Shiloh Townhomes are two-story with a variety of colors and styles. Parking to the rear and attractive landscaping in the deep front yards buffer these homes to the traffic on Boise Avenue, yet still make them accessible to nearby amenities.

Fronting Boise Avenue, these townhomes in east Boise are only a short walk to public transit and close to public parks, shopping, employment, and the downtown nightlife. A bicycle lane and sidewalk provide the opportunity for multi-modal transportation.
Shiloh Townhomes: Land Use Map

Planned Transit Service

Development

<table>
<thead>
<tr>
<th>Year</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>28</td>
</tr>
</tbody>
</table>
Recently converted from apartment units, the **Somerset Hills** condos are located in the foothills, close to hiking and biking trails and a short drive to downtown Boise. Individual balconies provide personal outdoor space, while the centrally located pool is surrounded by mature landscaping.
LOCATION • Boise, ID

Somerset Hills: Land Use Map

Planned Transit Service

Legend
- Development Location
- Highways
- Transit Routes
- Primary
- Secondary
- Rare with Sidewalks

Development

<table>
<thead>
<tr>
<th>Year</th>
<th>2007 (remodeled)</th>
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<tbody>
<tr>
<td>Units</td>
<td>188</td>
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</table>

Somer Set Hill S: L and Use Map

ConneCtivity INDeX
Built on the site of the old Veltex gas station, this 4-story building offers downtown living and commercial space complementing modern and historic architectural styles. Alley-loaded underground parking separates vehicular and pedestrian traffic, optimizing land area.
LOCATION • Boise, ID

**VELTEX: LAND USE MAP**

**PLANNED TRANSIT SERVICE**

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**Development**

- **Year**: 2004
- **Units**: 4

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**Connectivity Index**

- Location: Boise, ID
- Development Year: 2004
- Units: 4

---
Heron Cove achieves a high density while maintaining individual areas for its residents. Here outdoor patios and balconies provide a view of the Boise River. In this development, parking is centralized to create better interface to the natural habitats along the river.

The Boise River Greenbelt is a great facility for non-motorized travel. The bridge shown right connects east Boise to downtown jobs, shopping, and recreation. Just hints of buildings can be observed from the greenbelt, making it a solitude retreat for outdoor enthusiasts.
LOCATION • Boise, ID

Heron Cove: Land Use Map

Planned Transit Service

Development

Year 1988
Units 29

ConneCtivity INDEX

14.4 per acre

COMPASS COMMUNITY PLANNING RESEARCH
A smaller subdivision, Serendipity consists of two attached buildings. Each unit has a small front yard, covered porch, and brick veneers. On the fringe of downtown Meridian, these units have a short commute to employment, schools, parks, and other recreational opportunities.

Parking is located to the rear of the buildings. The twin buildings make good use of space by sharing a driveway to the back, decreasing paved area and access points to roadways. When landscaping matures, the buildings will appear more in-scale with the existing built environment.
LOCATION • Meridian, ID

SERENDIPITY: LAND USE MAP

PLANNED TRANSIT SERVICE

Development

<table>
<thead>
<tr>
<th>Year</th>
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<tbody>
<tr>
<td>Units</td>
<td>4</td>
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</table>
Riverwalk has both indoor and outdoor space with 3-story units and balcony areas. The use of brick, stucco, siding, and wood on the façade creates interesting front, side, and rear elevations. The restaurants and shops at Bown Crossing border this development to the west. The variety of homes in the development can attract a more diverse demographic than single-use subdivisions.
LOCATION • Boise, ID

BOWN CROSSING: LAND USE MAP

PLANNED TRANSIT SERVICE

Development

- Year: 2004-Ongoing
- Units: 16
The two-story townhomes enjoy north and east facing views of the Boise River and Boise foothills. The location of the Overlook townhomes in east Boise is conveniently located to jobs and recreation near downtown.

A detached sidewalk provides safe options for walkers or bikers. Landscaping on both sides of the pathway creates a scenic environment.
LOCATION • Boise, ID

The Overlook: Land Use Map

Planned Transit Service

Legend
- Development Location
- Highways
- Transit Routes
  - City Secondary
  - Primary
  - Persuasive
  - Rural with Sustainable

Legend
- Star
- Line
- Map

Development

<table>
<thead>
<tr>
<th>Year</th>
<th>Units</th>
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</thead>
<tbody>
<tr>
<td>1996</td>
<td>80</td>
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</table>
The Rim Crest condominiums, developed in 1964 is one of the earlier and higher density developments in the region. The four-story brick buildings have balconies which overlook the pool and Boise Valley.

