

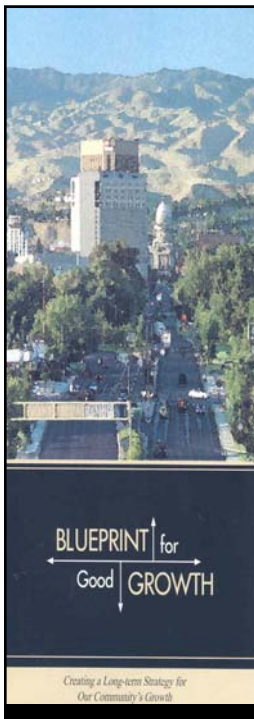
Blueprint for Good Growth

A Study of How to Reconcile Land Use & Transportation Planning

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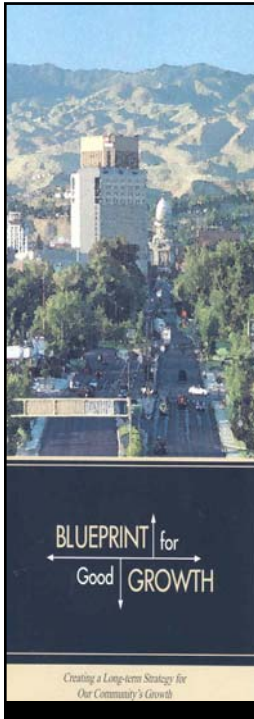
APWA Rocky Mountain Chapter Spring Conference,
Boise, Idaho



Blueprint for Good Growth

Session Logistics

- Evaluation Forms
- CEU Request Forms



Blueprint for Good Growth

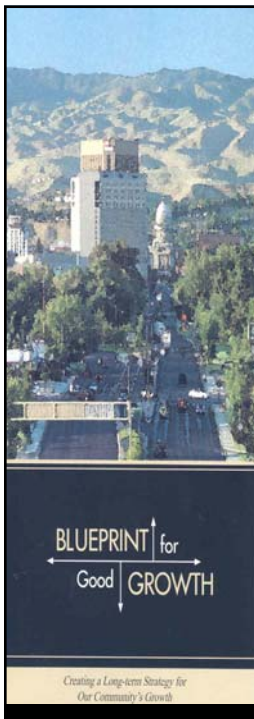
Why?

Growth in the six county region!

Regional Population
502,000 → 923,000

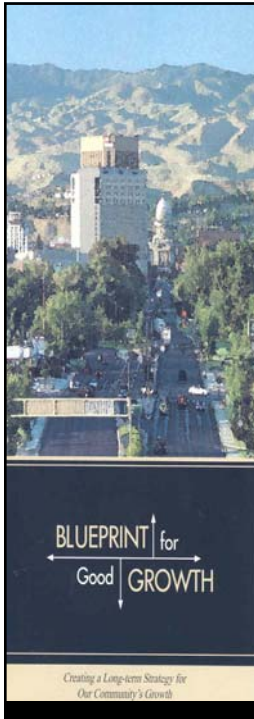
Employment
258,500 → 451,000

Equals two
more
Boise
Cities



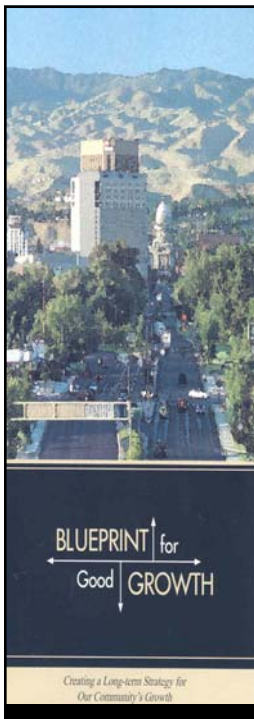
Anticipated Growth Means

- Increased demands for utilities and services
- Increased need for new schools and other public facilities
- Increased land use conflicts
- Increased traffic



