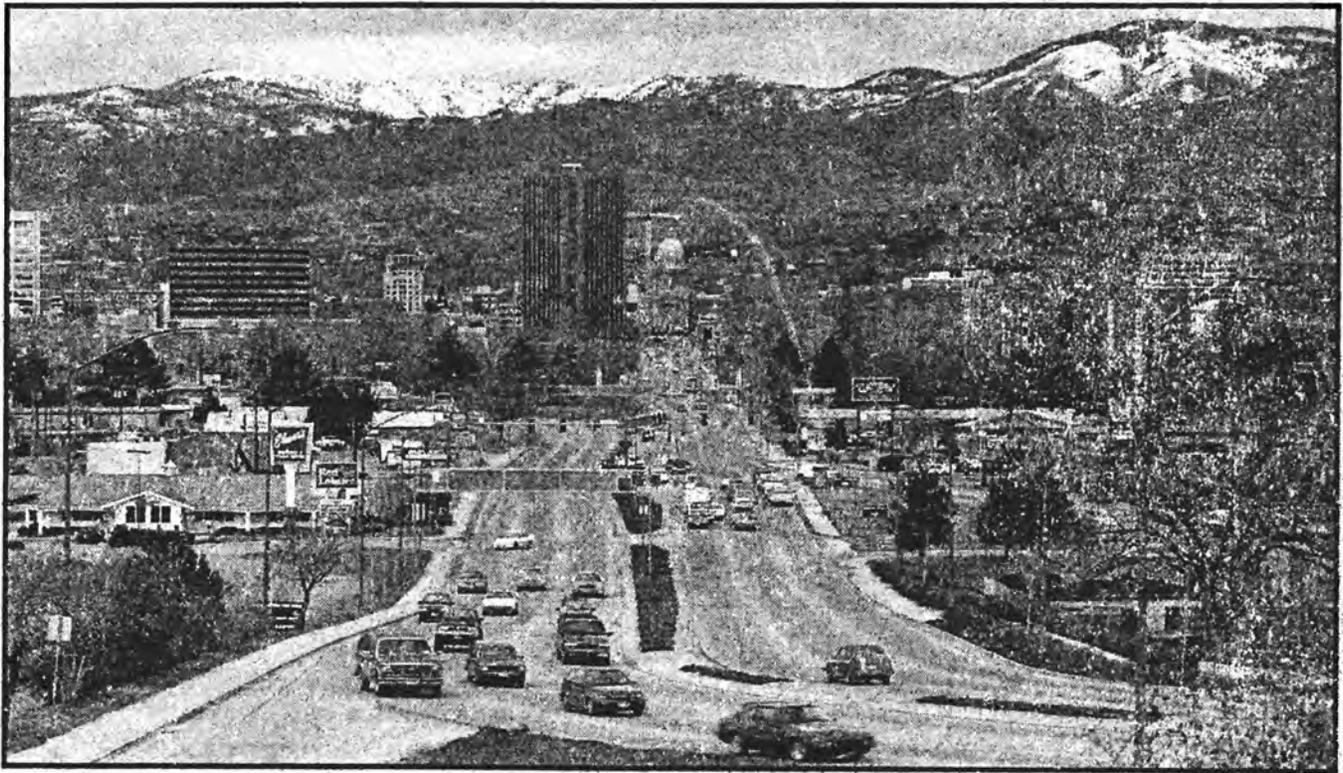


BOISE CITY COMPREHENSIVE PLAN

Goals, Objectives and Policies



Boise, Idaho — January 1997



Comprehensive Plan Adoption Ordinance and Amendments

<u>Ordinance</u>	<u>Adoption Date</u>	<u>Description</u>
5775	1-21-97	Initial Comprehensive Plan Adoption
5786	3-4-97	Adoption of the <i>Foothills Policy Plan</i>
5878	12-22-98	Land Use/Zoning Consistency Matrix Update
5879	12-22-98	Victory/Maple Grove Land Use Map Amendment
5880	12-22-98	Adoption of the <i>Sycamore Neighborhood Plan</i>
5881	12-22-98	Miscellaneous Land Use Map Corrections
5882	12-22-98	Adoption of the <i>Ustick Concept Master Plan</i>
5883	12-22-98	Airport Influence Area Amendment
5891	1-19-99	Adoption of the <i>Vista Vision Neighborhood Plan</i>
5929	7-20-99	Ustick/Maple Grove Land Use Map Amendment
5931	7-27-99	Adoption of the <i>Veteran's Park Neighborhood Plan</i>
5932	7-27-99	Adoption of the <i>East End Neighborhood Plan</i>
5936	9-14-99	Adoption of the <i>Boise State University Framework Master Plan</i>
5970	2-29-00	Six Land Use Map Corrections to reflect Current Zoning
5984	5-2-00	Land Use Map Amendment for a parcel, 855 N. Maple Grove Rd.
5994	6-27-00	Land Use Map Amendment, N. Side Warm Springs E. of Eckert
6024	12-12-00	Adopt the Vista Street Light District
6117	12-18-01	Amend the Land Use Map designation for 1200-1504 Chase St.

Resolutions

16374	2-13-01	Land Use Map Amendment Lexington/Southshore parcel
16400	3-6-01	Adoption of the <i>Oregon Trail Parkway Plan</i>
16695	9-25-01	Adoption of the <i>Destination 2020: Regional Transportation Plan for Ada County</i>
16933	2-19-02	Land Use Map Amend. Victory Rd.-Cole Rd.-Maple Grove Rd.- Murgoitio City Park
16934	2-19-02	Land Use Map Amend. on Federal Way, adjacent to the Fred Meyer Family Center
17539	4-19-02	Adoption of the <i>Depot Bench Neighborhood Plan</i>
17117	6-11-02	Adoption of the <i>Westside Downtown Framework Master Plan</i>
17365	1-7-03	Land Use Map Amendment at 2450 E. Braniff St.
17367	1-7-03	Amendment to the wording of Chapter 8 of the Comprehensive Plan to clarify the density standards on Land Use Map
17371	1-14-03	Text Amendment to the Community Design section of the Community Quality Chapter
17404	2-4-03	Adoption of the <i>West Valley Neighborhood Association Community Center Plan</i>
17414	2-11-03	Land Use Map Amendment at 6161 Bogart Lane
	3-4-03	Adopt the <i>Destination 2025 Long-Range Transportation Plan for Ada County</i>
17536	4-22-03	Land Use Map Amnd.; Area C: Expand the Area of Impact north of Chinden Blvd. & Joplin Rd.; Areas A & B Excluded from Area of Impact

ORDINANCE NO. 5775

BY THE COUNCIL: TERTELING, FORNEY, MAPP, WETHERELL, BAKER
HAUSRATH

AN ORDINANCE ADOPTING THE BOISE CITY COMPREHENSIVE PLAN AND STATING THAT IT CONTAINS THE 13 COMPONENTS MANDATED BY STATE LAW, AND LISTING THE PROVISIONS ADOPTED AS GUIDES IN THE ADMINISTRATION OF THE COMPREHENSIVE PLAN: THAT IT IS A POLICY DOCUMENT INTENDED AS A GUIDE, THAT IT DOES NOT TAKE ANY LAND FOR PUBLIC PURPOSES, THAT IT INCLUDES A TAKINGS CHECKLIST, THAT IT INCLUDES A GLOSSARY OF TERMS, THAT THE PLAN SHALL BE REVIEWED ANNUALLY AND REVISED IF NECESSARY, THAT THE PLAN MAY BE AMENDED IN ACCORDANCE WITH THE LAW AND WHEN AMENDING, THE CITY SHALL STRIVE TO MAINTAIN INTERNAL CONSISTENCY, THAT THE PLAN SHALL BE USED BY ALL AGENCIES AND INDIVIDUALS WHOSE ACTS RELATE TO MATTERS COVERED BY THE PLAN, AND THAT THE PLAN SHALL BE REVIEWED REGULARLY WITH THE PUBLIC TO ENCOURAGE UNDERSTANDING AND SUPPORT FOR THE PRINCIPLES OF ORDERLY GROWTH. THE ORDINANCE PROVIDES THAT A NEW NEIGHBORHOOD PARK BE ADDED TO THE PARK FACILITIES MAP. THE ORDINANCE PROVIDES THAT THE PLAN SHALL BE ADOPTED BY REFERENCE IN ACCORDANCE WITH THE PROCEDURE DESCRIBED AT SECTION 67-6509(c) OF THE IDAHO CODE, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BOISE,
IDAHO:

SECTION 1. That the Boise City Comprehensive Plan, a copy of said plan being attached to this Ordinance, and made a part hereof by reference and attachment, be, and the same hereby is, adopted.

SECTION 2. That, in conformity to the requirements of Section 67-6508 of the Idaho Code, said Comprehensive Plan includes the 13 components mandated by state law. The mandated and optional elements set forth in Section 67-6508 often overlap in subject matter and policy direction. To avoid redundancy and confusion within the Comprehensive Plan, and to provide a cohesive and consistent approach to Boise's planning issues, the Comprehensive Plan is organized by topic into 11 chapters rather than by the mandated elements. The following list identifies chapter locations for each state-mandated element:

CHAPTER 1. INTRODUCTION

Property Rights
Implementation

CHAPTER 2. PUBLIC FACILITIES, UTILITIES AND SERVICES

School Facilities
Public Services, Facilities and Utilities Implementation

CHAPTER 3. ENVIRONMENTAL QUALITY

Natural Resources
Implementation

CHAPTER 4. ENVIRONMENTAL HAZARDS

Hazardous Areas
Implementation

CHAPTER 5. PARKS, RECREATION AND CULTURAL RESOURCES

Recreation
Special Areas or Sites
Implementation

CHAPTER 6. TRANSPORTATION

Transportation
Implementation

CHAPTER 7. COMMUNITY QUALITY

Population
Housing
Community Design
Implementation

CHAPTER 8. LAND USE

Land Use and Land Use Map
Implementation

CHAPTER 9. ECONOMIC DEVELOPMENT

Economic Development
Implementation

CHAPTER 10. GROWTH MANAGEMENT

Optional Component

CHAPTER 11. GLOSSARY OF TERMS

SECTION 3. That the following provisions are adopted as guides in the administration of the Comprehensive Plan:

- a. The Comprehensive Plan is a policy document, intended to be used as a guide by public officials in the preparation of precise plans, the provision of public facilities, the adoption of pertinent laws and ordinances, the expenditure of city revenues; and to be used by citizens

in the development of land. The Plan should be followed as closely as reason, justice, and its own general character make practical and feasible.

- b. The Comprehensive Plan is not intended and does not take any land for public purposes or place a cloud on the title to any property or require that any property be sold or given to the public. It is rather a guide to land use and development and should be used to influence the orderly and necessary acquisition of land for public purposes through normal land acquisition procedures, including condemnation, negotiated purchase, gift or otherwise.
- c. The "Takings Checklist" provided in Chapter 1.0 of the Comprehensive Plan is intended to be used to analyze ordinances, conditions, restrictions, fees and other measures that may be proposed to implement the policies of the Comprehensive Plan in order to insure that they do not violate private property rights, adversely impact values or create unnecessary technical limitations on the use of property.
- d. The Comprehensive Plan shall be reviewed annually and revised as necessary to reflect changes in conditions and issues in the community, the availability of new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of existing policies and impacts of past decisions. In concert with the City's Planning and Zoning Commission, the Community Planning and Development Department shall report annually to the City Council on the status of the plan and progress made in its implementation.
- e. The Comprehensive Plan text and map may be amended as provided by Section 67-6509 of the Idaho Code and the Boise City Zoning Ordinance. The procedures and requirements for amendment of the Comprehensive Plan, as identified in chapter 1.0 of the Plan, shall be adhered to. In reviewing and amending the Comprehensive Plan over time, the City shall strive to maintain internal consistency between elements of the Plan; that is all elements of the Plan shall be considered equally important and the policies of one element shall not contradict the policies of another element.
- f. The Comprehensive Plan shall be used by all agencies and individuals whose duties, responsibilities or activities relate to the matters covered by the Plan.
- g. The Comprehensive Plan should be reviewed regularly with the public to encourage understanding and support for the principles of orderly growth and to assure that the future amendment and enlargement of the Plan is in

harmony with public interest, convenience, and necessity and promotes and supports the general welfare of the citizens.

