Ada County, Idaho
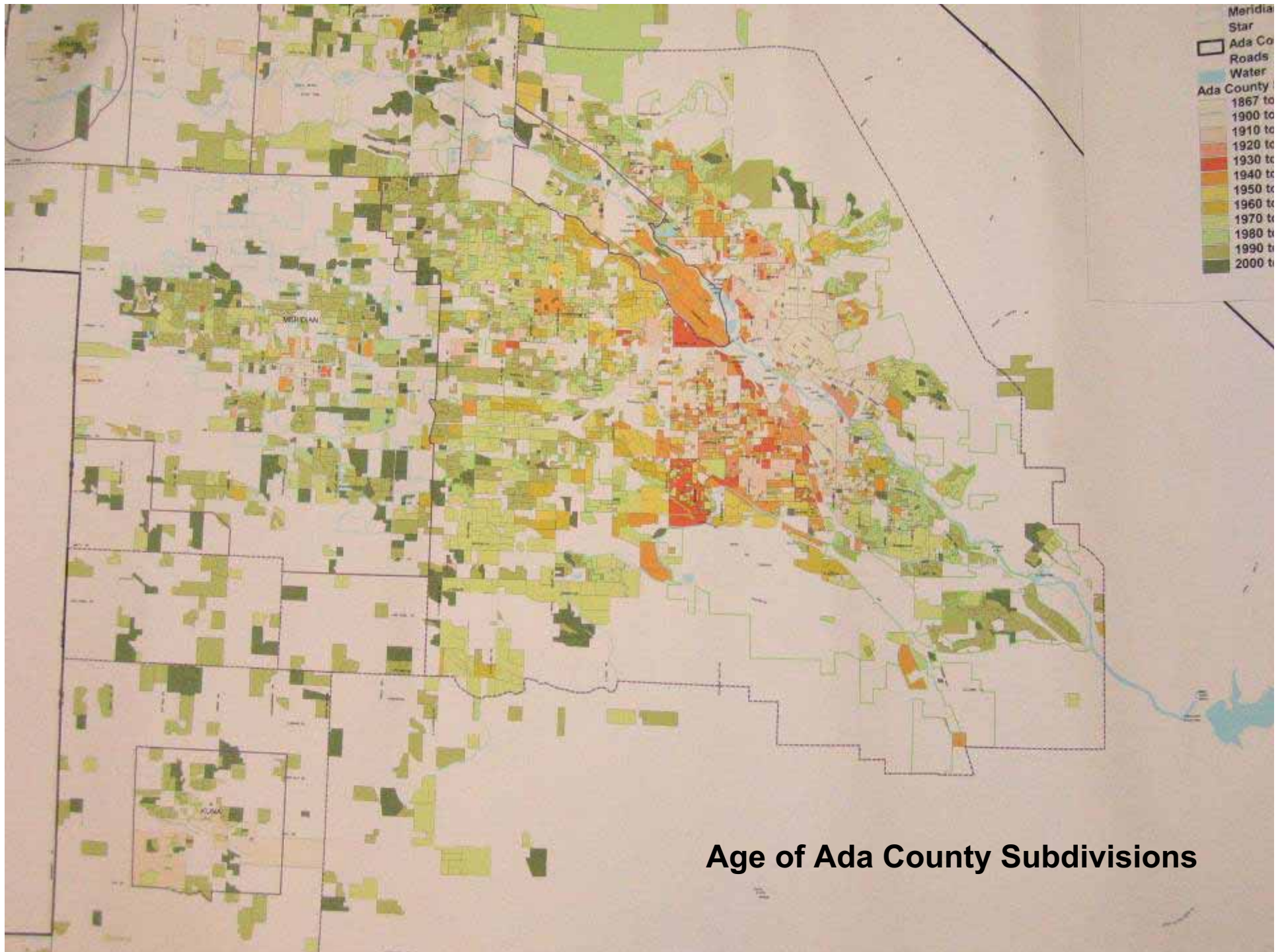
ULI Advisory Services Program

February 9 – 11, 2005

Overview

- About ULI

- The panel

- The process

- Today's presentation

Age of Ada County Subdivisions

Key Recommendations

1. Make the "Blue Print" enforceable and implementable
2. Promote infill
3. Plan for quality development
4. The cities need to focus on their fringes
5. No more unilateral behaviorubl

1. Make the "Blue Print" Enforceable and Implementable

- First understand the forces at work
  - Market
  - Physical features and constraints
  - Political arena – elected and other
  - Fiscal – dollars and cents on how to do it
- Obtain BUY IN by all participants – mediator if necessary
- Make "Area of Impact" system work
  - Identify nodes of development and intensity as well as areas where there should be no development
  - Stop piecemealing subdivisions and planned communities
- Plan for a 20 to 30 year horizon
- Expand the scope to include other regional issues

Regional Issues

- Land use
- Water quantity
- Sewer
- Drainage
- Open space
- Air quality
- Transportation
- Compatible transitional zoning on cities' edges

- Agricultural land preservation
- Wildlife habitat
- Environmental issues
- Schools
- Economic development
- Foothill preservation
- Transit
- Historic preservations

2. Promote Infill

- Need to prepare the community on what infill means
  - Publicize to the neighborhoods the opportunities (and benefits) of infill
- Work <u>before</u> the application
- Need to manage infill proactively
  - Train staff so that they can effectively evaluate and manage infill programs
- Developers need to know the rules
  - Identify and market infill opportunities
- Develop an effective infill ordinance
  - Design ordinance to respond to the market
  - Fast tracking
  - Density bonuses **<u>may</u>** be helpful