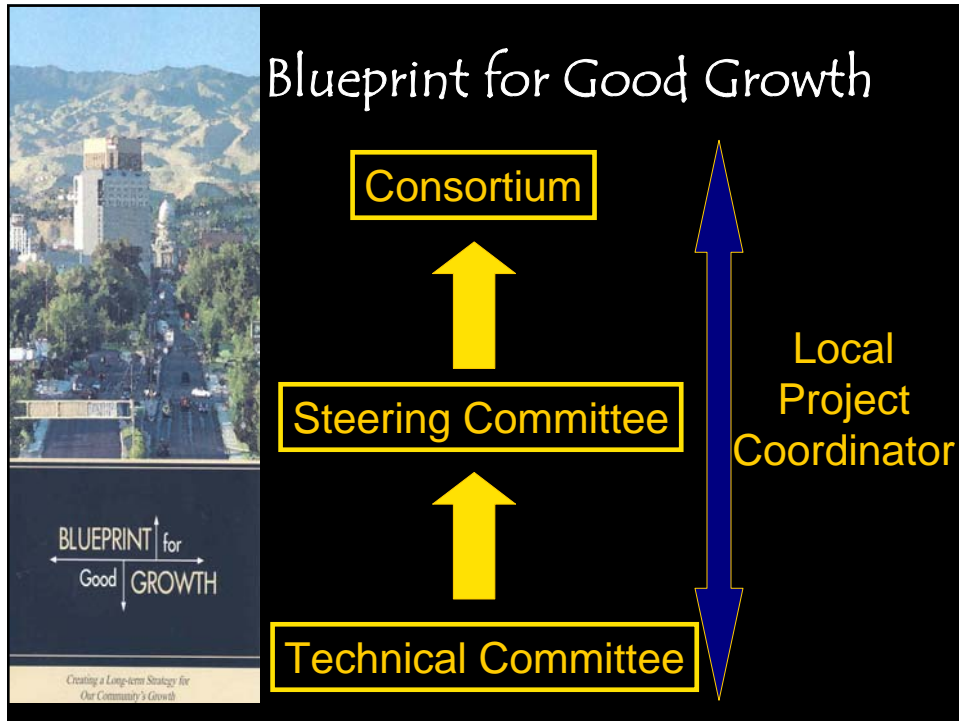
Potential Growth Problems

- Strain on fiscal resources
- Drain on energy resources
- Decline in existing built-up areas
- Degradation of the environment
- Loss of hillside and habitat areas



Blueprint for Good Growth Intergovernmental Agreement

- Executed by Six Cities, County, County-wide Highway District, and State Transportation Department
- Desire of Member Agencies to address growth, land use, infrastructure, service, and transportation issues in a coordinated and effective manner
- Intergovernmental Agreement respects the autonomy of each Member Agency to provide comprehensive planning and land use regulatory control within its jurisdiction



Blueprint for Good Growth Guiding Principles

- We love our home in the Treasure Valley. The valley has grown and we expect it to grow more. It will be a better place if we plan growth to meet our most important priorities, which follow.
- We will distribute growth to all communities to allow choices in where to live and work.
- We will manage growth with fiscal responsibility, discipline and creativity.
- Our plans will limit sprawl and promote other kinds of more responsible development.

Blueprint for Good Growth

Guiding Principles, Cont.

- We will invest in our neighborhoods to create and maintain attractive and livable places that nurture community and reflect our pride in the Treasure Valley.
- We will offer a quality, integrated multi-modal transportation system for our residents and visitors with increasing choices for pedestrians, bicycles, and transit.
- We will maintain a vibrant central city in Boise and strong downtowns in all cities.
- We will protect the Valley's natural resources.
- We make a strong commitment to expanding the reach and quality of service of transit systems serving the Valley.

