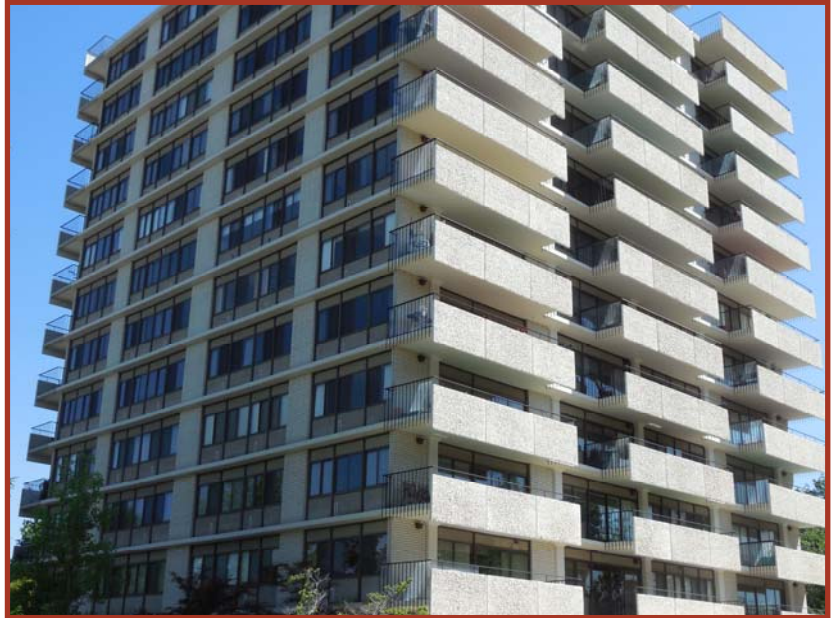




Imperial Plaza

Development Overview:

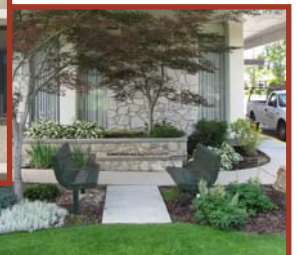
Number of units:	66
Year built:	1965
Mixed use:	Yes
WalkScore:	86, Very Walkable
BikeScore:	88, Very Bikeable
Number of jobs within 1 mile:	40,298
Housing Affordability Index:	24%
Transportation Affordability Index:	19%
Location Affordability Index:	43%



Imperial Plaza is an 11 story mixed-use building that was constructed in 1965, positioned at the intersection of 3rd Street and Idaho Street between the core of downtown Boise and the medical district anchored by St. Luke’s Regional Medical Center. Several small businesses inhabit the first floor. The residential units are condos with private balconies. This location gives residents easy access by foot, bike, or transit to nearby employment, entertainment, and other amenities.

Design Principles:

- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50? Yes No

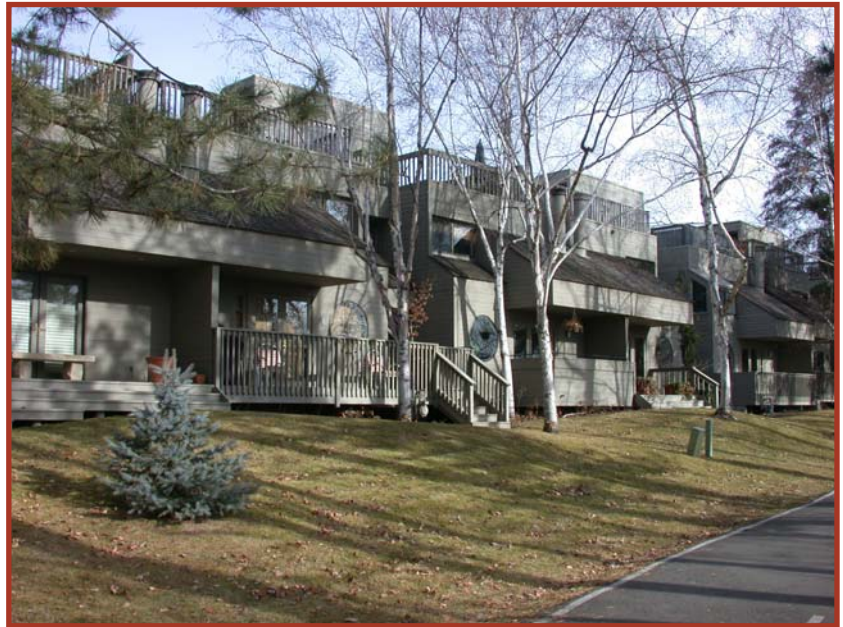




Kimberly One

Development Overview:

