



*Adequate Public
Transportation Facilities*

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Impending Growth Problems

- Decline in existing built-up areas
- Degradation of the environment
- Over utilization of energy sources
- Fiscal strains
- Deficiencies in public facilities
- Housing affordability

Sprawl is a Conservative Fiscal Issue

Growth has helped fuel ... unparalleled economic and population boom and has enabled millions ... to realize the enduring dream of home ownership ... but sprawl has created enormous costs... Ironically, unchecked sprawl has shifted from an engine of ... growth to a force that now threatens to inhibit growth and degrade the quality of our life.

Beyond Sprawl, 1995

Bank of America

The Public Infrastructure Gap

National infrastructure
deficiencies now exceed
\$4 trillion and are growing at a rate
of \$1.7 trillion every 5 years

\$4,000,000,000,000

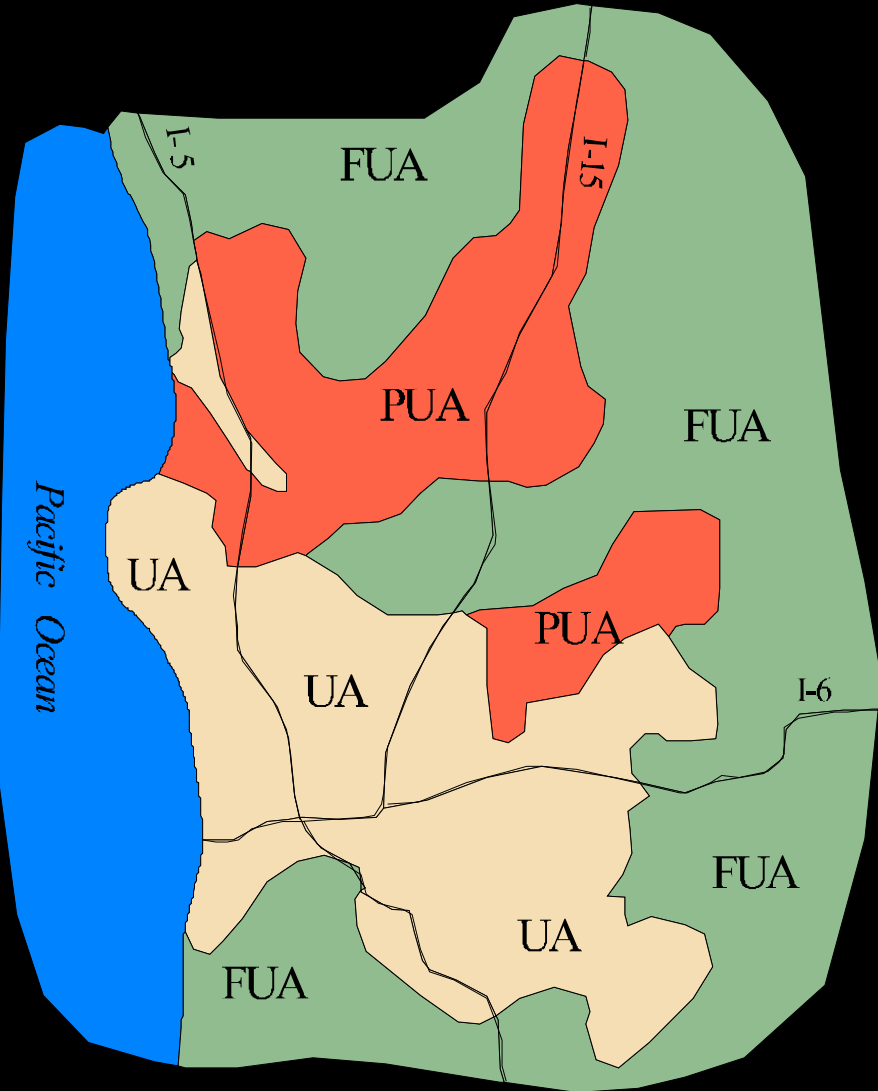
Capital Costs Shifted to Existing Development