SECTION 4. That the Comprehensive Parks & Recreation System Plan - Park Facilities Map, is hereby amended by adding a new neighborhood park site in T.4N, R.1E, Section 33. The site shall be identified as Site #V-25N.

SECTION 5. That the Comprehensive Plan be, and the same hereby is, adopted by reference without full publication, three (3) copies of said document having been placed on file with the Boise City Clerk, pursuant to Section 67-6509(C), Idaho Code.

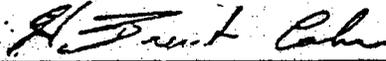
SECTION 6. This Ordinance shall be in full force and effect from and after its passage, approval and publication hereof.

PASSED by the Council of the City of Boise, Idaho, this 21st day of January, 1997.

APPROVED by the Mayor of the City of Boise City, Idaho, this 21st day of January, 1997.

APPROVED:

ATTEST:



H. BRENT COLES



ANNETTE P. MOONEY

Acknowledgment S

Boise City Comprehensive Plan



This *Comprehensive Plan* is the result of long hours of thoughtful debate, gathering of data and exploring alternatives. The following citizens, local government employees, appointed and elected officials and consultants have played important roles in preparing this vision for Boise's future. Also, this plan would not have the depth and breadth that it has without the input and participation of the hundreds of Boise citizens who took the time to offer their ideas and input at public meetings leading up to this plan.

Boise City Council Planning and Zoning Commission

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Paula Forney, Council President	Donald Alloway
Carolyn Terteling, Council President Pro-Tem	Doug Cole
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Centennial Engineering — Dave Butzier
Chamber of Commerce — Shirl Boyce
Historic Preservation Commission
Livable Communities — Lark Corbeil, Steve Benner

Intermountain Demographics
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Spatial Dynamics, Inc.
Science Applications International Corporation
Tischler & Associates, Inc.
Dennis Ahern — D. A. Photo

Table of Contents

BOISE CITY COMPREHENSIVE PLAN — GOALS, OBJECTIVES AND POLICIES

This Table of Contents includes only the major sections, tables and maps of the goals, objectives, and policies for the *Boise City Comprehensive Plan*.

SECTION	PAGE
CHAPTER 1	
INTRODUCTION	1-1
CHAPTER 2	
PUBLIC FACILITIES, UTILITIES AND SERVICES	2-1
2.1 Sewer Facilities	2-1
Master Sewer Plan and Landfill Map ~ 2.1-1	2-3
2.2 Storm Drainage	2-4
2.3 Solid Waste	2-6
2.4 Domestic Water	2-7
2.5 Irrigation Water	2-9
2.6 Electricity	2-10
2.7 Geothermal	2-11
2.8 Natural Gas	2-12
2.9 Communications	2-13
2.10 Fire Protection	2-14
Fire Station Location Map ~ 2.10-1	2-16
2.11 Police Service	2-18
2.12 Emergency Medical Services	2-19
2.13 Emergency Management	2-21
2.14 Public Schools	2-22
Location of Existing Public Schools and Libraries ~ Map 2.14-1	2-23
2.15 Private Schools	2-26
2.16 Higher Education	2-27
2.17 Library Services	2-31

SECTION PAGE

CHAPTER 3

ENVIRONMENTAL QUALITY	3-1
3.1 Air Quality Goals, Objectives and Policies	3-1
3.2 Water Quality Goals, Objectives and Policies	3-4
3.3 Noise Goals, Objectives and Policies	3-7
Airport Influence Area Map ~ 3.3-1	3-9
3.4 Natural Resources Goals, Objectives and Policies	3-12

CHAPTER 4

ENVIRONMENTAL HAZARDS	4-1
4.1 Geologic and Seismic Safety	4-1
4.2 Flood Hazard	4-3
Floodplain Map ~ 4.2-1	4-4
4.3 Wildfire Hazard	4-6
4.4 Hazardous Materials	4-7

CHAPTER 5

PARKS, RECREATION AND CULTURAL RESOURCES	5-1
5.1 Parks and Recreation	5-1
Recreation and Open Spaces Map ~ 5.1-1	5-3
5.2 Urban Forestry	5-7
5.3 Arts and Culture	5-8
5.4 Historical Resources	5-12
Historic Districts Map ~ 5.4-1	5-13

CHAPTER 6

TRANSPORTATION	6-1
6.1 Streets	6-1
Ada County Functional Street Classification System Map ~ Map 6.1-1	6-3
6.2 Transit	6-10
6.3 Pathways	6-13
6.4 Transportation Demand Management	6-17
6.5 Landscaping	6-20
6.6 Railroad	6-22
6.7 Airport	6-23

SECTION PAGE

CHAPTER 7

COMMUNITY QUALITY 7-1

- 7.1 Housing 7-1
 - General Goals 7-6
- 7.2 Community Design 7-6
 - Residential Development 7-7
 - Residential Subdivisions 7-9
 - Commercial Development 7-10
 - Industrial, Office and Institutional Development 7-13
 - Gateways 7-14
- 7.3 Neighborhoods 7-16

CHAPTER 8

LAND USE 8-1

- 8.0 Land Use 8-1
 - Land Use/Zoning Consistency Matrix ~ Table 8.1-1 8-2
 - Land Use Map ~ Map ~ 8.1-2 8-3
 - Definitions of Land Use Map Designations ~ Table 8.1-3 8-5
 - Vision Map ~ Map 8.1-4 8-10
 - West Bench Planning Area Map ~ 8.1-5 8-16
 - Central Bench Planning Area Map ~ 8.1-6 8-19
 - Southwest Planning Area Map ~ 8.1-7 8-21
 - Airport Planning Area Map ~ 8.1-8 8-25
 - Southeast Planning Area Map ~ 8.1-9 8-27
 - North End/East End Planning Area Map ~ 8.1-10 8-32
 - Downtown Planning Area Map ~ 8.1-11 8-34
 - Northwest Planning Area Map ~ 8.1-12 8-37
 - Foothills Planning Area Map ~ 8.1-13 8-40

CHAPTER 9

ECONOMIC DEVELOPMENT 9-1

- 9.0 Economic Development 9-1

CHAPTER 10

GROWTH MANAGEMENT 10-1

- 10.0 Growth Management 10-1
 - Level of Service Standards for Community Services and Facilities Figure 10-1 10-5