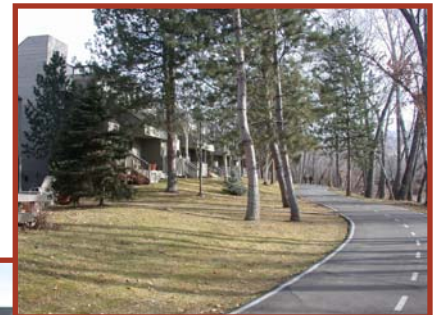
Number of units:	28
Year built:	1980-1986
Mixed use:	No
WalkScore:	69, Somewhat Walkable
BikeScore:	89, Very Bikeable
Number of jobs within 1 mile:	21,598
Housing Affordability Index:	25%
Transportation Affordability Index:	20%
Location Affordability Index:	45%



Kimberly One, positioned in-between the Boise River Greenbelt and the MK Nature Center, is an ideal location for those desiring to be close to nature but near the activity of downtown. While some amenities are just outside walking distance, all errands can be done by bike, transit, or a short car ride. The Greenbelt provides connectivity to nearby business parks as well as the Boise State University main campus sitting adjacent to the Boise River.

Design Principles:

- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50: Yes No





Midtown Place

Development Overview:

Number of units:	21
Year built:	2007-2009, 2013
Mixed use:	No
WalkScore:	40, Car-Dependent
BikeScore:	56, Bikeable
Number of jobs within 1 mile:	4,478
Housing Affordability Index:	26%
Transportation Affordability Index:	23%
Location Affordability Index:	49%



Midtown Place is located just north of the Orchard exit from I-84 on the corner of Orchard and Targee, within an established neighborhood primarily composed of single family housing. Its attractive design, low maintenance, and location near transit, parks, and schools make this attractive to a variety of household types. It is somewhat bikeable and walkable, but many errands require a car for access from this location.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a park:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to transit:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Preserves prime farmland:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Has a Walkscore over 50:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No





Eagle

7 DU/acre

Paddy Row

Development Overview:

Number of units:	24
Year built:	2005-2007
Mixed use:	No
WalkScore:	74, Very Walkable
BikeScore:	NA
Number of jobs within 1 mile:	5,067
Housing Affordability Index:	29%
Transportation Affordability Index:	26%
Location Affordability Index:	55%



Paddy Row is located near the center of activity in Eagle, Idaho. Nearby, there are a variety of restaurants, shops, and services as well as a grocery store and a park where the Eagle Farmers Market and many other events are held. The detail and design in the construction of these units add to their appeal. The Boise River and access to the Greenbelt are nearby, with access primarily by car to cross State Highways 44 and 55.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a public school:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a park:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to transit:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Preserves prime farmland:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Has a Walkscore over 50:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No





Meridian

8 DU/acre

Paramount Carriage

Development Overview:

Number of units: 33
 Year built: 2013
 Mixed use: No
 WalkScore: 11, Car-Dependent
 BikeScore: NA
 Number of jobs within 1 mile: 1,197
 Housing Affordability Index: 30%
 Transportation Affordability Index: 28%
 Location Affordability Index: 58%



Paramount Carriage Homes are located near the intersection of Chinden/US Highway 20-26 and Meridian Road within the larger Paramount housing development. These home focus attention on the front of the home. Garages are placed to the rear, homes are closer together, and sidewalks are emphasized with landscaping and design features. However, because their location is displaced from any transit, retail, or services, it lacks biking and walking connectivity.

