



# Blueprint for Good Growth

## Focus Group Follow-up

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Creating a Long-term Strategy for  
the Communities of Ada County

- # Blueprint for Good Growth
- Genesis
  - Relationship to Communities in Motion
  - Guiding Principles
  - Steering Committee Recommendations
  - Potential Actions
  - Next Steps

- # Genesis of BGG
- Fragmented service provision/land use decision-making
  - Inadequate funding for capital facilities
  - Rising operations and maintenance costs
  - Update of Long Range Transportation Plan

- # What Is BGG
- Forum for **county-wide** growth coordination discussions
  - Process to develop **voluntary** growth coordination strategies and recommend
    - Plan amendments
    - Code amendments
    - Intergovernmental agreements
    - Funding alternatives
    - Legislation



- # Process
- Conduct focus groups to assess
    - Successes
    - Failures
    - Needs
  - Work with Steering Committee to develop growth policy recommendations and initial priorities for action
  - Confirm with Consortium

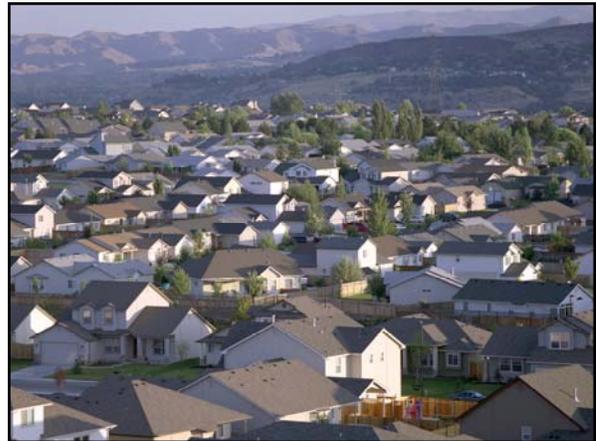
## Relationship to Communities in Motion

- CIM identified scenarios and improvements required to serve each scenario
- CIM preferred scenario is consistent with local plans
- Resulting LRTP is framework for investing federal transportation dollars

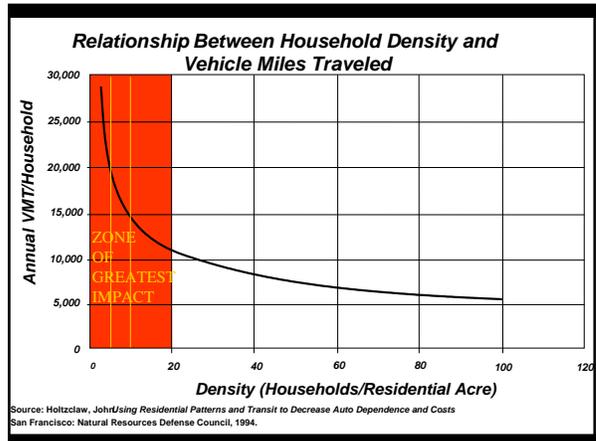
## BGG Policy Development Challenges

- 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

## Segregated Land Uses Jobs : Housing Imbalance



## Increased Commute Distances & Single Direction Commutes



## BGG 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.

## BGG Guiding Principles, Cont.

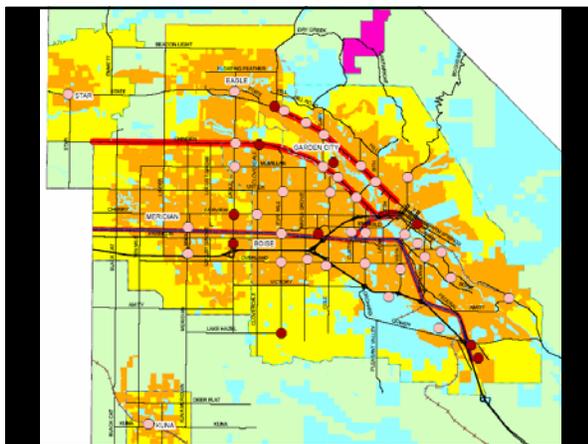
- We will invest in our neighborhoods to create and maintain attractive and livable places that nurture community and reflect our pride in the Treasure Valley.
- We will offer a quality, integrated multi-modal transportation system for our residents and visitors with increasing choices for pedestrians, 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.

## Steering Committee Recommendations

- Consistency
- Adequate public facilities
  - Transportation
  - Water/sewer
  - Stormwater
  - Schools
  - Fire protection

## Growth Management

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



## Growth Management: General

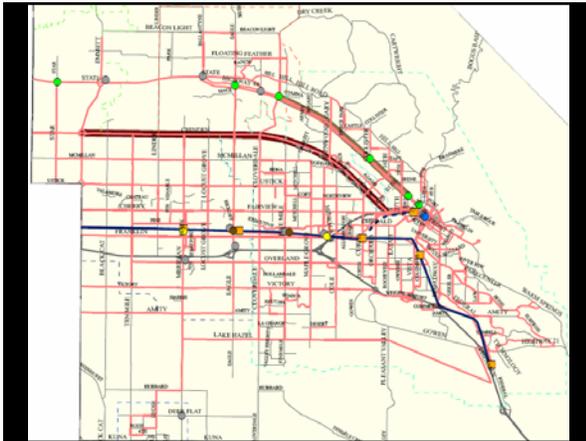
- Public facilities
  - Adequacy
  - Coordination with land use decisions
- Plan consistency

## 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)

- 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

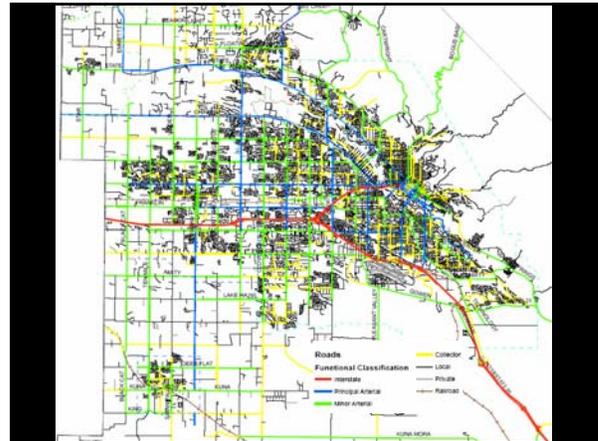
- Promote in cities and areas of impact
- Allow in rural tiers under specified conditions
- Require consistency with transportation plans
- Require full funding of capital, operations and maintenance costs for essential public facilities
- Review growth policies and codes if rural plus outlying planned communities reach 7% of total platting

## Growth Management: Rural

- Limit to 3 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
- Places initial APF emphasis on securing adequate school sites

## Phase 2 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

## Potential Future Actions

- Collaborative resource protection strategies
  - Minimum open space standards
  - Allowances for off-site mitigation
  - Transfers of development rights
- Collaborative stormwater management efforts
- Gravel extraction
- State lands use

## Next Steps

- Comments from Stakeholder Workshops
- Action by Consortium (August-September)
- Phase II Plan Implementation Strategies