Population	A	B	C	D
10,000	\$12,000			
20,000	6,000	6,000		
30,000	4,000	4,000	4,000	
40,000	3,000	3,000	3,000	3,000
Total	\$25,000	\$13,000	\$7,000	\$3,000

Relative Cost of Planned Development v. Sprawl

Facility	Sprawl		Planned Development		
	100%	Duncan	Burchell	Frank	Synthesis
Roads	100%	40%	76%	73%	75%
Schools	100%	93%	97%	99%	95%
Utilities	100%	60%	92%	66%	85%
Other	100%	102%	N/A	100%	N/A

San Diego

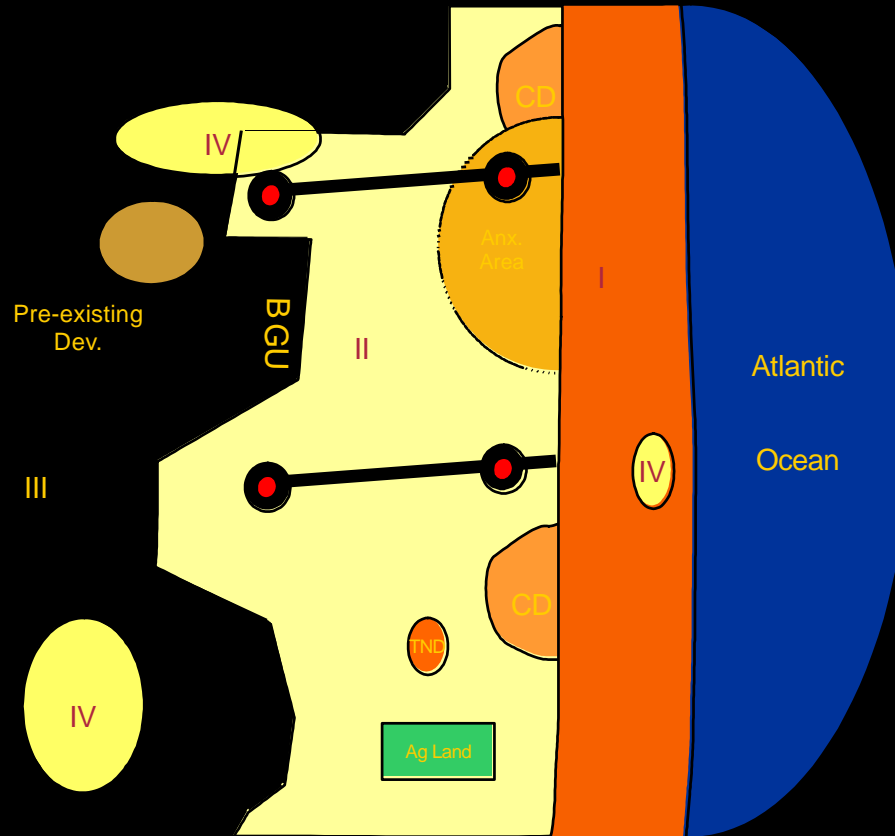


Legend

- Urbanized Area
- Planned Urbanized Area
- Future Urbanized Area

Building Permits Issued	
Before	9,000 BPs 8,000 Outside 1,000 Inside
After	16,000 BPs 8,000 Outside 8,000 Inside

Palm Beach County Tiers



Transportation Planning - Bridging the State-City-County Gap in Ada County, Idaho

- Comprehensive Plan as Guideline
- Definition of growth tiers (areas of impact)
- Targets State and ACHD funding to priority growth areas (areas of impact)
- Linkage between CIP, development and annexation
- Adequate public facilities required
- Promotes creative, efficient development
- Extraordinary impact fees