CHAPTER 11

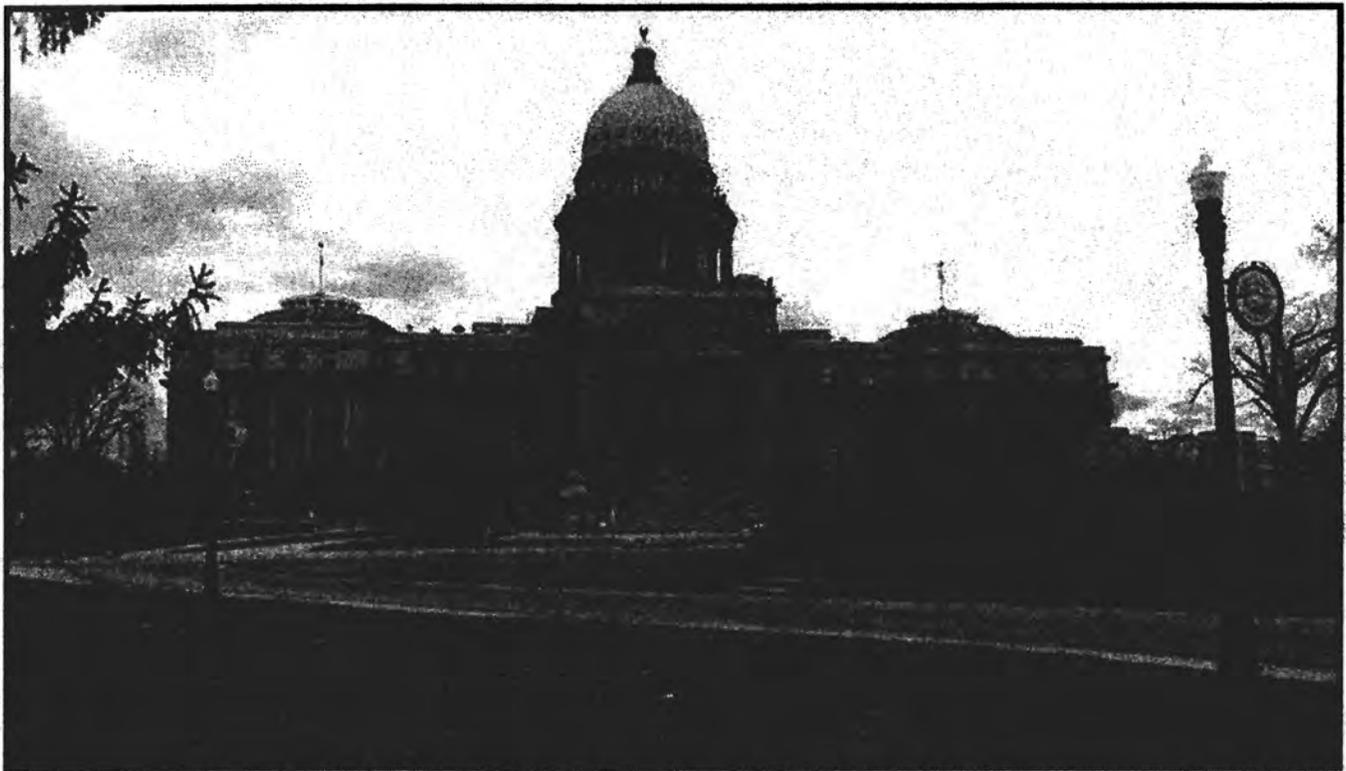
GLOSSARY 11-1

- 11.0 Glossary of comprehensive Plan Terms 11-1

CHAPTER 1

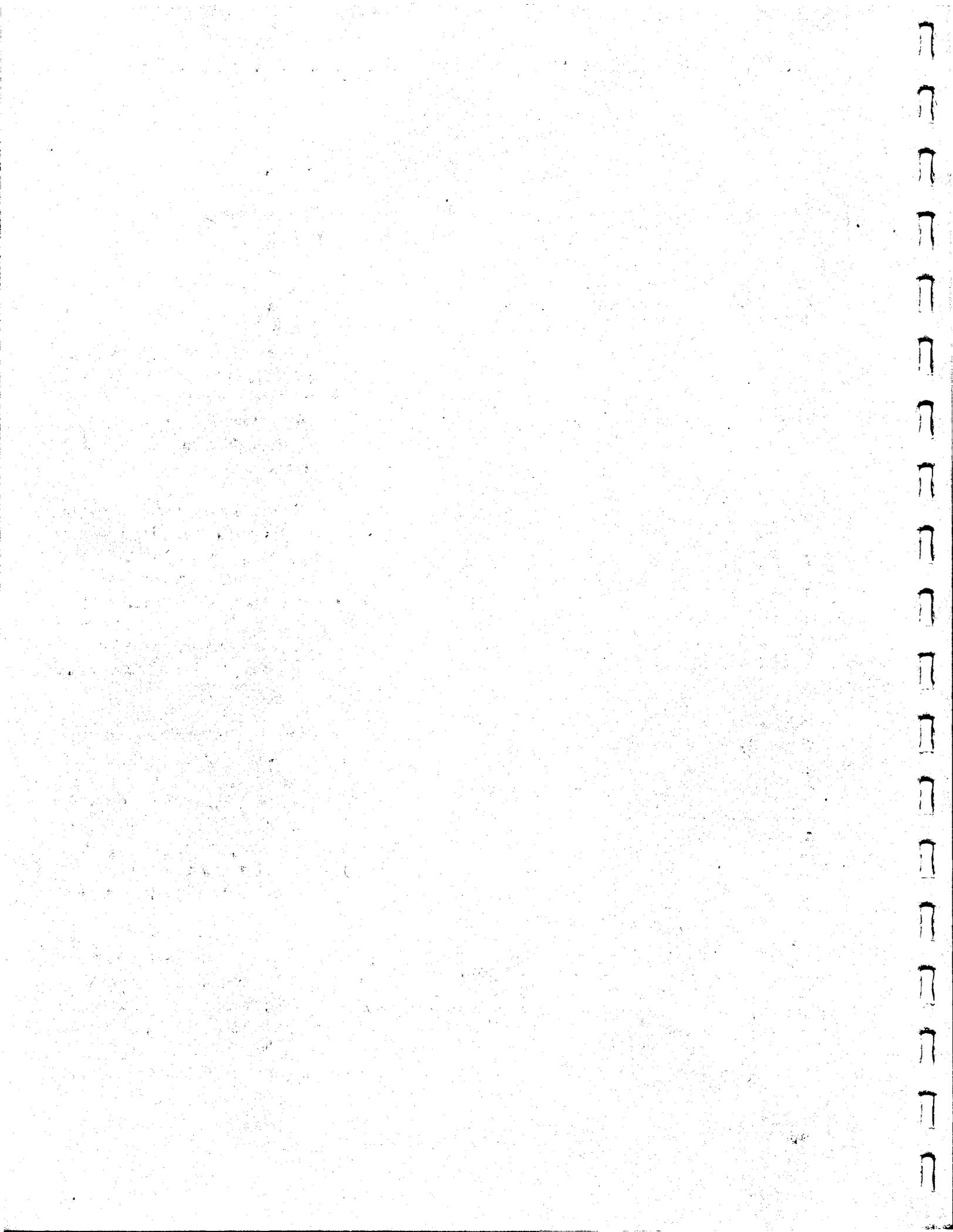
INTRODUCTION

Boise City Comprehensive Plan



Boise, Idaho — January 1997





CHAPTER 1

INTRODUCTION

BOISE CITY COMPREHENSIVE PLAN — GOALS, OBJECTIVES AND POLICIES

1.0 INTRODUCTION

NOTE TO READERS: This Policy Plan document of the Boise City Comprehensive Plan includes an introduction; goals, policies and implementing program references; and several key maps. A detailed Implementation Plan and a Technical Background Report with supporting maps, tables, drawings, photographs, charts and appendices, are available for review at the Boise City Planning and Community Development Department, 150 N. Capitol Blvd. (City Hall) and at the Boise Public Library, 715 S. Capitol Blvd.

1.1 VISION FOR THE FUTURE

One of the forces that motivate individuals is their dreams and visions of the future. In order to function as viable entities, communities must also have a vision of the future. The feeling of “community” that is evident in most successful cities exists in part because of a defined vision. Such a community vision helps create the feeling among the citizens that they are in control of their own destiny.

A comprehensive plan sets forth the guidelines for achieving the community vision. The plan includes goals, objectives and implementation strategies that support and promote the common vision. Adherence to a plan is much more likely to allow a city to realize a vision than are random, undirected decisions.

Most city comprehensive plans are built upon some concept that is a basic component of the community vision. This concept may be related to such issues as environmental protection, economic development, urban form, transportation systems, or a combination of such issues. The broad policies and goals that drive a plan must be determined by the community and should reflect the aspirations and visions of its residents.

City comprehensive plans often provide for adoption of detailed area plans, including plans for neighborhoods and unique topographic, environmental or development areas. Area plans must be developed within the parameters of general plan policies and goals. Though area plans will contain detailed goals, objectives and implementation strategies, they should be supportive of the community vision.

During the past few years, the public has provided a tremendous amount of input on the future direction of Boise City. The input has been recorded through the Boise Futures Foundation surveys, the Boise Visions process and the citizen-involvement workshops conducted as part of the *Comprehensive Plan* process. Citizen input has provided the basis for a generalized vision of the community.

The citizens of Boise have expressed a strong desire to maintain a city with its basic livability intact. Citizens have indicated there are quality-of-life components that should not be sacrificed for growth or economic prosperity. These include open-space preservation, air and water quality, reasonable traffic volumes, safety and security, and

good public services. The challenge is to continue to accommodate economic growth while protecting the quality-of-life components that Boiseans find so important.

In addition, new planning ideals have been verbalized in Boise and other important cities, as desirable ways in which to grow and function. Of key significance to these new ideals are the ways in which land uses are integrated and designed, and the manner in which urban mobility is achieved.

Much of what has been developed in cities across the country in the past 40 years has been oriented to accommodate and even dictate automobile travel. This automobile orientation has led to the following negative impacts that contradict the quality-of-life components that Boiseans treasure:

- Isolation of individuals and families from their neighbors;
- Loss of neighborhood feel and integrity;
- Loss of personal “at-home” time as individuals commute greater distances to work and shop;
- Dramatically increased traffic congestion;
- Steadily worsened air quality.

What Boise residents have voiced with the new *Comprehensive Plan* is a desire to explore land use and design concepts that reduce reliance on the automobile and enhance options for pedestrian, bus and other transit modes of travel. This concept involves the following changes:

- Increased acceptance of mixed-use projects;

- Higher residential densities;
- Buildings located at the sidewalk rather than behind vast parking lots;
- In some ways a return to how towns were designed in the years before World War II, when citizens commuted on foot and by trolley. These older town designs may be updated with modern concepts of transit and architecture to create cities and neighborhoods in which residents can walk, bike, bus or drive to work; in which neighborhoods again become social activity centers; and in which traffic congestion and air quality are minimized as urban ills.

Based on this citizen input, a narrative vision of the future community has been prepared as follows:

- A) The Boise of the future will be a city that has grown but that has clearly maintained a desirable quality of life. The environmental, economic, cultural and social components of quality of life have all been maintained in a healthy status. There are employment opportunities for residents of the community and a sound natural environment that include excellent air and water quality and abundant open space and developed parks, urban wildlife and wildlife habitat areas.
- B) Growth has been concentrated within a few miles of Downtown Boise and its few satellite employment centers. The city has not sprawled into a conglomeration of unrecognizable suburbs and commercial strip malls. Rather, each part of town has its own unique character and style, and visitors clearly know when they are entering or leaving Boise.

- C) Years of encouraging high-density residential corridors and the shifting of transportation investment from highways to transit have enabled the evolution of a successful multi-modal transit system that provides regional service. This transit system and network of pedestrian and bicycle pathways have reduced traffic volumes on city streets to acceptable levels.
- D) A strong emphasis on regional land use and transportation planning has begun to have a positive impact on traffic flows among the cities of the region. The smaller communities of the region have developed an employment base and shopping opportunities and are generally self-sufficient. Self-sustaining communities and a viable regional mass transit system have reduced intercommunity vehicle travel throughout the region.
- E) Boise is characterized by neighborhoods that are well defined by geography and design, and by the social interaction of the residents. There is a feeling of place in these neighborhoods and individual identity has not been lost. An outstanding police force and good community design enable residents to walk to neighborhood parks, schools and shopping areas without fear of criminal assault or speeding traffic. The cultural diversity of these neighborhoods is accepted and encouraged.
- F) Zoning has been used to integrate uses into the neighborhood fabric rather than separate them. Shopping and employment centers have been located within easy access to residential areas and true mixed use developments have evolved. This integration of uses has significantly reduced traffic in our neighborhoods.
- G) The quality of cultural and public facilities are a source of community pride. The performing arts have flourished because of community support and excellent facilities. Neighborhood schools are adequate to accommodate our children without overcrowding. The library system includes branch libraries at strategic locations within the community, and a mobile library serves other areas. Indoor swimming pools and an ice rink are a focus of recreationists and spectators.
- H) The city's housing stock includes a variety of housing types, densities and costs. An adequate supply of affordable housing has helped reduced the homeless population and improved the health and well-being of the citizens of Boise. Housing prices and rents are increasing in proportion to the national inflation rate rather than because of a local imbalance between supply and demand.
- I) Open-space preservation and landscape standards have created a community that is aesthetically pleasing. The Boise River and its greenbelts, the network of city parks, and the Foothills trail system are focal points of the community. The strict enforcement of zoning and building codes have helped create a very clean, attractive and safe city.
- J) In summary, Boise has remained, and has in fact grown in stature, as a unique and desirable intermountain urban community. Residents from across the country

propriate service standard goals. This committee included representatives from Boise City service departments and other local governments, public agencies and utility companies. The technical committee helped the city planning staff prepare and refine the various chapters of the *Comprehensive Plan* and make recommendations to the Planning Subcommittee.

The subcommittee then spent the first six months of 1994 reviewing the form and function of the community and preparing the following three city-wide land use alternatives:

- 1) A low-density or "sprawl" scenario that was intended to depict the consequences of continued low-density development.
- 2) A medium-density scenario that focused on creating a more compact city that would be more easily provided with bus service.
- 3) A "transit" scenario that was intended to focus on providing high-density residential and employment centers in locations that would be conducive to intensive bus service and possible rail transit, as well as more pedestrian-oriented.

Using a computerized Geographic Information System (GIS), the three land use alternatives were graphically modeled to provide a visual depiction and to generate statistics related to land use, dwelling units and population. The results of this modeling were shown to the Planning Subcommittee and the public at a series of workshops, and eventually a preferred land use plan was selected that included components of all three of the alternatives. This preferred land use plan was then further defined with goal, objective and policy statements and program proposals. These policy and program elements allow land use goals to be integrated with service and social goals such as edu-

cation, open space, housing, transportation, environmental quality, safety and security, neighborhood protection and others. The result is a new *Comprehensive Plan* that will serve as a unified vision and guide for the future of Boise.

1.8 COMPREHENSIVE PLAN AMENDMENTS

The *Comprehensive Plan* text and map may be amended as provided by Section 67-6509 of the Idaho Code and the Boise City Zoning Ordinance. No amendment to the *Comprehensive Plan* shall be recommended by the Planning Commission or approved by the Mayor and City Council unless such an amendment is internally consistent with the other components of the *Comprehensive Plan*, the *Comprehensive Plan* Land Use Map and the Goals, Objectives and Policies of the *Comprehensive Plan*, unless said amendment is also designed to change other goals, objectives and policies of the plan in such a way as to maintain internal consistency.

If any amendment is proposed that is inconsistent with any elements or provisions of *Comprehensive Plan*, such amendment shall include proposed additions, revisions or deletions to the other elements or provisions of the *Comprehensive Plan* as needed to maintain internal consistency between the various elements and provisions of the *Comprehensive Plan*. The Planning and Zoning Commission may recommend amendments to the plan to the Mayor and City Council not more frequently than every six months.

As such, The Boise City Zoning Ordinance shall be amended to include the following language:

Procedures for Amending *Comprehensive Plan*

- 1) Except on a motion duly passed by the Mayor and City Council, the petition for

CHAPTER 5. PARKS, RECREATION AND CULTURAL RESOURCES

Recreation
Special Areas or Sites
Implementation

CHAPTER 6. TRANSPORTATION

Transportation
Implementation

CHAPTER 7. COMMUNITY QUALITY

Population
Housing
Community Design
Implementation

CHAPTER 8. LAND USE

Land Use and Land Use Map
Implementation

CHAPTER 9. ECONOMIC DEVELOPMENT

Economic Development
Implementation

CHAPTER 10. GROWTH MANAGEMENT

Optional Component

CHAPTER 11. GLOSSARY OF TERMS

1.4 ELEMENT STRUCTURE

Each *Comprehensive Plan* element contains the following subsections:

- Goals:** The ultimate purpose of an effort stated in a way that is general in nature and immeasurable
- Objectives:** More measurable refinements of portions of the goal statement
- Policies:** Specific statements guiding actions and implying clear commitment

Implementation

Programs: Actions, procedures, or techniques that carry out the *Comprehensive Plan* policy through implementing a standard. Each policy is linked to a specific action-oriented implementing program.