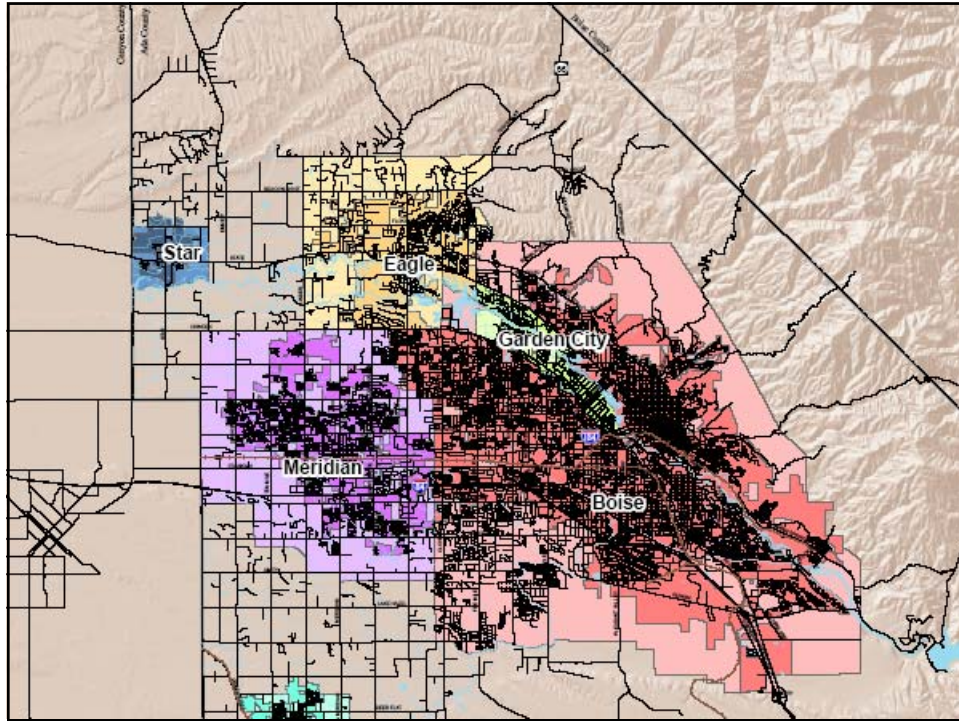


Phase 1: Blueprint for Good Growth

- Challenges
- Policy Development
- Strategies

Policy Development Challenges

- Balancing private property rights and community responsibilities
- Keeping regional focus
- Fragmented service provision and development decisions
- Crafting lasting solutions that work for a variety of jurisdictions



Policy Development

- Growth Management
- Natural Resources
- Transportation
- Utilities
- Public Schools

Growth Management

- Establish growth tiers
 - Cities
 - Activity Centers and Transit Corridors
 - Areas of Impact
 - Planned Communities
 - Rural
 - Public Lands

Growth Management: General

- Public facilities
 - Adequacy
 - Coordination with land use decisions
- Plan consistency
- Development of regional impact review process

Growth Management: Cities

- Annexation coordination
- Promote healthy mix of uses
 - Mixed use standards
 - Promotion of compatible infill
- Local plan consistency

Growth Management: Activity Centers and Transit Corridors

- TOD standards
- Minimum densities
- Pedestrian orientation
- Mix of uses
- Scale of development
 - Regional
 - Community
 - Neighborhood

Growth Management: Areas of Impact

- 20 year basis linked to capital plans
- Expansion criteria established
- Coordinated development standards
- Interim development options

Growth Management: Planned Communities

- Promote in cities and areas of impact
- Allow in rural tiers under specified conditions
- Treat as DRIs
- Require consistency with transportation plans
- Require full funding of capital, operations and maintenance costs for essential public facilities

Growth Management: Rural

- Limit to 5 percent of growth
- Promote more effective land use through conservation subdivision incentives

Transportation

- Consistency required
 - Demands
 - ROW preservation
- Recommend APF implementation after designation of appropriate LOS
- Support context-sensitive cross-sections
- Support additional funding for local and state roadways

Utilities

- Focuses on coordination of all utilities
 - with development decisions
 - with capital planning
- Recommends strategies to resolve existing drainage challenges

Public Schools

- Listed schools as essential public facility
- Stopped short of supporting APFO for schools

Strategies

- Ensure adequate public facilities
- Expand facility funding options
- Facilitating tiered-regional approach
 - Corridors and centers defined
 - Transit Oriented Development standards
 - Mixed use guidelines
 - Infill compatibility
- Official mapping and public use