Design Principles:

Is in an activity center: Yes No
 Provides TOD density: Yes No
 Is walkable to a grocery store: Yes No
 Is walkable to a public school: Yes No
 Is walkable to a park: Yes No
 Is walkable to transit: Yes No
 Preserves prime farmland: Yes No
 Has a Walkscore over 50: Yes No





Pender Village

Development Overview:

Number of units:	40
Year built:	2005
Mixed use:	No
WalkScore:	35, Car-Dependent
BikeScore:	73, Very Bikeable
Number of jobs within 1 mile:	1,760
Housing Affordability Index:	29%
Transportation Affordability Index:	24%
Location Affordability Index:	53%



Pender Village is located along Bogus Basin Road near Hill Road. It provides residents a view of the foothills with access to hiking and mountain biking, and skiing is a short drive away. While few services can be reached by foot, many can be accessed by bike as the area is equipped with a network of bike lanes. Parks, restaurants, and the historic Hyde Park district can be easily reached by bike; however, schools, for instance, would require bus or car to access.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a park:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to transit:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Preserves prime farmland:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Has a Walkscore over 50:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No





Boise

8 DU/acre

Pine Tree Village

Development Overview:

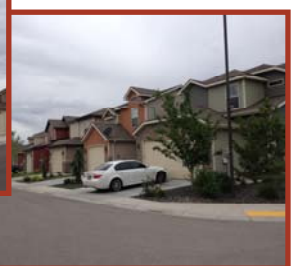
Number of units: 162
 Year built: 2009-2013
 Mixed use: No
 WalkScore: 40, Car-Dependent
 BikeScore: 48, Somewhat Bikeable
 Number of jobs within 1 mile: 16,448
 Housing Affordability Index: 29%
 Transportation Affordability Index: 21%



Pine Tree Village is located near retail, business, medical, and entertainment on Maple Grove near the freeway. The neighborhood features a variety of housing types, a pool, fitness center, community gathering spaces, and walking path. Plans are in place for a new city park adjacent to the development. Some errands can be done by foot or bike but most will require an automobile to accomplish because of connectivity and proximity just out of cycling and walking range.

Design Principles:

Is in an activity center: Yes No
 Provides TOD density: Yes No
 Is walkable to a grocery store: Yes No
 Is walkable to a public school: Yes No
 Is walkable to a park: Yes No
 Is walkable to transit: Yes No
 Preserves prime farmland: Yes No
 Has a Walkscore over 50: Yes No

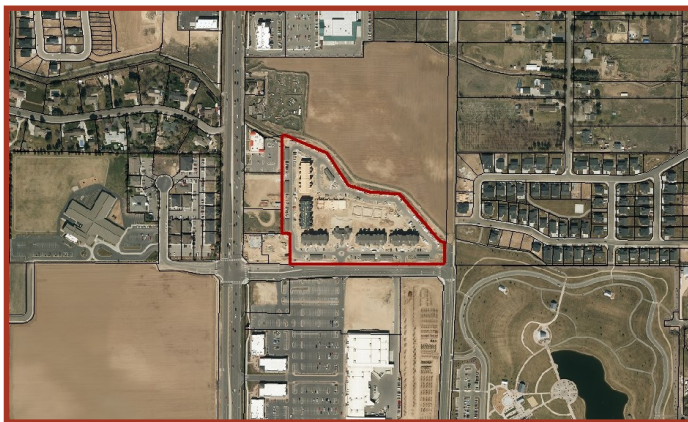




Regency at River Valley

Development Overview:

Number of units:	240
Year built:	2012
Mixed use:	No
WalkScore:	68, Somewhat Walkable
BikeScore:	NA
Number of jobs within 1 mile:	6,186
Housing Affordability Index:	30%
Transportation Affordability Index:	26%
Location Affordability Index:	56%



Regency at River Valley is located off of Eagle Road near Kleiner Park, adjacent to The Village in Meridian. The development includes many amenities including a fitness center, game room, pool, playground, walking path, and putting green. Within walking distance are a variety of restaurants, entertainment, retail, and a sizable city park. The surrounding area provides many additional services easily accessible by car but challenging to reach by foot or bike.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a park:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to transit:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Preserves prime farmland:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Has a Walkscore over 50:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No





Boise

River Plaza

68 DU/acre

Development Overview:

Number of units:	116
Year built:	1999
Mixed use:	No
WalkScore:	92, Walker's Paradise
BikeScore:	100, Biker's Paradise
Number of jobs within 1 mile:	34,221
Housing Affordability Index:	27%
Transportation Affordability Index:	19%
Location Affordability Index:	46%



River Plaza is located along 13th Street with easy access to downtown and the Boise River Greenbelt. These affordable apartments provide basic amenities to residents with ease of connectivity by foot, bike, or transit to downtown Boise and Boise State University. This is an ideal location for someone desiring simple accommodations proximate to the activity of downtown or the university.