1.5 RELATIONSHIP AMONG COMPREHENSIVE PLAN ELEMENTS

Although not specifically required by Idaho State Code, internal consistency among elements is an important objective since all plan elements would be considered equally important. Theoretically, a city council intent on pleasing all interest groups could be tempted to pass conflicting policies. For example, the city may enact an open-space plan that says 80% of the city's land will be set aside for open space, and at the same time approve a housing element that says 80% of the city's land will be set aside for housing. An internal consistency requirement would assure that the *Comprehensive Plan* and associated plan amendments are not only visionary, but also realistic.

1.6 NEED FOR NEW COMPREHENSIVE PLAN

Boise's first comprehensive plan was prepared in 1963 and adopted in 1964. It is known as the Atkinson Plan because it was prepared by Atkinson Associates. The plan included a map that was more specific than the goals and objectives, and therefore became "The Plan." While the land use plan was good, it eventually became obvious that more comprehensive policies were needed to deal with the accelerating growth of the 1970's.

The Boise Metropolitan Plan Steering Committee

visit Boise and many desire to move here because of its outstanding quality of life. Likewise, businesses find the economic climate exceptional, and as such contribute to what makes Boise great. With adherence to its land use and design policies, Boise can continue to sustain growth as a healthy, attractive and desirable community.

It will be a tremendous challenge to achieve all the components of this vision. Not all preferences can be achieved because some are in conflict. We as a community must make choices and trade-offs to adopt an acceptable and achievable plan. Our visions must also be tempered by the financial realities of the community and state in which we live. Yet we must commit to stand by our vision and do our best to implement it.

Our community has chosen to dream, to visualize and conceptualize the future and adopt a plan to achieve the common vision. To do otherwise would guarantee that our worst fears are realized and our cherished quality of life becomes unacceptable. Therefore, the general vision outlined above is the base for the proposals, policies, goals and implementing strategies set forth in the *Comprehensive Plan* that follows.

1.2 PLAN ORGANIZATION AND ADMINISTRATION

Two primary components constitute the *Boise City Comprehensive Plan*, these are:

- The *Comprehensive Plan* document, which incorporates the goals, objectives, policies and implementation measures; and
- The Land Use Map that graphically represents the city's existing and planned land use mix and pattern.

The city's official Land Use Map is available through the Planning Department. A reduced land use "diagram," which schematically reflects the uses from the land use map is included in the Land Use chapter of this document.

1.3 STATE REQUIREMENTS

The *Comprehensive Plan* is organized into 11 separate elements (chapters) that encompass the 13 components mandated by state law. As defined by Section 67-6508 of the Idaho State Code, the mandated and optional elements often overlap in subject matter and policy direction. To avoid potential redundancy and confusion within the *Comprehensive Plan*, and to provide a cohesive and consistent approach to Boise's planning issues, the *Comprehensive Plan* is organized by topic rather than by each of the mandated element topics. The following list identifies chapter locations for each state-mandated element:

CHAPTER 1. INTRODUCTION

Property Rights
Implementation

CHAPTER 2. PUBLIC FACILITIES, UTILITIES AND SERVICES

School Facilities
Public Services, Facilities and Utilities
Implementation

CHAPTER 3. ENVIRONMENTAL QUALITY

Natural Resources
Implementation

CHAPTER 4. ENVIRONMENTAL HAZARDS

Hazardous Areas
Implementation

no amendments shall be made to the Boise City Zoning code, nor shall any development order or development permit be approved or approved with conditions, unless such amendments, approvals and conditions are consistent with the adopted *Comprehensive Plan* or element or portion thereof as amended. Plans submitted to the City prior to the date of the first submission of a proposed plan amendment to the Boise City Council are exempt from this provision.

1.9 MONITORING THE COMPREHENSIVE PLAN

It is recommended that the *Comprehensive Plan* be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in State and Federal law, changes in funding sources, and the results of monitoring the effectiveness of existing policies and the impacts of past decisions. In concert with the city's Planning and Zoning Commission, the Community Planning and Zoning Department shall report annually to the Council on the status of the plan and progress made in its implementation. The Housing Element must be reviewed every year (as required by HUD) in conjunction with the update of the Consolidated Housing Plan, and revised as necessary to reflect new conditions, shifting local attitudes and technological advances.

1.10 RELATIONSHIP TO BOISE CITY ZONING ORDINANCE

Section 67-6511 of the Idaho Code states that "zoning districts shall be in accordance with the adopted plan." A majority of states include this language in their zoning legislation. At first glance this language means what it says and supports a judicial interpretation that zoning must be "in accordance" with a comprehensive plan if one exists. Commen-

teraries to the Idaho State Code suggest a different view, and indicate that the authors meant only that zoning be done comprehensively and not in a piecemeal manner. This interpretation has been adopted by the majority of the courts.

However, to avoid a capricious exercise of the zoning power and, because the principal method for the implementation of the *Comprehensive Plan* and *Comprehensive Plan* Land Use Map is the city's Zoning Ordinance, the term "in accordance with" should be defined in the city's Zoning Ordinance and *Comprehensive Plan* as follows:

A development approved or undertaken shall be in accordance with the *Comprehensive Plan* if the land uses, densities, or intensities, capacity or size, timing and other aspects of the development are compatible with and further the goals, objectives, policies, and programs of the *Comprehensive Plan* as it existed on the date of the application to the City.

1.11 RELATIONSHIP TO ADA COUNTY PLANNING PROCESSES

The policies and programs of the *Boise City Comprehensive Plan* are intended to be applied only to those areas located within the Boise city limits or within the City's negotiated Area of Impact. The City acknowledges that the County may not have the necessary ordinances or other mechanisms to fully implement the various policies and programs of the plan within the unincorporated portion of the Area of Impact. When commenting to the County on development proposals in the Area of Impact, the City will recommend that the County apply whichever existing zoning standards and reasonable conditions that the County has at their disposal to most closely match the intent of the City's *Comprehensive Plan*. The City will also work with Ada County in an effort to develop complimen-

amendment shall be submitted to the Director of Community Planning and Development at least 60 days prior to the January or July meetings of the Boise City Planning and Zoning Commission.

- 2) The Director shall prepare a report indicating whether the proposed amendment is consistent with the other Elements of the *Comprehensive Plan*, the effect of the proposed development on the future growth of the city, and the existing Goals, Objectives and Policies of the *Comprehensive Plan*, and listing any revisions to the Boise City Zoning Code that would be needed to implement the proposed amendment.
- 3) Prior to recommending the adoption, rejection or revision of any Comprehensive Plan Amendment, the Boise City Planning and Zoning Commission shall hold a public hearing in accordance with the procedures in Section 67-6509 of the Idaho Code, after receiving the report of the director and providing reasonable notice. The Director shall cause reasonable notice of the hearing to be published.
- 4) After the Commission has issued its recommendation, the Director shall submit a certified copy of the *Comprehensive Plan* Amendment as recommended by the Commission, the report of the Director, any proposed revisions to the *Comprehensive Plan* amendment, and transcripts of the proceedings before the Planning and Zoning Commission to the Mayor and City Council. Following receipt of a certified copy of the *Comprehensive Plan* amendment from the Planning and Zoning Commission, the Mayor and City Council shall schedule a public

hearing to decide whether to adopt the amendment. The Director shall cause reasonable notice to be published. The Mayor and City Council shall consider the proposed amendment and the recommendation of the Commission pursuant to the procedures established in Section 67-6509 of the Idaho Code. The Mayor and City Council shall approve the amendment, revise the proposed amendment and approve the proposed amendment as revised, or reject the proposed amendment. The Mayor and City Council may approve a comprehensive Plan amendment only upon the affirmative vote of a majority of its total membership legally qualified to vote on the plan change. If the Mayor and City Council approves the proposed amendment as submitted or as revised, the Mayor and City Council shall adopt the amendment by ordinance specifically referencing the same and shall cause to be affixed to the amendment the signatures of the Mayor and Council Members voting for said change.

- 5) No amendment to the *Comprehensive Plan* may be recommended by the Planning Commission or approved by the Mayor and City Council unless such amendment is consistent with the other elements of the *Comprehensive Plan* and the *Comprehensive Plan* Land Use Map, or where the other components of the Plan are changed to create internal consistency.
- 6) Effect of the *Comprehensive Plan* Amendment

From and after the effective date of a *Comprehensive Plan* Amendment approved by the Mayor and City Council,

was formed in 1976 to develop specific recommendations for a new comprehensive plan for Boise. Under the direction of this steering committee, a new comprehensive plan was prepared during 1976 and 1977. The plan, known as *A Policy Plan for the Boise Metropolitan Area*, was adopted in 1978 and is commonly called *The Metro Plan*.

The Metro Plan was a policy plan that presented the general intentions of the city through policy and goal statements. It included many guidelines but no specific proposals and no land use map. *The Metro Plan* was based on the premise that the central business district should be the geographic, cultural and employment center of the community. To achieve this goal, the plan included the concept of low- and high-priority growth areas.

The Metro Plan was an effective guide for many years, and helped shape the form of the city. Many changes have occurred in the city since 1978, including significant growth and the evolution of new issues and problems. City officials and the general public have recognized the need for a new comprehensive plan to deal with rapid growth and changing citizen ideals and priorities. The 1992 *Boise Visions* report also strongly recommends the preparation of a new comprehensive plan.

Surveys, questionnaires and citizen involvement workshops conducted for this plan indicate the public strongly supports the development of a plan that will chart the future of the community. Citizens are concerned that growth and its impacts will deteriorate the quality of life that Boise residents enjoy.

The desired quality of life includes the key components of economic health and protection of the natural environment. The general public is especially concerned that growth does not contribute to the following problems:

- Degradation of air and water quality

- Inadequate community facilities and services
- Loss of open space and local landmarks
- Unacceptable levels of traffic congestion
- Destruction of neighborhood character
- Proliferation of incompatible uses
- Loss of safety and security
- Deterioration of the visual and aesthetic quality of the community

1.7 THE PLANNING PROCESS

The Local Planning Act of the Idaho Code requires local governments to prepare comprehensive plans. The law identifies 13 elements that must be addressed in local plans and requires citizen participation in development of the plan. These requirements were the main factors used to identify the parameters of the *Boise Comprehensive Plan*.

The Mayor and Council passed a resolution in December 1991 establishing a subcommittee of the Boise Planning and Zoning Commission to oversee preparation of the *Comprehensive Plan*. The nine-member subcommittee included two liaison members from the Planning and Zoning Commission. Membership on the subcommittee was later expanded to 17 members to provide better neighborhood representation.

The subcommittee spent most of 1992 and early 1993 identifying community issues and problems, and developing the process for plan preparation. Citizen involvement and coordination with other local governments and public agencies were identified by the subcommittee as key components of the process. Identification of issues and problems was based largely on input from five citizens' involvement workshops at various locations within the planning area.

A technical advisory committee was also organized to help develop an understanding of how services are provided in the community and to establish ap-

tary implementing ordinances. Annual City reviews of the *Comprehensive Plan* shall evaluate goals and policies in light of any newly adopted County or Regional plans or studies, such as the Treasure Valley Hydrologic Project, and the City will seek to amend the *Comprehensive Plan* as appropriate to remain consistent with those studies.

1.12 PROPERTY RIGHTS AND PLANS

A land use regulation or action must not be unduly restrictive so that it causes a "taking" of a landowner's property without just compensation. The Fifth Amendment to the United States Constitution states "nor shall private property be taken for public use, without just compensation." In the land use context, the argument is that if the land use ordinance, regulation or decision is so restrictive as to deprive the owner of economically viable use of the property, then the property has for all practical purposes been taken by "inverse condemnation."