Capital Funding Dilemma

A	B	C	D

Capital Funding Dilemma

A	B	C	D
\$12			

Capital Funding Dilemma

A	B	C	D
\$12			
\$6	\$6		

Capital Funding Dilemma

A	B	C	D
\$12			
\$6	\$6		
\$4	\$4	\$4	

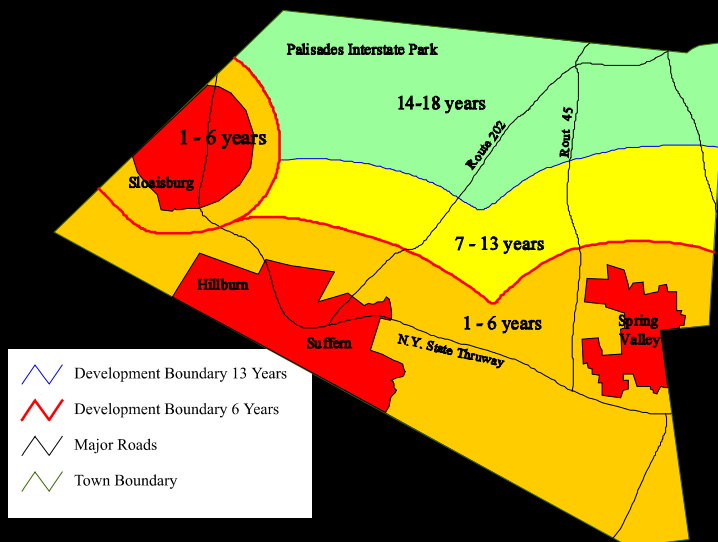
Capital Funding Dilemma

A	B	C	D
\$12			
\$6	\$6		
\$4	\$4	\$4	
\$3	\$3	\$3	\$3

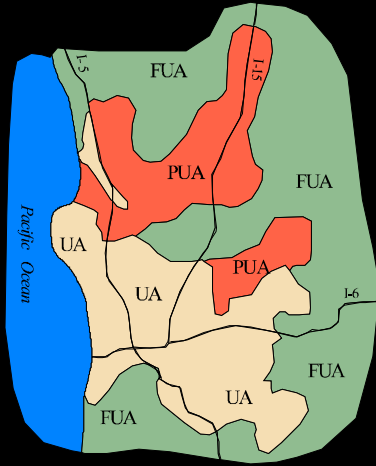
Capital Funding Dilemma

A	B	C	D
\$12			
\$6	\$6		
\$4	\$4	\$4	
\$3	\$3	\$3	\$3
\$25	\$13	\$7	\$3

Ramapo



San Diego

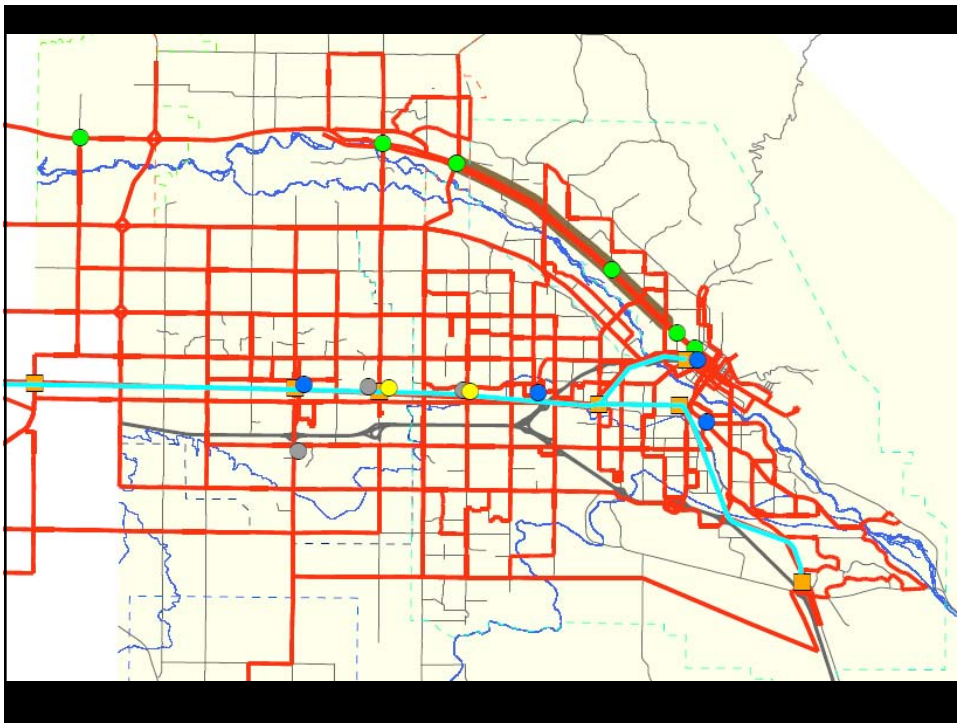


Legend

- Urbanized Area
- Planned Urbanized Area
- Future Urbanized Area

Building Permits Issued

1979	9,000 BPs
	8,000 Outside
	1,000 Inside
1983	16,000 BPs
	8,000 Outside
	8,000 Inside



What is "CONCURRENCY"?