Residents of Rim Crest enjoy a view of Ann Morrison Park, the Boise foothills, and enjoy a close commute to downtown Boise.
LOCATION • Boise, ID

RIM CREST: LAND USE MAP

Planned Transit Service

Development

Year 1964
Units 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 create a visually interesting environment. Underground parking provides effective use of space and creates a more walkable environment. Junior and senior high schools are two blocks away.
**Hyde Park Place: Land Use Map**

- Residential
- Commercial
- Activity Center
- Office
- Quarter Mile Radius From Center of Subdivision

**Planned Transit Service**

- Development Location
- Motorways
- Transit Routes
  - Primary
  - Secondary
- Trails with Sidewalks

**Development**

- **Year**: 2005
- **Units**: 39
The Grove Condos are located on top of the Grove Hotel and the 5,000-seat Bank of America Centre sports arena.

There are nineteen one- and two-bedroom residential luxury multifamilies with views of the foothills, downtown Boise, and nearby greenbelts and parks.
**Grove Condos: Land Use Map**

**Planned Transit Service**

**Development**
- **Year**: 1998
- **Units**: 18
Tower Plaza is a mixed-use high rise in downtown Boise. Located on the southwest corner of Idaho Street and Capitol Boulevard, it is in the middle of the Boise Downtown Transit Center with access to all Boise transit routes.

Multifamily units on floors 7-11 offer great views in downtown Boise. The angled windows offer shadow-relief and visual interest to side elevations.
LOCATION • Boise, ID

TOWER PLAZA: LAND USE MAP

PLANNED TRANSIT SERVICE

Development

<table>
<thead>
<tr>
<th>Year</th>
<th>Units</th>
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<tbody>
<tr>
<td>1997</td>
<td>28</td>
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</table>
Crescent Rim is within minutes of downtown Boise and is in the close vicinity of several planned high capacity transit services.

The vertical and horizontal modulation of the building facades along with the variation in building materials creates an attractive appearance on the Boise bench.
LOCATION • Boise, ID

CONNECCTIVITY INDEX

Crescent Rim: Land Use Map

Legend
- Residential
- Commercial
- Activity Centers
- Office
- Quarter Mile Radius
- From Center of Subdivision

Planned Transit Service

Legend
- Development Location
- Busways
- Transit Routes
  - Red: Primary
  - Blue: Secondary
  - Green: Paratransit
  - Black with Sidewalks

Development

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</table>
Located in the downtown Boise Westside urban renewal district, the Royal Plaza will have ground floor retail, parking on the second floor, and approximately 26 condo units on floors 3-6.

Amenities will include a rooftop garden, an exercise facility, and large balconies with views of downtown and the foothills.
LOCATION • Boise, ID

ROYAL PLAZA: LAND USE MAP

PLOTTED TRANSPORT SERVICE

Development

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<tbody>
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CENTRAL PLOWING DIRECTION
of Southeast Idaho
The Aspen Lofts will use a narrow lot in downtown Boise for the construction of a 17-story mixed-use building. The 70 residential units will have a contemporary architectural design with floor-to-ceiling glass, offering views of downtown and the foothills.
Aspen Lofts: Land Use Map

Planned Transit Service

Legend:
- Development Location
- Bikeway
- Transit Routes
- Gold: Primary
- Orange: Secondary
- Blue: Premium
- Green: Route with sidewalks

Development

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<tr>
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<tr>
<td>Year</td>
<td>2021</td>
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<tr>
<td>Units</td>
<td>70</td>
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Located close to downtown Boise in the River-Myrtle Old Boise Renewal District, the CitySide Lofts are also located near the Boise greenbelt. Individual patios align the detached sidewalk, creating a pedestrian-friendly environment. A mixture of condo sizes broadens the target market.
L O C A T I O N • Boise, ID

C i t y S i d e L o f t s : L a n d U s e M a p

P l a n n e d T r a n s i t S e r v i c e

D e v e l o p m e n t

<table>
<thead>
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<tbody>
<tr>
<td></td>
<td></td>
<td>77</td>
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</table>
The Jefferson, a mixed use project, with retail on the main level and 5 floors of residential condos is located between the Statehouse and Saint Luke’s hospital in downtown Boise. Underground parking enables a higher density without increased building massing. Anticipated completion is summer of 2008.
LOCATION • Boise, ID

THE JEFFERSON: LAND USE MAP

PLANNED TRANSIT SERVICE

Development

<table>
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136.3 per acre