1.12.1 Federal Standard

The determination, as to whether or not a land use decision amounts to a taking as prohibited by the Fifth Amendment to the U. S. Constitution, has been a difficult task to resolve for the courts, including the U. S. Supreme Court. Determining when a government action amounts to a taking, requiring either the payment of compensation or invalidation of the action for violation of due process, is not a simple undertaking. The U. S. Supreme Court itself has candidly admitted that it has never been able to develop a "set formula" to determine when 'justice and fairness' require that economic injuries caused by public action be compensated by the government, rather than remain disproportionately concentrated on a few persons." (Penn Central Transportation Co. v. New York City, 438 U. S. 104, 124 [1978]). Instead, the high

court has observed that "whether a particular restriction will be rendered invalid by the government's failure to pay for any losses proximately caused by it depends largely 'upon the particular circumstances [in that] case.'" (*Id.* at 488). The question of whether a regulation has gone too far and a taking has occurred has been an ad hoc, factual inquiry. (*Id.*)

1.12.2 State Requirements

In 1994, the Idaho State Legislature amended Section 67-6508 of the Idaho Code to include "an analysis of provisions which may be necessary to insure that land use polices, restrictions, conditions and fees do not violate private property rights, adversely impact values or create unnecessary technical limitations on the use of property" [67-6508 (a)]

Although a comprehensive plan that contains such language does not provide an absolute defense to a taking claim, some courts give weight to comprehensive plans when they consider taking problems. They are impressed by a municipality's efforts to plan, and the usual planning process that strives to comprehensively balance land use opportunities throughout a given community.

In an effort to provide guidance with regards to "takings," the Office of the Attorney General of the State of Idaho has prepared the following checklist in reviewing the potential impact of a regulatory or administrative actions upon specific property.

1) Does the regulation or action result in a permanent or temporary physical occupation of private property?

Regulation or action resulting in a permanent or temporary physical occupation of all or a portion of private property will generally constitute a "taking." For

example, a regulation that required landlords to allow the installation of cable television boxes in their apartments was found to constitute a “taking.” (See *Loretto v. Teleprompter Manhattan CATV Corp.*, 458 U. S. 419 [1982]).

2) Does the regulation or action require a property owner to dedicate a portion of property or to grant an easement?

Carefully review all regulations requiring the dedication of property or grant of an easement. The dedication of property must be reasonably and specifically designed to prevent or compensate for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be reasonably related to the adverse impacts created by the development. A court will also consider whether the action in question substantially advances a legitimate state interest.

For example, the United States Supreme Court determined in *Nollan v. California Coastal Comm’n* 483 U. S. 825 (1987) that compelling an owner of waterfront property to grant a public easement across his property that does not substantially advance the public’s interest in beach access, constitutes a “taking.” Likewise, the United States Supreme Court held that compelling a property owner to leave a public green way, as opposed to a private one, did not substantially advance protection of a floodplain, and was a “taking.” (*Dolan v. City of Tigard*, 114 U. S. 2309 [June 24, 1994]).

3) Does the regulation deprive the owner of all economically viable uses of the property?

If a regulation prohibits all economically viable or beneficial uses of the land, it will likely constitute a “taking.” In this situation, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuisance or other preexisting limitations on the use of the property. (See *Lucas v. South Carolina Coastal Coun.*, 112 S. Ct. 2886 [1992].)

Unlike one and two above, it is important to analyze the regulation’s impact on the property as a whole, and not just the impact on a portion of the property. It is also important to assess whether there is any profitable use of the remaining property available. (See *Florida Rock Industries, Inc. v. United States*, 18 F.3d 1560 [Fed. Cir. 1994]). The remaining use does not necessarily have to be the owner’s planned use, a prior use or the highest and best use of the property. One factor in this assessment is the degree to which the regulatory action interferes with a property owner’s reasonable investment-backed expectations.

Carefully review regulations requiring that all of a particular parcel of land be left substantially in its natural state. A prohibition of all economically viable uses of the property is vulnerable to a takings challenge. In some situations, however, there may be preexisting limitations on the use of property that could insulate the government from takings liability.

4) Does the regulation have a significant impact on the landowner’s economic interest?

Carefully review regulations that have a significant impact on the owner's economic interest. Courts will often compare the value of property before and after the impact of the challenged regulation. Although a reduction in property value alone may not be a "taking," a severe reduction in property value often indicates a reduction or elimination of reasonably profitable uses. Another economic factor courts will consider is the degree to which the challenged regulation impacts any development rights of the owner. As with three, above, these economic factors are normally applied to the property as a whole.

5) Does the regulation deny a fundamental attribute of ownership?

Regulations that deny the landowner a fundamental attribute of ownership — including the right to possess, exclude others and dispose of all or a portion of the property — are potential takings.

The United States Supreme Court recently held that requiring a public easement for recreational purposes where the harm to be prevented was to the flood plain was a "taking." In finding this to be a "taking," the Court stated:

The city never demonstrated why a public green way, as opposed to a private one, was required in the interest of flood control. The difference to the petitioner, of course, is the loss of her ability to exclude others . . . [This right to exclude others is "one of the most essential sticks in the bundle of rights that are com-

monly characterized as property."]

Dolan vs. City of Tigard, 114 U. S. 2309 (June 24, 1994). The United States Supreme Court has also held that barring the inheritance (an essential attribute of ownership) of certain interest in land held by individual members of an Indian tribe constituted a "taking." *Hodel v. Irving*, 481 U. S. 704 (1987).

6) Does the regulation serve the same purpose that would be served by directly prohibiting the use or action, and does the condition imposed substantially advance that purpose?

A regulation may go too far and may result in a takings claim where it does not substantially advance a legitimate governmental purpose. (*Nollan v. California Coastal Commission*, 107 S CT. 3141 [1987]; *Dolan v. City of Tigard*, 114 U. S. 2309 [June 24, 1994]).

In *Nollan*, the United States Supreme Court held that it was an unconstitutional "taking" to condition the issuance of a permit to land owners on the grant of an easement to the public to use their beach. The Court found that since there was not indication that the Nollans' house plans interfered in any way with the public's ability to walk up and down the beach, there was no "nexus" between any public interest that might be harmed by the construction of the house, and the permit condition. Lacking this connection, the required easement was just as unconstitutional as it would be if imposed outside the permit context.

Likewise, regulatory actions that closely

resemble, or have effects of a physical invasion or occupation of property, are more likely to be found to be takings. The greater the deprivation of use, the

greater the likelihood that a “taking” will be found.

A Note to the Reader Regarding Implementing Program References:

There is a separate “Implementing Programs” document that is cross-referenced with the policies in this *Policy Plan*. The following is a description of how the cross-referencing system works.

Each policy in this plan is followed by a reference to a suggested category of implementing programs. The reference appears in bold type at the end of each policy and includes both a letter/number code and a title. For example, in the “Public Facilities, Utilities and Services” chapter, each program reference begins with the letter PF. The PF designation indicates that the program category is found in the Public Facilities section of the Implementing Programs document. After PF is a number 1

through 9. Each number refers to a specific category of programs. For example, PF1 refers to Studies, Mapping and Master Plans.

If the reader goes to that section on page 2-1 of the “Implementing Programs” document, a list of programs, “A” through “S,” may be found. Each program begins with a subject statement such as, “A: Sewer,” “B: Storm Drainage,” etc. If the policy in the “Public Facilities” chapter was a Sewer Section policy, and if its program reference was PF1, Studies, Mapping and Master Plans, then Program A: Sewer under PF1 on page 2-1 of the “Implementing Programs” document is the program which was cited.

CHAPTER 2
**PUBLIC FACILITIES,
UTILITIES AND SERVICES**

Boise City Comprehensive Plan



Boise, Idaho — January 1997



CHAPTER 2

PUBLIC FACILITIES, UTILITIES AND SERVICES

BOISE CITY COMPREHENSIVE PLAN — GOALS, OBJECTIVES AND POLICIES

The following section presents the goals, objectives, policies and implementing program references for Public Facilities, Utilities and Services in the Boise Planning Area.

2.1 Sewer Facilities

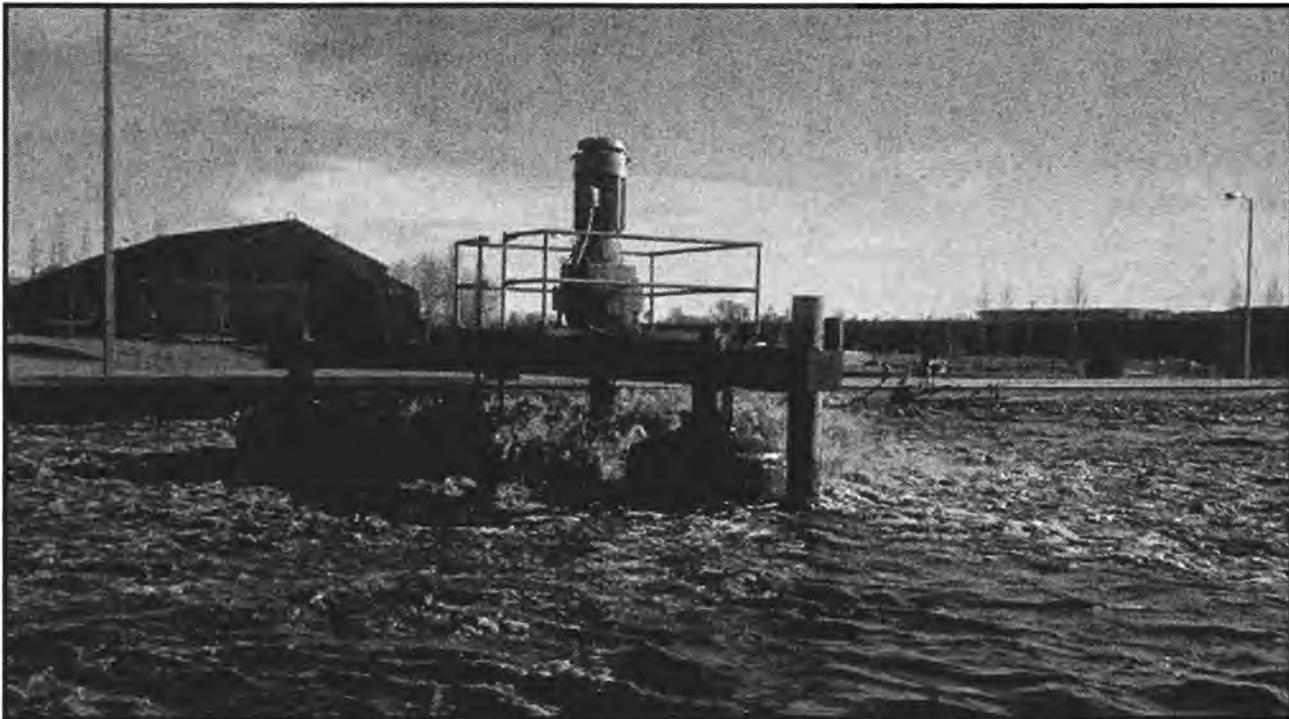
GOAL	OBJECTIVE	POLICIES
Provide efficient, cost-effective and environmentally sound public central sewer collection and treatment facilities for all existing and future land uses within the city's area of impact.	Objective 1 Meet or exceed National Environmental Protection Agency standards for public sewage collection, treatment and discharge in the Boise area.	1) Construct new sewage collection and treatment improvements as needed and as funding is available. PF1 Studies, Mapping and Master Plans
		2) Issue building permits only when sewer capacity is available. PF4 Development Review Process
		3) Monitor businesses to ensure protection of infrastructure, the river and land. PF3 Ordinances
		4) Implement requirements of the NPDES regulations, including requiring use of Best Management Practices by businesses in the city, enforcing the elimination of illegal and illicit stormwater discharges, and reducing point source pollutants. PF6 Continuation of Existing Programs
	Objective 2 Ensure that public central sewage collection and treatment facilities are upgraded and installed as needed to meet usage requirements and maximize cost efficiency, and pursue a single consolidated City-wide system.	1) Public central sewage treatment and collection systems shall be installed and available for use coincident with new development except as otherwise provided in the Foothills Plan. PF4 Development Review Process

(continued)

Sewer Facilities goals, objectives and policies
(continued)