Transportation



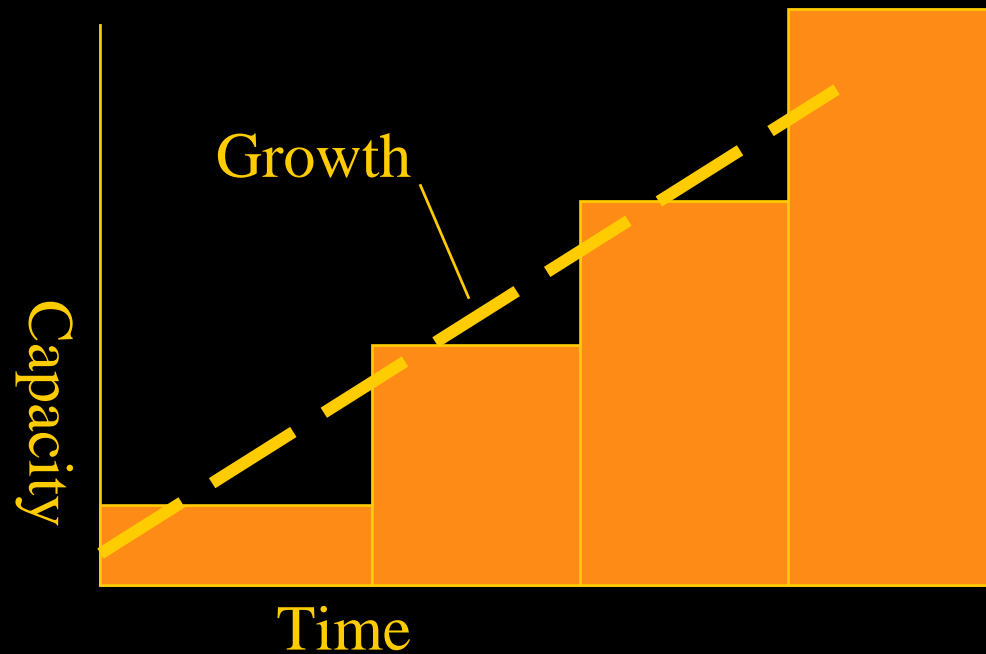
- Patterns
 - Corridors - linear land use patterns that form around regional transportation connectors
 - Centers - the nuclei of the region, with a concentration of the land use activity and transportation improvements; the commercial, residential, entertainment and employment hubs for a region
 - Nodes - concentrations of land use activities that form at the intersection of corridors or other transportation routes