Public facilities and services needed to maintain adopted level of service standards are available simultaneous to, or within a reasonable period of time after, development approval or construction.

Why an APFO?

- Implement Comprehensive Plan
- Coordinate capacity with demands
- Pace development with ability to provide services
- Help remedy existing deficiencies
- Ensure new development does not unacceptably reduce LOS
- Direct growth

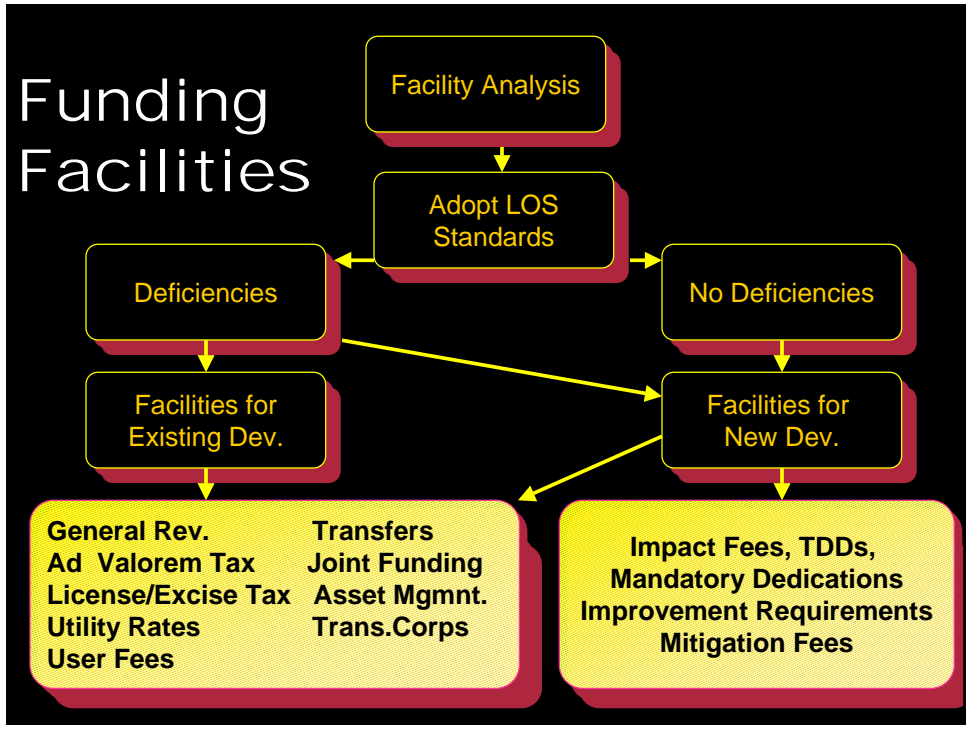
APFO Facility Criteria

- Essential Facilities
- Measurable Levels of Services
- Development/Demand Linkage
- Fiscal Commitment to Provide Capacity

Facility Funding Options

- Impact Fees
- Extraordinary impact fees
- APFO/Development Agreements
- Mitigation fees and TDRs

Funding Facilities



Dolan/Ehrlich Analysis of Concurrency