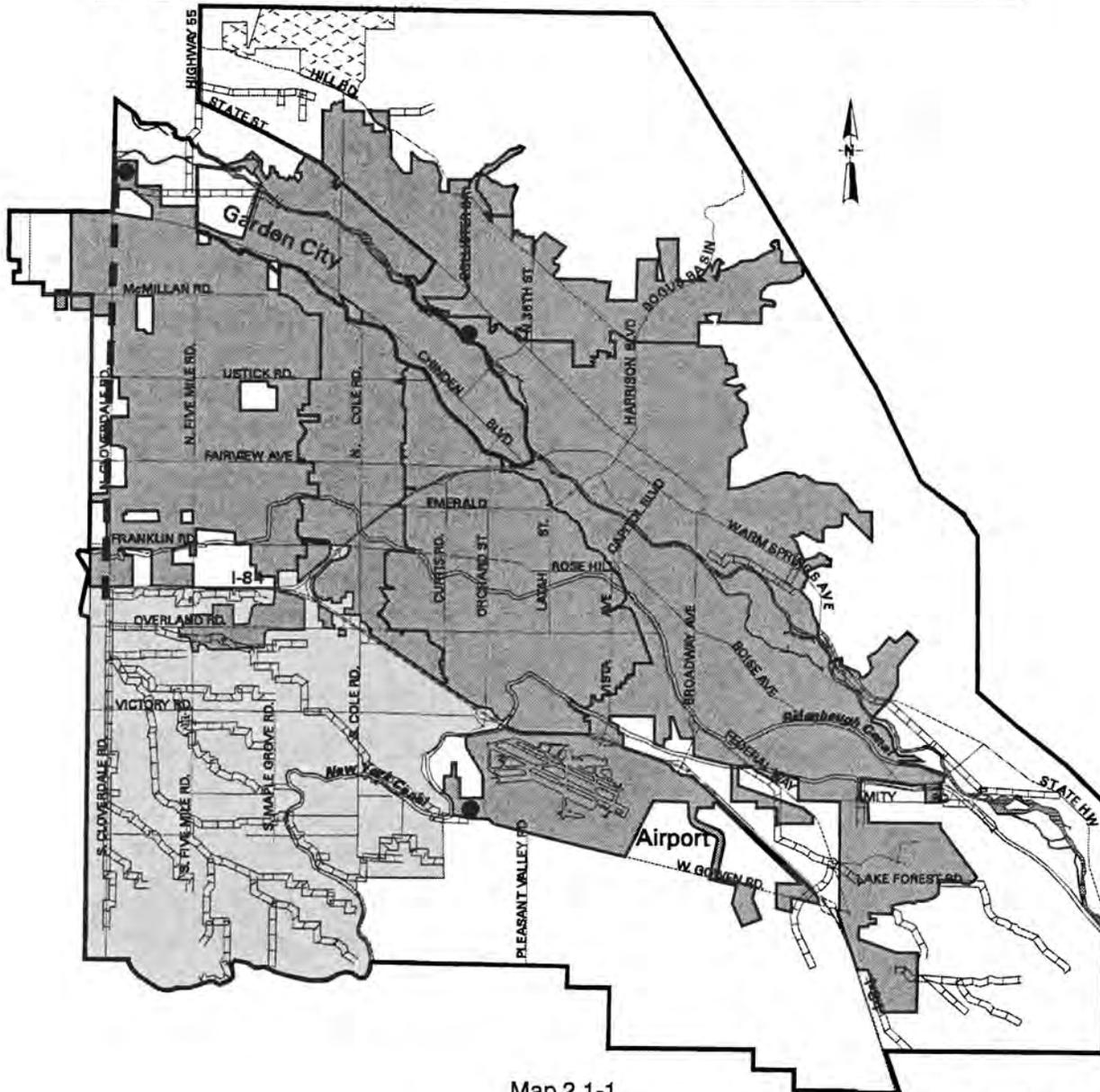
GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	2) In the Southwest Planning Area, projects developed at densities of 1 unit per 2.5 acres or less and located beyond the reasonable reach of sewer service, may develop with septic systems, but must also construct dry-line sewers within roadways and adopt covenants requiring that they be connected to public central sewer when it becomes available. PF4 Development Review Process
	Objective 3 Ensure that the cost of wastewater treatment and infrastructure improvements are borne by those who benefit.	1) Sewer connection fees and monthly charges shall be adequate to fund construction and maintenance of existing facilities and construct new facilities. PF7 Funding <hr/> 2) Apply collected monthly service charges associated with wastewater collection and treatment services toward operation, maintenance, repair and replacement of existing facilities. PF7 Funding

Boise sewer treatment facility



Master Sewer Plan and Landfill

Legend			
	Areas with sewers tributary to Boise City treatment plants		Boise City Treatment Plant
	Southwest Community Sewer Planning Area		Future Southwest Community Interceptor
	Ada County Landfill		Future Trunk Sewers



Map 2.1-1

Source: Boise City Public Works Department

Goals, objectives and policies
(continued)

2.2 Storm Drainage

GOAL	OBJECTIVE	POLICIES
<p>Provide efficient, cost-effective and environmentally sound storm drain, flood control and treatment facilities to protect existing and future land uses, preserve public safety and protect surface and groundwater quality.</p>	<p>Objective 1 Ensure that adequate storm-drain and flood-control facilities are provided and properly maintained to protect from a 100-year storm in the Foothills, and from a 50-year storm in the remainder of the city, provide for surface flooding corridors for storm events of greater magnitude, and undertake a stormwater management program that meets or exceeds the standards of the National Pollution Discharge Elimination System.</p>	<p>1) Provide for maintenance by the city or other entities of existing public storm drains and flood-control facilities and for construction of upgraded and expanded public storm-drain and flood-control facilities to protect existing and future development. PF1 Studies, Mapping and Master Plans</p> <hr/> <p>2) Pursue, with other entities, the creation of a Drainage Management Agency that will be responsible for preparing a drainage and water quality master plan, adopt drainage districts and assess drainage fees based on needed improvements. The Drainage Master Plan shall identify any needs, deficiencies and improvements in the drainage system, and seek to consolidate diverse service units. PF1 Studies, Mapping and Master Plans</p> <hr/> <p>3) Require that adequate on-site treatment and/or storm-drain and flood-control facilities be constructed coincident with new development. The city shall make available standard plans for treatment and retention areas. PF3 Ordinances, PF4 Development Review Process</p> <hr/> <p>4) Implement flood-control improvements that maintain the integrity of significant riparian and other environmental habitats described in the Environmental Quality Section of this Comprehensive Plan. PF1 Studies, Mapping and Master Plans, PF3 Ordinances</p>
	<p>Objective 2 Ensure that the costs of improvements to the storm drain and flood-control system are borne by those who benefit.</p>	<p>1) Require improvements to existing storm-drain and flood-control facilities required by a new development proposal be borne by the developer through payment of fees or by actual construction of the improvements. PF4 Development Review Process, PF7 Funding</p> <hr/> <p>2) Consider formation of benefit assessment districts and community facilities districts, where appropriate, in which those who benefit from specific local storm-drain and</p>

(continued)

**Storm Drainage goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	flood-control improvements pay a proportionate share of the costs. PF7 Funding
		3) Collect adequate fees and charges to fund operation and maintenance of existing facilities and to construct new facilities. PF7 Funding

Foothills neighborhood storm water drainage and pond



Goals, objectives and policies
(continued)

2.3 Solid Waste

GOAL	OBJECTIVE	POLICIES
<p>To provide for an economical, convenient, environmentally balanced and integrated solid waste reduction, recycling and disposal system.</p>	<p>Objective 1 Reduce the amount of solid waste being land-filled or incinerated through solid waste management, which includes recycling by residents and businesses.</p>	<ol style="list-style-type: none"> <li data-bbox="699 468 1390 716">1) Develop and implement comprehensive recycling and composting programs, both residential and non-residential, which are convenient and efficient and include a wide range of materials, including but not limited to aluminum, newspaper, magazines, cardboard, paper, glass, plastics, grass, leaves, and branches. PF1 Studies, Mapping and Master Plans, PF3 Ordinances <hr/> <li data-bbox="699 772 1390 863">2) Create perpetual community satellite compost sites. PF2 Inter- and Intra-Agency Participation and Coordination <hr/> <li data-bbox="699 919 1390 1041">3) Promote public and private recycling efforts and organizations. PF2 Inter- and Intra-Agency Participation and Coordination, PF7 Funding, PF9 Boise City Actions <hr/> <li data-bbox="699 1098 1390 1251">4) Support and participate in interagency cooperative efforts with governments, businesses and institutions in planning and implementing solid waste management programs. PF2 Inter- and Intra-Agency Participation and Coordination, PF5 Education <hr/> <li data-bbox="699 1308 1390 1486">5) Develop and implement safe, convenient and environmentally sound programs for hazardous waste collection, recycling and disposal, of both residential, non-residential and small quantity generators. PF2 Inter- and Intra-Agency Participation and Coordination

Hidden Hollow Sanitary Land Fill



Goals, objectives and policies
(continued)

2.4 Domestic Water

GOAL	OBJECTIVE	POLICIES
<p>Ensure safe and adequate water supply, distribution, storage and treatment facilities to support water demand projected by planned land uses in the Boise Comprehensive Plan.</p>	<p>Objective 1 Ensure that new growth does not exceed adequate water supply and appropriate infrastructure levels. Appropriate water service shall require a minimum of 40 psi and a maximum of 85-90 psi, and fire flows of 1,500 gallons per minute.</p>	<p>1) Coordinate with other entities to conduct studies to evaluate the aquifer and its long-term capabilities. PF1 Studies, Mapping, Master Plans, PF2 Inter-and Intra-Agency Participation and Coordination</p> <hr/> <p>2) Coordinate land-use planning and development with the standards and procedures of the Southeast Boise Groundwater Management Plan as appropriate when developed. PF1 Studies, Mapping and Master Plans</p> <hr/> <p>3) Coordinate with private water providers and appropriate governmental agencies prior to approval of new development entitlements. PF1 Studies, Mapping and Master Plans, PF2 Inter-and Intra-Agency Participation and Coordination</p>
	<p>Objective 2 Minimize water consumption through site design, use of efficient systems and other techniques.</p>	<p>1) Require incorporation of water conservation features such as low-flush toilets, in the design of all new construction and site development. PF3 Ordinances</p> <hr/> <p>2) Require a separate system for use of irrigation water, where available and feasible, for landscape irrigation. PF1 Studies, Mapping and Master Plans</p> <hr/> <p>3) Promote drought-tolerant landscaping through landscape standards and guidelines. PF3 Ordinances, PF5 Education</p> <hr/> <p>4) Encourage industrial and commercial water users to incorporate appropriate water conservation measures such as recycling into their operations. PF3 Ordinances</p>

Domestic Water goals, objectives and policies
(continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 3 Ensure that the cost of new water facilities are borne by those who benefit.	1) Work with private water providers and the PUC to ensure that new developments pay the cost of construction of capital facilities needed to serve the new development. PF4 Development Review Process

**Goals, objectives and policies
(continued)**

2.5 Irrigation Water

GOAL	OBJECTIVE	POLICIES
Protect the existing irrigation system and increase the use of surface water for residential and commercial landscape irrigation.	Objective 1 Ensure that new development incorporates the existing irrigation system for landscape irrigation wherever water rights are available.	<ol style="list-style-type: none"> <li data-bbox="836 451 1549 619">1) Communicate with the irrigation companies to provide adequate protection to the canals from development and to ensure future access to canal water for domestic irrigation. PF2 Inter- and Intra-Agency Participation and Coordination, PF3 Ordinances <li data-bbox="836 661 1549 766">2) Encourage policies which result in maintaining and utilizing, rather than abandoning, existing water rights. PF3 Ordinances <li data-bbox="836 808 1549 934">3) Implement separate distribution systems for irrigation water for new developments, through adoption of appropriate ordinances. PF3 Ordinances <li data-bbox="836 976 1549 1102">4) Pursue a program for retrofit of existing development to utilize canal water for irrigation where water rights are still available or can be obtained. PF3 Ordinances