Concurrency and Adequate Public Facilities Planning

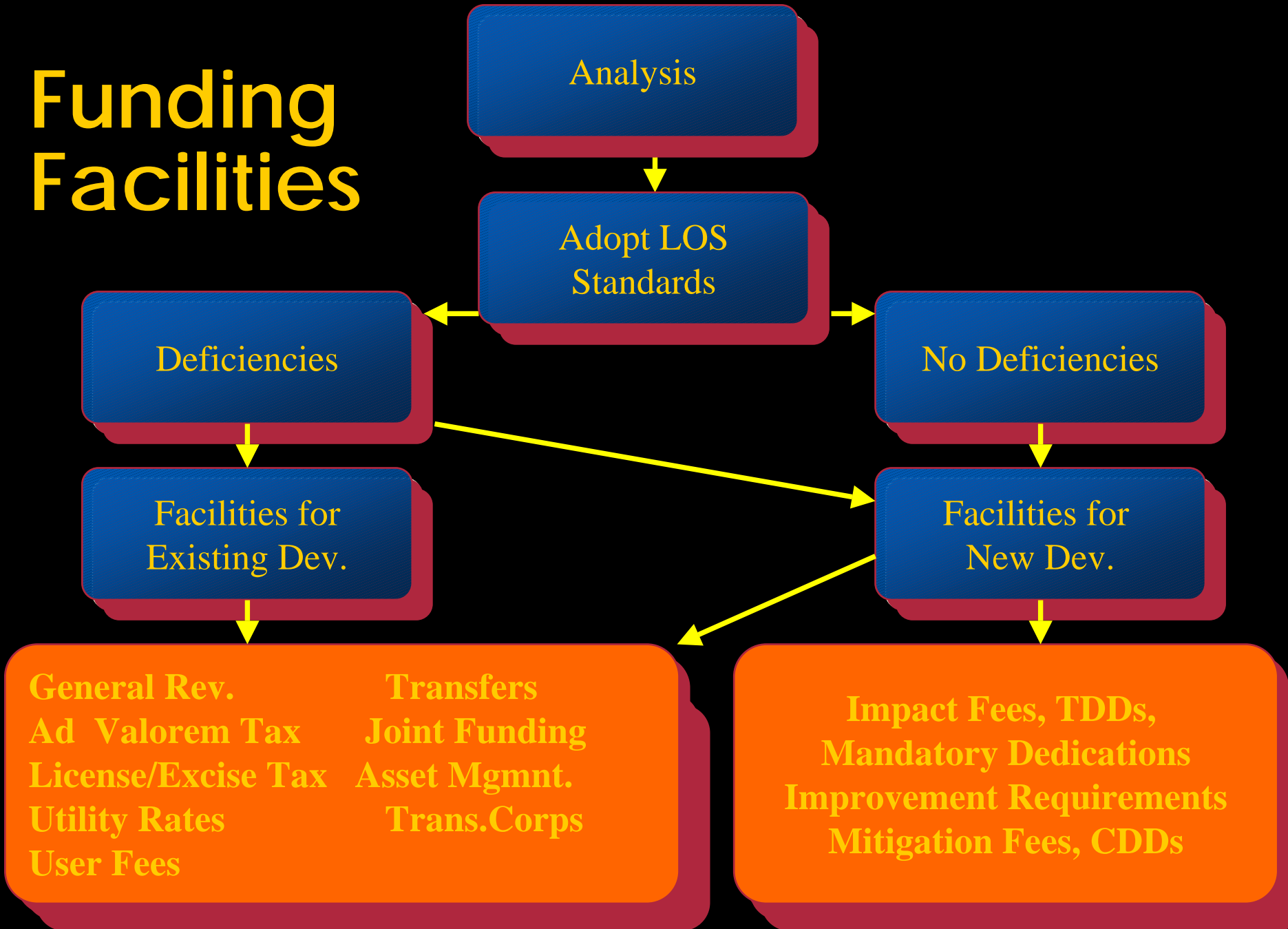
Concurrency

- Timing and Sequencing (police powers)
- CIP (fiscal powers)
- Carrying Capacity

Timing of Development & Public Facilities



Funding Facilities



Analysis

Adopt LOS Standards

Deficiencies

No Deficiencies

Facilities for Existing Dev.

Facilities for New Dev.

General Rev.
Ad Valorem Tax
License/Excise Tax
Utility Rates
User Fees

Transfers
Joint Funding
Asset Mgmt.
Trans.Corps

Impact Fees, TDDs,
Mandatory Dedications
Improvement Requirements
Mitigation Fees, CDDs

Dolan/Ehrlich Analysis of Concurrency

New Growth Related Facilities

Impact Fees

Concurrency

Good Faith Test

Rough Proportionality
Dolan v. City of Tigard

Deny Approval

Deficiencies in
public services

Florida Rationally
Related Test

Development
Agreement

CIP will solve deficiencies
within reasonable period of time

Leveraged Negotiation
(*Ehrlich v. Culver City*)

Developer gains vested
rights, local gov't gains
facilities in greater
capacity than rough
proportionality

*Golden v. Planning
Board, Town of
Ramapo*: applies to
school facilities

Development Agreements

- Concurrency management
- Serve new demand
- Solve existing deficiencies
- Growth management
- Litigation defense

Mitigation Fees

- Intended to permanently protect the resource that is being depleted
- Distinguishable from impact fees
- Fees are designed to make whole or replace the depleted resource
- Provide a basis for creating value for the farmer or holder of environmental land equal to the value that would be obtained from sale for development
- Not taxes, but police power exactions

Conclusion

Fiscal Conservatism Will Solve Ada County's Growth Management Problems

- Expansion of concurrency management together with extraordinary impact fees
- Promotion of efficient development in corridors, centers, downtown development and areas of impact