Design Principles:

Is in an activity center:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is walkable to a grocery store:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is walkable to a park:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is walkable to transit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Preserves prime farmland:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Has a Walkscore over 50:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No





Roth Townhomes

Development Overview:

Number of units:	52
Year built:	2000-2002
Mixed use:	No
WalkScore:	52, Somewhat Walkable
BikeScore:	NA
Number of jobs within 1 mile:	4,198
Housing Affordability Index:	25%
Transportation Affordability Index:	23%
Location Affordability Index:	48%



Roth Townhomes are situated in a residential area off of Glenwood in Garden City within walking distance of the Boise River Greenbelt and the Garden City library. These townhomes are outside the bustle of downtown, but within walking distance to parks, schools, and transit. There are a handful of restaurants and retail establishments nearby, as well as the Hawks baseball stadium and the Western Idaho Fairgrounds.

Design Principles:

- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50: Yes No





Royal Plaza

Development Overview:

Number of units:	26
Year built:	2007
Mixed use:	Yes
WalkScore:	89, Very Walkable
BikeScore:	100, Biker's Paradise
Number of jobs within 1 mile:	37,943
Housing Affordability Index:	27%
Transportation Affordability Index:	19%
Location Affordability Index:	46%



Royal Plaza is located at 11th and Main Streets in downtown Boise. The 26 luxury condos feature high-end design features and amenities such as a roof garden, exercise facility, storage, and terraces. The location provides access to downtown activity right outside the front door with several retail, restaurant, and business locations within blocks as well as cultural and historic locations.

Design Principles:

- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50: Yes No





Meridian

17 DU/acre

Selway Apartments

Development Overview:

Number of units: 170
 Year built: 2008
 Mixed use: No
 WalkScore: 12, Car-Dependent
 BikeScore: NA
 Number of jobs within 1 mile: 1,335
 Housing Affordability Index: 29%
 Transportation Affordability Index: 29%
 Location Affordability Index: 58%



Selway Apartments are located in northwest Meridian near the intersection of Ten Mile and McMillan Roads. These units provide ease of maintenance and many amenities including parking, storage, pool, clubhouse, and

Design Principles:

- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50: Yes No





Somersby

Development Overview:

Number of units:	152
Year built:	2007-2012
Mixed use:	No
WalkScore:	28, Car-Dependent
BikeScore:	NA
Number of jobs within 1 mile:	2,185
Housing Affordability Index:	27%
Transportation Affordability Index:	26%
Location Affordability Index:	53%



Somersby is located near the intersection of Ten Mile and Pine in Meridian, just over a mile from the Ten Mile off ramp of I-84. This development offers residents comfortable apartment living with a landscaped gathering space and a playground. Access to major roads makes driving the easiest way to connect to business and recreational locations. Schools, retail, grocery, medical, and business facilities are within a short drive but walking and biking are challenging from this location.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a public school:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a park:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to transit:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Preserves prime farmland:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Has a Walkscore over 50:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No





Eagle

11 DU/acre

The Cove at Winding Creek

Development Overview:

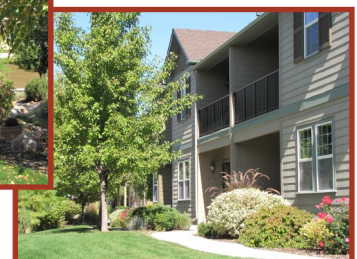
Number of units:	44
Year built:	2005-2006
Mixed use:	No
WalkScore:	58, Somewhat Walkable
BikeScore:	NA
Number of jobs within 1 mile:	5,170
Housing Affordability Index:	28%
Transportation Affordability Index:	26%
Location Affordability Index:	54%



