

Blueprint for Good Growth

Boise Metro Chamber of
Commerce

July 12, 2007

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Local Project Coordinator

336-0420

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WHY?

Growth in Ada County!

- Population has largely boomed since the late 1980s
- Attractive climate, outdoors, and economic opportunities
- Need for jurisdictional cooperation, quality of life protection, and sustained accountability



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
- Increased traffic congestion
- Decline in existing built-up areas
- Degradation of the environment
- Loss of open space

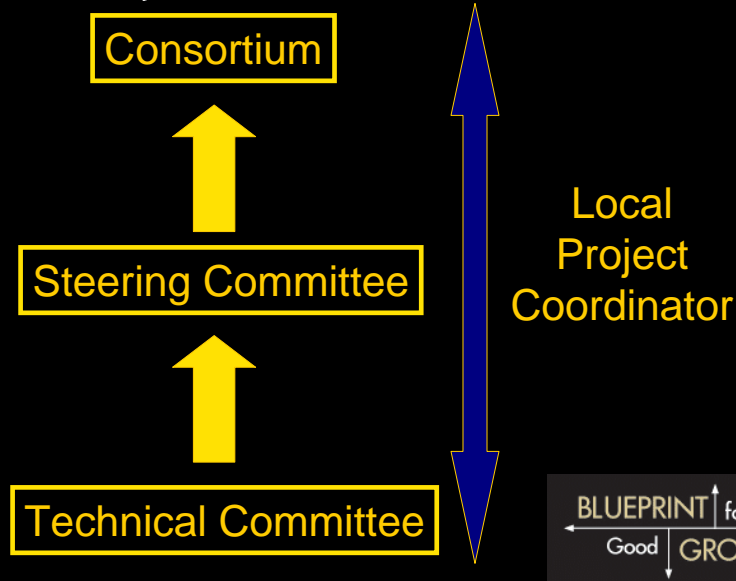


Blueprint for Good Growth Intergovernmental Agreement

- Executed by Six Cities, County, ACHD, and ITD
- 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

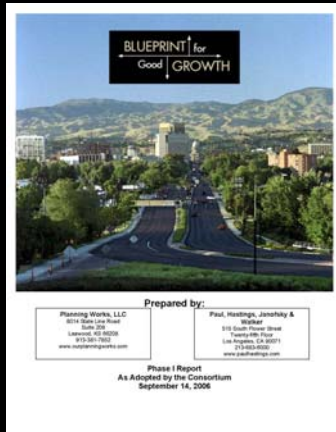


Blueprint for Good Growth

Phase I
The Plan



Phase II
Implementation



- Area of City Impact Modification
- Open Space Preservation
- Transit Ready Development
- Access Management
- Corridor Preservation
- Adequate Public Facilities Requirements



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.

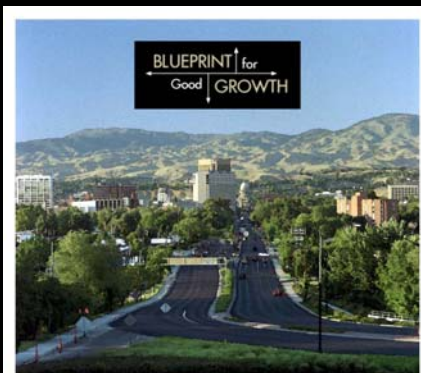


Guiding Principles, Cont.

- 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 I Accomplishments



Prepared by:

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Phase I Report
As Adopted by the Consortium
September 14, 2006

55 Policies on

- General Growth
- Transportation
- Utilities
- Public Schools

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Phase II Implementation Plan

Priorities Include

- Area of City Impact Modification Process
- Open Space Preservation
- Mixed Use Compact and Transit Ready Development
- Access Management
- Corridor Preservation
- Adequate Public Facilities Requirements



Area of City Impact Modification Process

- Three step process
 - Planning boundary establishment
 - Sub-area planning
 - Mini-comprehensive plan
 - Multi-jurisdiction and public involvement
 - Area of City Impact boundary creation
 - Area of city impact modification negotiations



Open Space Preservation

- Transfer of development rights
- Preservation of quality open space
- Open space buffers
- County-wide linkage

Ada County Open Space Task Force Participation

www.adaweb.net/departments/developmentservices/OPENSACETASKFORCE.asp



Transit Ready Development

- Forums with ULI, developers, financial institutions, P&Z Commissions
 - Quality design examples
 - “Do No Harm” for future transit routes
 - Identify and reduce barriers

In Cooperation with
Valley Regional Transit and COMPASS



Access Management and Corridor Preservation

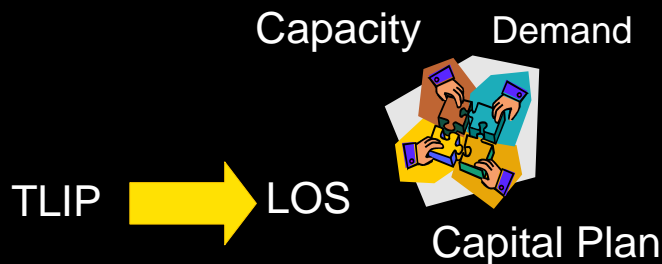
ACHD's Transportation-Land Use Integration Plan (TLIP)

- Corridor preservation plan & map
 - Aggregate studies in one map
- Access management policy & plan
 - Provide clear direction on future corridors
- Revised level of service policy and thresholds

www.achd.ada.id.us/Departments/PP/TLIP.aspx



Adequate Public Facilities Implementation



What is APF?

- A requirement that:
 - specified public facilities and services
 - in defined areas are available
 - at the adopted level of service (LOS) standard
 - at the time that the impacts of development will be felt
 - so that adopted levels of service are maintained



Specified Public Facilities

Blueprint for Good Growth Review:

- Transportation
- Water
- Sewer

Others:

- Schools (to be studied)
- Stormwater Management
- Fire Protection



Transportation APF Deliverables

- LOS Standards with TLIP
- Focus group sessions –
 - Utilities
 - Development community
 - Business and economic development interests
 - Fire service providers
- Establishment of existing demands and capacities
- Draft ordinance language
- Development review process modifications



Intended Consequences

- Necessary infrastructure is available to meet needs of new development
- Capacity is coordinated with the generation of new demands
- Capacity is coordinated with the ability to maintain facilities
- Development is guided by capacity
- Congestion is managed



Adequate Public Facilities Schedule

- Focus groups - late summer/early fall
- Level of service standards from TLIP – Sept.
- Public workshop - November
- Ordinance template - December



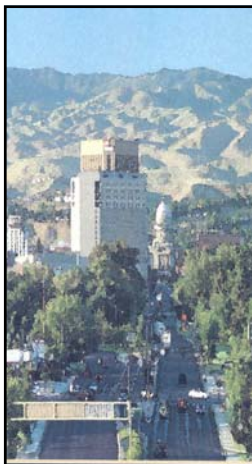
Blueprint for Good Growth

- Cooperation
 - Mutually created principles
 - Identified desired growth areas
 - Joint development of implementation tools
- Quality of Life
 - Protect investments in home and business
 - Open space protection
 - Transit ready developments
 - Corridor preservation and access management
- Sustained Accountability
 - Measure actions against principles



Blueprint for Good Growth

- Appreciate Chamber's involvement
- Continued support through implementation
 - Focus group participation
 - In-kind support for forums
 - Host speakers' bureau presentations
 - Newsletter updates
 - Engaged interaction and feedback



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*Creating a Long-term Strategy for
Our Community's Growth*