One of the many irrigation canals in Boise



Goals, objectives and policies
(continued)

2.6 Electricity

GOAL	OBJECTIVE	POLICIES
<p>Ensure an adequate, safe, and orderly supply of electrical energy to support existing and future land uses in the city.</p>	<p>Objective 1 Work with Idaho Power Company to ensure that existing electrical facilities are protected from encroachment, that electrical facilities do not cause negative aesthetic or health impacts on the community, and that adequate electrical facilities are available to meet the needs of future development.</p>	<p>1) Require that new development be contingent on the ability to be served with adequate electrical facilities and service. PF4 Development Review Process</p>
		<p>2) Initiate discussions with Idaho Power Company to establish underground utility districts for selected gateways and corridors. PF2 Inter- and Intra-Agency Participation and Coordination</p>
		<p>3) Prepare land-use ordinances and facility maps to prevent encroachment of housing and other incompatible uses under power lines and into electrical utility corridors. PF1 Studies, Mapping and Master Plans, PF3 Ordinances</p>
		<p>4) Monitor the latest research in electromagnetic fields and regulate development accordingly to protect public health and welfare. PF2 Inter- and Intra-Agency Participation and Coordination</p>
		<p>5) Coordinate with Idaho Power to develop future facility maps for the location of transmission lines, high-voltage distribution lines and substations. PF2 Inter- and Intra-Agency Participation and Coordination</p>
		<p>6) Maintain information on the most recent federal standards for the safe transmission of electrical power. PF2 Inter- and Intra-Agency Participation and Coordination</p>



**Goals, objectives and policies
(continued)**

2.7 Geothermal

GOAL	OBJECTIVE	POLICIES
Provide continued and increased use of existing geothermal systems, for building heating or other similar purposes.	Objective 1 Protect the geothermal resource and ensure that new development incorporates the geothermal system where appropriate.	<ol style="list-style-type: none"> <li data-bbox="841 457 1534 548">1) Complete studies to evaluate the geothermal aquifer and its long-term capabilities. PF1 Studies, Mapping and Master Plans <hr/> <li data-bbox="841 600 1534 690">2) Manage development to mitigate impact and/or facilitate improvements to the geothermal system. PF4 Development Review Process <hr/> <li data-bbox="841 743 1534 869">3) Develop and implement conservation measures, in coordination with other water programs, to maintain the health of the geothermal system. PF8 Capital Expenditure

Geothermally heated houses on Warm Springs Avenue in Boise



Goals, objectives and policies
(continued)

2.8 Natural Gas

GOAL	OBJECTIVE	POLICIES
Ensure an adequate, safe and orderly supply of gas energy to support existing and future land uses in the city.	Objective 1 Work with the Gas Company to ensure that adequate natural gas facilities are available to meet the demands of existing and future developments.	<p>1) Provide incentives for new development to be plumbed for natural gas to provide for the contingency that electrical service becomes more expensive in the future. PF4 Development Review Process</p> <hr/> <p>2) Work with the Gas Company to ensure that their facilities are designed and sited to be compatible with adjacent land uses in the City of Boise. PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>3) Prepare land-use ordinances to protect gas line utility corridors. PF3 Ordinances</p> <hr/> <p>4) Coordinate with the Gas and Power Companies to provide a joint trenching program. PF2 Inter- and Intra-Agency Participation and Coordination</p>

Goals, objectives and policies (continued)

2.9 Communications

GOAL	OBJECTIVE	POLICIES
Accommodate ongoing improvements in communications systems and promote state-of-the-art facilities in the Boise area.	<p>Objective 1 Support new advances in telecommunications systems and opportunities in the Boise Area that will create a better informed public, foster economic vitality and help reduce demand on the region's street system.</p>	<ol style="list-style-type: none"> <li data-bbox="836 441 1547 577">1) Ensure that zoning regulations do not unnecessarily hinder establishment of in-home offices and businesses that take advantage of electronic communications. PF1 Studies, Mapping and Master Plans <hr/> <li data-bbox="836 619 1547 787">2) Promote creation of telecommunication facilities, such as "telecommuter offices" in convenient locations where individuals may lease or buy space for business use without physically commuting to cross-town businesses. PF1 Studies, Mapping and Master Plans <hr/> <li data-bbox="836 829 1547 966">3) Include telecommuting as an option in any citywide Transportation Demand Management (TDM) program the city may initiate. PF3 Ordinances <hr/> <li data-bbox="836 1008 1547 1113">4) Ensure that new buildings and structures do not block existing access to radio and microwaves. PF1 Studies, Mapping and Master Plans <hr/> <li data-bbox="836 1155 1547 1291">5) Ensure that new cellular towers, public and private satellite dishes, and other similar facilities are appropriately located and/or screened to minimize visual impacts. PF3 Ordinance <hr/> <li data-bbox="836 1333 1547 1438">6) Develop programs to protect communications facilities during disasters or emergencies. PF1 Studies, Mapping and Master Plans <hr/> <li data-bbox="836 1480 1547 1591">7) Require undergrounding and, where possible, joint trenching of any new telephone and cable television lines. PF2 Inter- and Intra-Agency Participation and Coordination

Goals, objectives and policies (continued)

2.10 Fire Protection

GOAL	OBJECTIVE	POLICIES
Protect the community through a comprehensive fire and life safety program	<p>Objective 1 Maintain standards necessary to maintain an ISO Class 3 rating, including response distance standards, apparatus, staffing levels, training, water delivery system and the communication/dispatch system. Also promote and require installation of traffic signal control devices.</p>	<p>1) Provide fire station locations that comply with the 1.5-mile response distance standard and/or 4-minute response standard, as provided in the Boise City Fire Department Master Siting Plan. Building sprinklering and other measures may be considered as an option, subject to approval by the Fire Department. PF4 Development Review Process</p> <hr/> <p>2) The Boise City Fire Department shall advise the city's Planning and Zoning Commission of the impact proposed annexations would have on the response standard. PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>3) Work with ACHD to install traffic signal control devices at all signalized intersections, and require developers to do so when appropriate. PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>4) Consider creation of impact fees, where applicable, to provide partial funding of fire stations and qualifying capital expenditures. Utilize certificates of participation as a funding mechanism to maintain the apparatus replacement schedule. PF7 Funding</p> <hr/> <p>5) Require donation of fire station sites as part of new development approval, when it is determined that a development is large enough or far enough from current facilities to create the need within itself for added fire protection. Where possible, coordinate land acquisition for emergency services facilities with other departments (i.e. Parks, Public Works, Police) to maximize benefits to the city. PF4 Development Review Process</p>

(continued)

Fire Protection goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 1 (continued)	<p>6) Utilize existing fire stations and acquire new stations at locations consistent with the Master Siting Plan. Utilize joint fire stations and operation agreements with adjoining fire districts and other emergency responders. PF1 Studies, Mapping and Master Plans, PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>7) Plan and coordinate water delivery systems with United Water and other providers where applicable. Require all new development to provide minimum fire flow requirements as prescribed in the Uniform Fire Code. PF4 Development Review Process</p>
	Objective 2 Ensure that fire facilities and protective services are provided in conjunction with growth and development.	<p>1) Maintain adequate facilities and fire protection service personnel by periodically evaluating population growth, level of service (response time and staffing) and fire hazards. PF1 Studies, Mapping and Master Plans</p> <hr/> <p>2) Maintain phasing and funding standards based on population, specific time projections and percentage build-out. PF7 Funding</p> <hr/> <p>3) Consider requiring that new development be assessed a development impact fee to pay for additional fire service facilities. PF7 Funding</p> <hr/> <p>4) Continue to utilize both operational and facility alternatives to ensure that fire and Emergency Medical Service standards are met, including but not limited to use of portable stations, relocation of existing facilities and other means to meet the needs of the population. PF1 Studies, Mapping and Master Plans</p>

Fire Station Locations



**Fire Protection goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 3 Ensure built-in fire protection for all structures, and create methods of reducing fire hazards as a means of saving lives and property.</p>	<p>1) Continue to require, through the development review process, that all structures and facilities under city jurisdiction adhere to city, state and national regulatory standards such as the Uniform Building and Fire Codes and any other applicable fire safety guidelines. PF4 Development Review Process</p> <hr/> <p>2) Continue the fire inspection program as a means of identifying and remedying potential fire hazards before fires occur. PF1 Studies, Mapping and Master Plans</p> <hr/> <p>3) Educate and inform the public on fire safety and hazardous materials to further protect the community and the environment from unnecessary hazards. PF5 Education</p>

The Franklin Fire Station



Goals, objectives and policies (continued)

2.11 Police Service

GOAL	OBJECTIVE	POLICIES
Provide protection of community residents from criminal activity, reduce the incidence of crime, and provide other necessary services in the city.	Objective 1 Ensure that as population and density increase in Boise, the crime rate does not.	1) Provide police protection with a Priority 3 response time of 3 minutes, a Priority 2 response time of 6 minutes, and a Priority 1 response time of 20 minutes. PF8 Capital Expenditure
		2) Strive to increase police staffing to 1.5 officers per 1,000 population. PF8 Capital Expenditure
	Objective 2 Enhance the ability of citizens and the Police Department to minimize crime and provide security for all uses of public and private buildings, sites and open spaces.	1) Support and encourage community-based crime-prevention efforts through regular interaction with and coordination with the existing Neighborhood Watch program, assistance in the formation of new Neighborhood Watch groups and regular communication with neighborhood and civic organizations. PF2 Inter- and Intra-Agency Participation and Coordination
		2) Increase the use of officers on foot, bike and horseback in neighborhoods and districts targeted by the Police Department. PF2 Inter- and Intra-Agency Participation and Coordination
		3) Implement a Crime Prevention Through Environmental Design program that will provide building and site designs that include well defined and defensible spaces. This program will include review of the demographic setting of the project, the intended uses and users of buildings and areas, designs that will encourage proper use of the facility, and maintenance of visibility of those areas through proper landscaping, lighting and building layout. PF3 Ordinances
		4) The Police Department shall participate in the review of development applications before Planning and Zoning Commission action. PF4 Development Review Process

Goals, objectives and policies (continued)

2.12 Emergency Medical Services

GOAL	OBJECTIVE	POLICIES
Protect the citizens of Boise through a comprehensive Emergency Medical Services program that maximizes available resources.	Objective 1 Provide comprehensive Emergency Medical Service with the provision of a four-minute initial response time standard for EMS calls.	1) Provide fire station/EMTS locations that meet a 1.5-mile response distance standard. PF1 Studies, Mapping and Master Plans
	2) Sign agreements among service providers to determine the role of first provider. PF2 Inter- and Intra-Agency Participation and Coordination	
	3) Implement a Priority Medical Dispatch System to determine which agency should respond to a particular call, and what the level of response should be. PF2 Inter- and Intra-Agency Participation and Coordination	
	4) Maintain the Fire Department's first-responder capability of early defibrillation for the treatment of heart attack victims as recommended by the American Heart Association. PF6 Continuation of Existing Program	
	5) Implement citizen CPR (cardio-pulmonary resuscitation) training programs utilizing existing personnel and resources. PF6 Continuation of Existing Program	
	6) Maintain and enhance rescue capabilities that include extrication, trench rescue, high-angle rescue and urban rescue. PF6 Continuation of Existing Program	
	7) Maintain and support water rescue capabilities currently in existence. Develop and implement additional public education activities that promote water safety. PF6 Continuation of Existing Program	

(continued)

Emergency Medical Services goals, objectives and policies
(continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 1 (continued)	8) Implement a physician control program or integrate with Ada County EMS physician control program to assure the medical quality of emergency medical services. PF2 Inter- and Intra-Agency Participation and Coordination

Goals, objectives and policies
(continued)