The Cove at Winding Creek is tucked between farmland and restaurant and retail development in downtown Eagle. Landscaping and a rural backdrop provide a serene setting while nearby services provide the opportunity to live, work, and play here. These townhomes aim to combine serenity and amenities.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a park:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to transit:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Preserves prime farmland:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Has a Walkscore over 50:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No





The Jefferson

Development Overview:

Number of units:	40
Year built:	2007
Mixed use:	No
WalkScore:	89, Very Walkable
BikeScore:	90, Biker's Paradise
Number of jobs within 1 mile:	40,564
Housing Affordability Index:	24%
Transportation Affordability Index:	19%
Location Affordability Index:	43%



The Jefferson is located at the intersection of 4th and Jefferson Streets, just outside the center of bustle and activity, but within walking distance to all of the culture, commerce, and entertainment of downtown Boise. These condos provide residents easy access to amenities with views of the city and foothills. Sleek design, green construction, and underground parking add to the property's appeal. This location is ideal for those wanting low maintenance living close to the city.

Design Principles:

- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50: Yes No





Boise

6 DU/acre

The Orchards at Cloverdale

Development Overview:

Number of units:	94
Year built:	2007-2013
Mixed use:	No
WalkScore:	34, Car-Dependent
BikeScore:	55, Somewhat Bikeable
Number of jobs within 1 mile:	2,527
Housing Affordability Index:	29%
Transportation Affordability Index:	25%
Location Affordability Index:	54%



The Orchards at Cloverdale are located near the intersection of Cloverdale and Ustick Roads. These condos boast resort style living, offering residents low maintenance suburban living. Landscaping is taken care of and additional amenities include a pool and gathering space. The area is somewhat bikeable and within a short drive of an array of retail locations, restaurants, and services.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a grocery store:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a park:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to transit:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Preserves prime farmland:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Has a Walkscore over 50:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No





Boise

20 DU/acre

The Owyhee

Development Overview:

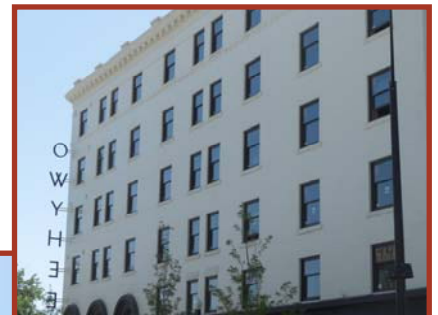
Number of units:	36
Year built:	1910 (built) 2013 (renovated)
Mixed use:	Yes
WalkScore:	88, Very Walkable
BikeScore:	100, Biker's Paradise
Number of jobs within 1 mile:	37,972
Housing Affordability Index:	27%
Transportation Affordability Index:	19%
Location Affordability Index:	46%



The Owyhee, formerly the historic Owyhee Hotel, has housed historic figures and hosted an array of events. Recently renovated to include apartments, office and retail space, and a restored rooftop garden, this building has reemerged as an icon in downtown Boise. Its location makes walking, biking, and transit the most convenient ways to get around. A wide variety of restaurants, retail, services, and entertainment nearby add to the appeal of living here.

Design Principles:

- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50: Yes No





Eagle

3 DU/acre

The River District

Development Overview:

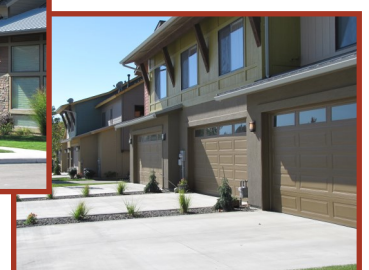
Number of units: 56
 Year built: 2010—current
 Mixed use: No
 WalkScore: 43, Car-Dependent
 BikeScore: NA
 Number of jobs within 1 mile: 4,771
 Housing Affordability Index: 29%
 Transportation Affordability Index: 26%
 Location Affordability Index: 55%



The River District is located near the Boise River just off Highway 44 in Eagle. It is intended to be a live-work-play location when fully developed. These modern styled dwellings offer the option of carriage home, townhome, or patio home, maintenance free within close proximity to the Greenbelt and the amenities of downtown Eagle. This location has a low level of walkability and very limited transit service so most errands require a car.

