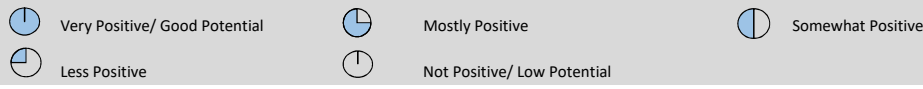


NOTE: These locations are not yet a final agency or stakeholder endorsement of station location. These locations are refinements of previous station location discussions with a recommendation that these locations be further analyzed to determine the impact to all modes along the travel corridor.



| TOD OPPORTUNITY SITES EVALUATION | | | | | | | | | | | |
|--|--|--|--|--|---|---|---|--|---|---|--|
| STATION AREAS & SITE LOCATION | MARKET ANALYSIS | | | | | URBAN FORM & MOBILITY | | | | | OVERALL RATING |
| | EXISTING POPULATION AND GROWTH | NEARBY VACANT LAND | MARKET READINESS | DEVELOPMENT OPPORTUNITY POTENTIAL (INTERVIEW FINDINGS) | SITE SIZE | ZONING AND DEVELOPMENT POLICIES | ADJACENT LAND USES | NEARBY DESTINATIONS | WALKABILITY | TRANSIT RIDERSHIP | |
| 30TH ST. STATION | | | | | | | | | | | |
| 1. ITD Site Redevelopment | | | | | | | | | | | |
| Notes | Second-most growth in population since 2010 among Tier 1 station areas. 4,600 residents and employees with more than 36% millennials, lowest median HH income. | Vacant land is scarce in this area. | Prime location | Public ownership. Part of Urban Renewal District. Site anticipated to redevelop in the next 10 years. Redevelopment is projected to increase the area's capacity to support transit. | Large site (45 acre) and significantly underutilized. | Corridor-wide, zoning allows 45' max height and FAR of 1.5. ITD site zoned as General Commercial and Open Land, 30th St. Master Plan specifies design & development guidelines for the ITD site. Citywide Design Standards & Guidelines- Block Frontage Guidelines. | Variety of retail & commercial services, businesses on small (<1 ac) sites. Close to established Downtown Boise. | Veteran's Memorial State Park, Esther Simplot Park, Downtown Boise, Taft Elem. School and trails to Boise riverfront park and greenbelt. | Walkscore of 72 (running feet of sidewalks and bike paths) | 37 buses per hour times number of service hours | Most conducive/ ripe for TOD development among all the opportunity sites. Part of a Urban Renewal District. Refer to previous studies done for the site (30th Street Master Plan and Boise Citywide Design Standards & Guidelines). |
| COLLISTER DR. STATION | | | | | | | | | | | |
| 2. Collister Shopping Center Site | | | | | | | | | | | |
| Notes | Most growth in population since 2010 among Tier 1 station areas. 4,700 residents and employees with 29% millennials, lower median HH income. | Vacant land is scarce in this area. | Prime location | Change in ownership from public to private. Site anticipated to redevelop in the next 10 years. | Mid-size site (10 acres). No other large TOD opportunity site available near this station area. | Site is zoned General Commercial. Boise Citywide Design Standards & Guidelines- Block Frontage Guidelines. | Traditional residential development occupies much of the area, retail, office parks and public library uses | Boise River Greenbelt with large riverfront park, Plantation Golf Course, Boise Public Library | Walkscore of 52 (running feet of sidewalks and bike paths) | 37 buses per hour times number of service hours | 2nd most conducive for TOD development among all the opportunity sites. Refer to previous studies done for the site (Citywide Design Standards & Guidelines). |
| GLENWOOD ST. STATION | | | | | | | | | | | |
| 1. Shopping Center at SE State/Glenwood | | | | | | | | | | | |
| 2. Shopping Center at NE State/Gary | | | | | | | | | | | |
| 3. Walmart Site | | | | | | | | | | | |
| Notes | Moderate growth in population since 2010 among Tier 1 station areas. 4,200 residents and employees with 23% millennials, high median HH income. | This area has multiple vacant sites of varied sizes. | Sites #1 and #2 anticipated to redevelop in 10 to 25 years. | Sites #1 & #2 anticipated to redevelop in 10 to 25 years. Site #3 is underutilized and has potential for redevelopment. All sites are privately-owned. | Walmart site (Site #3) is around 28 acres (mid to large size). Shopping center site at SE State is mid-size (20 acres) and at NE corner is 17 acres (mid-size). | Sites #1 and #2 are General Commercial. Check development standards for General Commercial (30' setback and 5000 feet min lot area). Site #1 is zoned Highway Commercial (Garden City). Check Boise Citywide Design Standards & Guidelines- Block Frontage Guidelines. | Existing residential is quite dense. A mix of retail and office located south of Glenwood. | Northgate Shopping Center, Walmart and other strip malls, office uses and Plantation Golf Course in SE. | Overall, avg. of north & south sides of State St. at this location has a Walkscore of 63 (running feet of sidewalks and bike paths) | 37 buses per hour times number of service hours | Sites # 1, 2, & 3 look equally conducive near Glenwood St. Station Area for TOD development. Site #2 is within City of Boise, whereas Sites #1 and #3 are in Garden City. Refer to previous studies done for the site (Boise Citywide Design Standards & Guidelines). |
| HORSESHOE BEND RD. STATION | | | | | | | | | | | |
| 1. Gravel pit and vacant land S. of Hwy 44 | | | | | | | | | | | |
| 2. Vacant land N. of Hwy 44 | | | | | | | | | | | |
| 3. Vacant land at SE State/ Horseshoe Bend | | | | | | | | | | | |
| Notes | Least growth in population since 2010 among Tier 1 station areas. 1700 residents and employees with 20% millennials, highest median HH income. | This area has multiple vacant sites of varied sizes. | St. Luke's has plans to expand. Site #1 is adjacent to St. Luke's. | Multiple City Jurisdictions- all three sites r in 3 diff. cities. Site #3 has multiple owners. Site #1, #2 & #3 are anticipated to redevelop in 10 years. | Site #1 and #3 are large-scale (74 acres, and 45 acres). Site #2 is mid-to-large scale (27 acres). Site #2 is also further away from State St. | Multiple jurisdictions. Site #1 and #3 are Mixed Use (diff. cities) and Site #2 is Business Park. Boise Citywide Design Standards & Guidelines- Block Frontage Guidelines. | Shopping center north of SH44, institutional uses and area is projected to attract significant growth in housing and employment in next 25 years. | Rolling Hills Public school, large park, St. Luke's Hospital and Youth Sports Complex. | Overall, avg. of north & south sides of State St. has a Walkscore of 33 (running feet of sidewalks and bike paths) | 6 buses per hour times number of service hours | Site # 3 looks most conducive for TOD development, followed by Site #1, among the sites near Horseshoe St. Station Area. Site #1 may be influenced by St. Luke's Hospital Expansion plans? Refer to previous studies done for the site (Boise Citywide Design Standards & Guidelines). |