Projected Annual Land Absorptions by Land Use

Use	Area	
Commercial	Square feet	Acres
Office	660,000	90
Industrial	500,000	45
Retail	770,000	120
Total	1,930,000	255
Residential	Units	Acres
Single Family	4,465	1,275
Rental Apartments	960	55
Townhomes and Condos	650	65
Modular homes	300	50
Total residential	6,375	1,445
Total Developable Land	1,710 acres	
Road ROW and open space	705 acres	
TOTAL ANNUAL LAND ABSORPTION	**2,415 acres (3.75 sections)**	

3. Plan for Quality Development

- Planned communities enhance quality of life
- Guide the location with the *Blue Print*
- Upgrade standards for subdivisions
    - Connectivity
    - Aesthetic appeal
    - Diversity of product
- Design and performance standards
- Enhance and support improvement districts to create fair distribution of costs
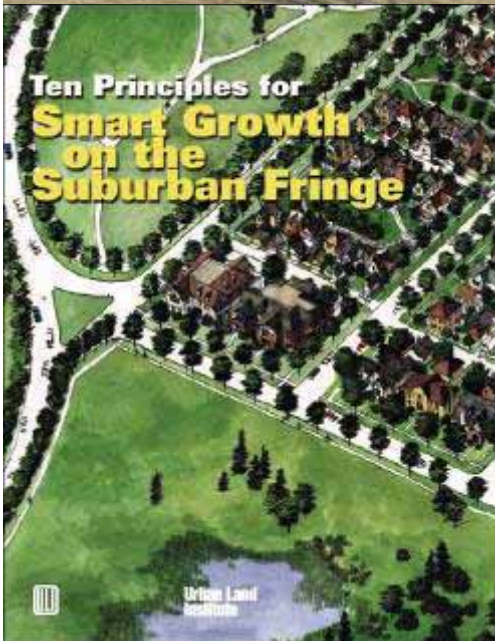
Master Planned Communities

Planned

A comprehensive approach to analysis, programming, construction, development, and management

Community

A creation of balanced and vibrant set of uses that creates place and provides benefits of allowing people to live, work, and play in their local environs, socialize with neighbors, and most of all…. take pride in.

4. The Cities Need to Focus on Their Fringes

- All cities need to come to the table and maximize common interests
  - School district example
- Strategy for managing the edges
  - Look at overlapping areas between developed and rural areas
  - Coordinate county and cities land use policies
- Need to start acting regionally – not just talking about it
- Thoughtful annexation as appropriate
- Improve area of impact process

5. No More Unilateral Behavior
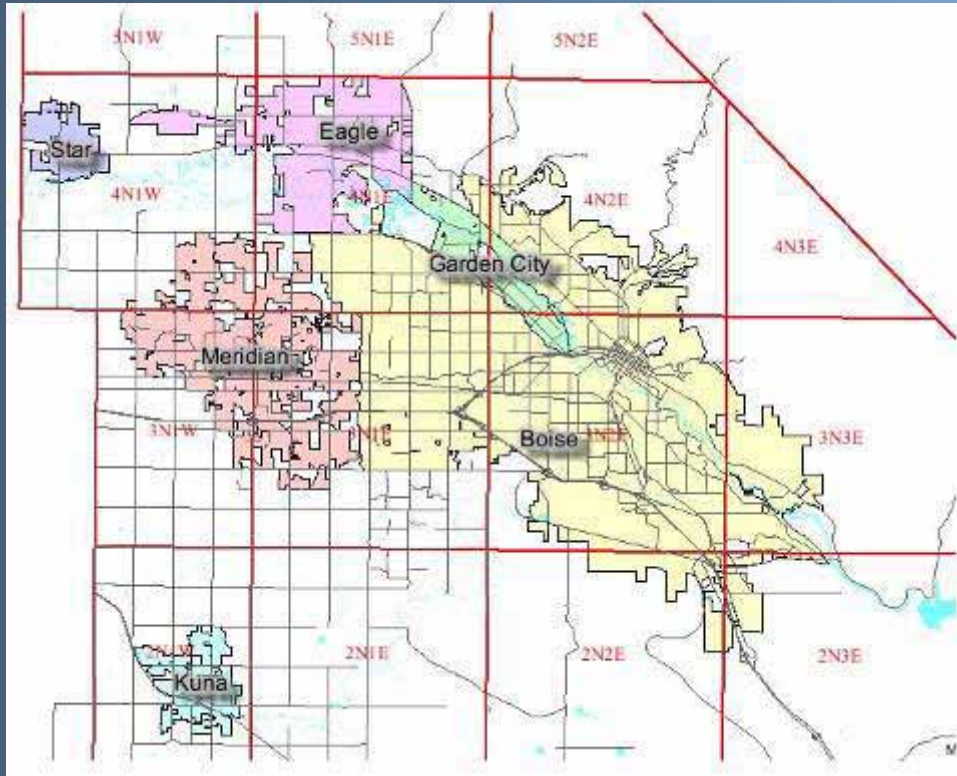
- Imperative for implementation of Blue Print
- Without regional cooperation….
  - Loss of public confidence
  - Economic development impacts
  - Traffic congestion
  - The Boulder and Berkeley stories
- Leadership coalition a must
  - Elected officials
  - Business leaders
  - Citizens
- Cooperation will help you get out in front of the issues related to growth so that they can be addressed before there are serious problems
  - Work force housing
  - Air quality
  - Etc.

Key Recommendations

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Questions and Answers

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