Design Principles:

Is in an activity center: Yes No
 Provides TOD density: Yes No
 Is walkable to a grocery store: Yes No
 Is walkable to a public school: Yes No
 Is walkable to a park: Yes No
 Is walkable to transit: Yes No
 Preserves prime farmland: Yes No
 Has a Walkscore over 50: Yes No





Boise

122 DU/acre

Tower Plaza

Development Overview:

Number of units:	28
Year built:	1997
Mixed use:	Yes
WalkScore:	91, Walker's Paradise
BikeScore:	94, Biker's Paradise
Number of jobs within 1 mile:	41,831
Housing Affordability Index:	24%
Transportation Affordability Index:	19%
Location Affordability Index:	43%



Tower Plaza is located at the corner of Capitol and Idaho in the heart of downtown Boise. These luxury condos are suited for those wanting the access and amenities of downtown with high end design and materials. They provide stunning views of downtown and the foothills in a mixed use environment. While a parking place is included with each unit, there is little need to drive with nearly everything one could want or need right outside the front door.

Design Principles:

- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50: Yes No





Boise

24 DU/acre

Union Square

Development Overview:

Number of units:	126
Year built:	2012
Mixed use:	No
WalkScore:	43, Car-Dependent
BikeScore:	48, Somewhat Bikable
Number of jobs within 1 mile:	4,988
Housing Affordability Index:	31%
Transportation Affordability Index:	26%
Location Affordability Index:	57%



Union Square is located just off of Overland Road between Maple Grove and Five Mile in southwest Boise. Residents can enjoy modern comforts and a variety of amenities such as fitness facility, clubhouse, pool, gathering areas, and ample parking. There is some connectivity by foot, bike, and transit to nearby amenities, but a car is needed to reach schools, parks, and additional services.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a public school:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a park:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to transit:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Preserves prime farmland:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Has a Walkscore over 50:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No





Urban Renaissance

Development Overview:

Number of units:	24
Year built:	1999
Mixed use:	No
WalkScore:	34, Car-Dependent
BikeScore:	74, Very Bikeable
Number of jobs within 1 mile:	4,918
Housing Affordability Index:	28%
Transportation Affordability Index:	24%
Location Affordability Index:	52%



Urban Renaissance townhomes are located within a residential area of east Boise, south of Boise Avenue on Apple Street. While the neighborhood provides safe places to stroll to a park, elementary school, or transit stop, little else can be reached by foot. By bike, one can quickly reach the Greenbelt and a variety of retail and service locations. Some needs require a car to obtain access. The area provides a variety of housing stock in close proximity to downtown and Boise State University.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Provides TOD density:	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is walkable to a public school:	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Is walkable to a park:	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Is walkable to transit:	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Preserves prime farmland:	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Has a Walkscore over 50:	<input type="radio"/> Yes	<input checked="" type="radio"/> No





Boise

18 DU/acre

Veltex Building

Development Overview:

Number of units:	5
Year built:	2004
Mixed use:	Yes
WalkScore:	91, Walker's Paradise
BikeScore:	89, Very Bikable
Number of jobs within 1 mile:	42,197
Housing Affordability Index:	24%
Transportation Affordability Index:	19%
Location Affordability Index:	43%



The Veltex Building, formerly the site of the Veltex Service Station, is located at the corner of 5th Street and Main Street, in the Old Boise Historic District. The design of the building pays homage to its history with the materials used and details such as the iconic sign on the corner. This mixed-use building provides a handful of residents the opportunity to live within walking distance to all their daily needs. Transit access provides connections to other parts of the city.

Design Principles:

Is in an activity center:	✓	Yes	<input type="radio"/>	No
Provides TOD density:	✓	Yes	<input type="radio"/>	No
Is walkable to a grocery store:	✓	Yes	<input type="radio"/>	No
Is walkable to a public school:	✓	Yes	<input type="radio"/>	No
Is walkable to a park:	✓	Yes	<input type="radio"/>	No
Is walkable to transit:	✓	Yes	<input type="radio"/>	No
Preserves prime farmland:	✓	Yes	<input type="radio"/>	No
Has a Walkscore over 50:	✓	Yes	<input type="radio"/>	No





Vineyard Suites

Development Overview:

Number of units:	50
Year built:	2007
Mixed use:	No
WalkScore:	35, Car-Dependent
BikeScore:	NA
Number of jobs within 1 mile:	2,696
Housing Affordability Index:	26%
Transportation Affordability Index:	24%
Location Affordability Index:	50%



Vineyard Suites at Indian Creek was built with seniors over age 55 in mind. The property provides spaces for residents to interact and recreate both within the complex and along Indian Creek, which runs adjacent to the development. While this property has high enough density for transit, no access is currently available. Services beyond what the community offers, such as grocery stores, parks, and medical offices, must be accessed by car.

Design Principles:

Is in an activity center:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provides TOD density:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a grocery store:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a park:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to transit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Preserves prime farmland:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Has a Walkscore over 50:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No





Nampa

60 DU/acre

Vineyards at Broadmore

Development Overview:

Number of units:	38
Year built:	2012
Mixed use:	No
WalkScore:	38, Car-Dependent
BikeScore:	NA
Number of jobs within 1 mile:	5,119
Housing Affordability Index:	28%
Transportation Affordability Index:	25%
Location Affordability Index:	53%



Vineyards at Broadmore are located near the Broadmore Golf Course in Nampa, just off of Northside Boulevard. These apartments are built for active, independent individuals over the age of 55. Few errands can be done on foot or bike, making residents at this location car-dependent. Close proximity to the freeway and the Nampa-Caldwell Boulevard provide access to retail and services as well as Nampa's historic downtown.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a public school:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Is walkable to a park:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to transit:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Preserves prime farmland:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Has a Walkscore over 50:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No





Boise

14 DU/acre

Warm Springs Place

Development Overview

Number of units:	6
Year built:	1981-1996
Mixed use:	No
WalkScore:	65, Somewhat Walkable
BikeScore:	94, Biker's Paradise
Number of jobs within 1 mile:	34,216
Housing Affordability Index:	25%
Transportation Affordability Index:	20%
Location Affordability Index:	45%



Warm Springs Place is located along Warm Springs Avenue in the historic East End Neighborhood, just east of downtown Boise. This avenue is home to many historic homes, many of which are heated by the geothermal springs. These townhomes provide housing within a historic context, with some walkability and transit service, and a high level of bikeability. Warm Springs Place is near schools and parks and is close to downtown.

Design Principles:

Is in an activity center:	<input type="radio"/> Yes	<input checked="" type="checkbox"/> No
Provides TOD density:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a grocery store:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a public school:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to a park:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Is walkable to transit:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Preserves prime farmland:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No
Has a Walkscore over 50:	<input checked="" type="checkbox"/> Yes	<input type="radio"/> No





Boise

11 DU/acre

Washington Square

Development Overview:

Number of units:	19
Year built:	1980-1985
Mixed use:	No
WalkScore:	40, Car-Dependent
BikeScore:	72, Very Bikeable
Number of jobs within 1 mile:	18,508
Housing Affordability Index:	26%
Transportation Affordability Index:	22%
Location Affordability Index:	48%



Washington Square is located in Boise's historic East End Neighborhood, amidst mature trees and unique homes. These distinctly designed homes are close to schools, parks, transit, and grocery shopping. Washington Square is near St. Luke's Regional Medical Center, adjacent to downtown, and close to Boise State University. While many destinations are close, a car may be needed to gain access to employment or entertainment.

Design Principles:

- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50: Yes No





Waterfront District

Development Overview:

Number of units:	86
Year built:	2007-2013
Mixed use:	Yes
WalkScore:	42, Car-Dependent
BikeScore:	86, Very Bikeable
Number of jobs within 1 mile:	8,377
Housing Affordability Index:	26%
Transportation Affordability Index:	22%
Location Affordability Index:	48%



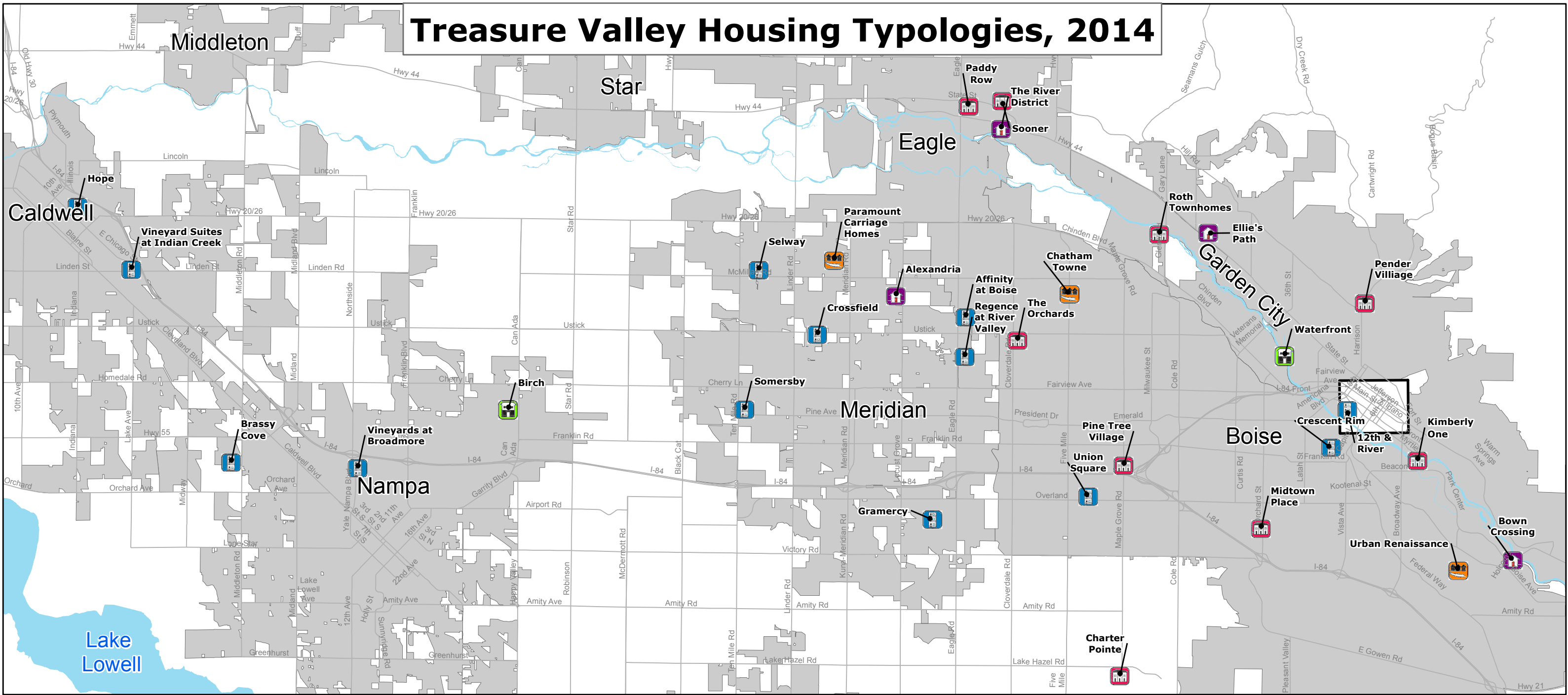
The Waterfront District is located in Garden City, adjacent to the Boise River. The neighborhood offers a variety of housing options including single family dwellings, townhomes, and live-work units. Besides offering many amenities inside its borders, the nearby Boise River, Boise River Recreation Park, and Greenbelt provide opportunities for outdoor activities as well as connections to the many activities in Downtown Boise.

Design Principles:










- Is in an activity center: Yes No
- Provides TOD density: Yes No
- Is walkable to a grocery store: Yes No
- Is walkable to a public school: Yes No
- Is walkable to a park: Yes No
- Is walkable to transit: Yes No
- Preserves prime farmland: Yes No
- Has a Walkscore over 50: Yes No



Treasure Valley Housing Typologies, 2014



Housing Typologies

-  Single Family Detached
-  Carriage Home
-  Townhome
-  Mixed-Use
-  Condo/Apartment
-  Water Features
-  Major Roads
-  Downtown reference
-  City Limits