2.13 Emergency Management

GOAL	OBJECTIVE	POLICIES
Protect the community through a comprehensive emergency management program.	<p>Objective 1 Ensure that Emergency Management plans, equipment and services are sufficient for potential disaster response.</p>	<p>1) Provide personnel and resources in Boise’s departments of Fire, Police, Public Works, Community Development and Parks and Recreation for participation in the preparation or amendment of any Emergency Management disaster response plans. PF1 Studies, Mapping and Master Plans</p> <hr/> <p>2) Maintain the personnel, resources and training necessary within all appropriate city departments to provide the disaster response called for in the Emergency Management disaster response plans. PF7 Funding</p> <hr/> <p>3) Continue to provide funding and support for the Ada City-County Emergency Management program. PF5 Education</p> <hr/> <p>4) Coordinate with State of Idaho Disaster Services when preparing disaster response plans and when considering floodplain or seismic ordinance standards. PF2 Inter and Intra-agency Participation and Coordination</p>

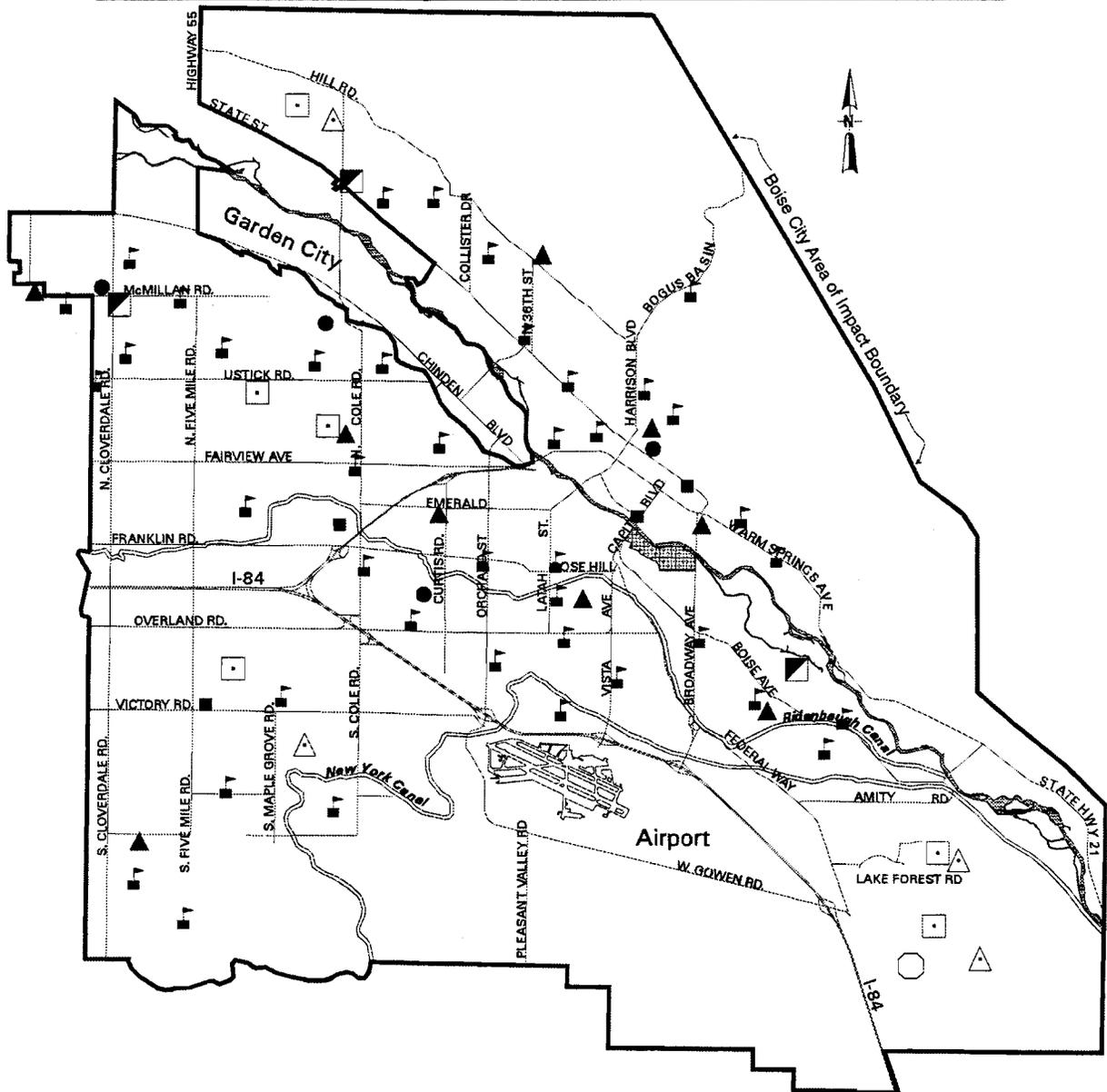
Goals, objectives and policies (continued)

2.14 Public Schools

GOAL	OBJECTIVE	POLICIES
<p>Support the maintenance and enhancement of the public educational system and place a strong emphasis on providing quality school facilities in conjunction with new development. Promote the concept of the neighborhood school as an ideal, with schools located and designed to function as focal points for family and community activity.</p>	<p>Objective 1 Support efforts of the school districts to ensure that adequate school sites are provided and that the intended capacity of schools is not exceeded.</p>	<p>1) Consider the impact on school enrollments and capacities when reviewing higher density infill projects, zone changes and land-use plan amendments. PF4 Development Review Process</p>
		<p>2) Request that the school districts prepare Future Facilities Maps based on the city's Land Use Plan, and incorporate the maps into the Comprehensive Plan. PF2 Inter- and Intra-Agency Participation and Coordination</p>
		<p>3) Require public and private cooperation to provide school sites prior to development of land uses permitted by the Comprehensive Plan. PF4 Development Review Process</p>
		<p>4) Develop student generation factors acceptable to the school districts for the city's use in analyzing the impact of new projects on schools. PF1 Studies, Mapping and Master Plans</p>
		<p>5) Require that developers assist in donating or purchasing school sites identified on the facilities map, in correlation to the demand that their developments will create. PF3 Ordinances</p>
		<p>6) Join with the school districts to pursue legislative authorization for school impact fees. PF2 Inter- and Intra-Agency Participation and Coordination</p>
		<p>7) Ensure that school sites include room for future expansion if needed. PF2 Inter- and Intra-Agency Participation and Coordination</p>

Location of Existing Public Schools & Libraries

Legend	
Existing Facilities	Proposed Facilities
 Boise State University	 Elementary School
 Elementary School	 Junior High School
 Junior High School	 High School
 High School	 Public Library
 Public Library	



Map 2.14-1

Source: Boise School District

Public Schools goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 2 Create schools that are safe and accessible to students with a minimal need for school- operated busing, and schools that are compatible with and complimentary to their neighborhoods.</p>	<p>1) Prohibit development of schools on sites that present hazards, nuisances or other limitations on the normal functions of schools. PF3 Ordinances</p> <hr/> <p>2) Elementary schools shall be located within residential neighborhoods and may be located on collectors, but not on arterial streets. Secondary schools may be located on collectors and arterials. High schools may be located on arterials. PF3 Ordinances</p> <hr/> <p>3) Work with schools and neighborhoods to explore options for access to elementary and secondary schools via local streets and/or micropaths. PF3 Ordinances</p> <hr/> <p>4) Sidewalks, cross walks, special signage and other traffic control measures shall be installed along routes to all schools; new developments near schools shall provide these features as a condition of approval; and existing neighborhoods shall be retrofit as funding becomes available or as land uses are redeveloped. PF3 Ordinances</p> <hr/> <p>5) Work with the school districts to provide smaller and more frequent school sites than state standards endorse. PF3 Ordinances</p> <hr/> <p>6) Schools shall share sites with parks whenever possible. PF2 Inter- and Intra-Agency Participation and Coordination</p>

(continued)

**Public Schools goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	<p>7) High Schools shall be encouraged to reduce traffic impacts by developing alternative transportation for students limiting student parking, and/or establishing closed campuses to reduce traffic impacts. Boise Urban Stages will reinforce this policy by continuing to work with the school districts on bus pass programs for their students. PF3 Ordinance</p> <hr/> <p>8) The city shall encourage the school district to continue to make schools available for civic functions when classes are not in session. PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>9) Establish a regularly scheduled meeting process for communication and cooperation efforts between city and school district officials. PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>10) Establish parking overlay districts around schools where parking capacity problems exist. PF3 Ordinances</p>

North Junior High School



Goals, objectives and policies
(continued)

2.15 Private Schools

GOAL	OBJECTIVE	POLICIES
Accommodate the maintenance and enhancement of private school opportunities for area students and residents.	<p>Objective 1 Approve requests for expansion of existing private schools and development of new private schools, contingent on compliance with zoning and land-use regulations.</p>	<p>1) Ensure that the zoning code and the comprehensive plan provide sufficient accommodation for the operation and expansion of private school opportunities. PF3 Ordinances</p> <hr/> <p>2) Monitor travel demand at private schools and consider special BUS programs to facilitate student and faculty transportation. PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>3) Initiate communication and cooperative efforts between the city and private schools. PF2 Inter- and Intra-Agency Participation and Coordination</p>

Goals, objectives and policies (continued)

2.16 Higher Education

GOAL	OBJECTIVE	POLICIES
Maintain and enhance top-quality and nationally recognized institutions of higher education that will meet the changing needs of Boise's residents and business community.	<p>Objective 1 Coordinate land-use, infrastructure and transit planning with Boise State University (BSU) to ensure that the university can expand campus facilities to meet future demand in accordance with national standards for net assignable square feet per full-time equivalent student, while maintaining and enhancing compatibility with surrounding uses.</p>	<p>1) The property located between University Drive and Beacon Street, and between Lincoln and Denver Avenues may be designated for educational purposes and developed on a phased basis to accommodate university facilities. PF1 Studies, Mapping and Master Plans</p> <hr/> <p>2) New BSU development should provide an appropriate transition of land use, scale, density and design between University uses and adjacent residential and commercial uses. Disperse surface parking lots to a series of structures and smaller interconnected lots which can be used efficiently without dominating the campus or disrupting pedestrian circulation. PF1 Studies, Mapping and Master Plans</p> <hr/> <p>3) The academic core of the campus will be reinforced by infilling new buildings into areas now occupied by surface parking lots. PF1 Studies, Mapping and Master Plans</p> <hr/> <p>4) The Boise State University Framework Master Plan, having been adopted by the City Council, is incorporated herein by reference. PF3 Ordinances</p> <hr/> <p>5) All new BSU construction shall be subject to all requirements of the Boise City Zoning Ordinance and generally consistent with the master plan. PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>6) All new construction and expansion will be subject to review to assure that it accommodates adequate fire protection and emergency access, both within the campus and in surrounding areas. PF2 Inter- and Intra-Agency Participation and Coordination</p>

(continued)

Higher Education goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 1 (continued)	<p>7) A Class "A" bike path and walkway should be constructed to connect BSU with existing bike and walking paths on the greenbelt. PF1 Studies, Mapping and Master Plans</p> <hr/> <p>8) On-street parking by students and staff in adjacent residential neighborhoods and Julia Davis Park shall be discouraged. Methods for reducing on- street, off-campus parking will be explored. PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>9) Increase University off-street parking to a level slightly below peak demand for student and employee parking. This action should decrease University-related parking on the street in residential areas and encourage the use of public transit, ride sharing, and alternate modes of transportation. PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>10) On-campus parking should be provided in a manner to reduce special events parking impacts in nearby residential areas. A plan will be developed by BSU to manage special events parking rather than constructing new surface parking for peak demands. PF1 Studies, Mapping and Master Plans; PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>11) The area immediately south of Beacon Street and north of Boise Avenue, and between Lincoln Avenue/Boise Avenue and Denver Avenue, that is not part of a stable single-family residential neighborhood, should be redeveloped to provide multifamily housing as the area transitions towards a more intensive university use. PF1 Studies, Mapping and Master Plans; PF2 Inter- and Intra-Agency Participation and Coordination</p>

(continued)

**Higher Education goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 1 (continued)	<p>12) The city shall work with BSU to better integrate the campus and its facilities into the downtown area. This may include better pedestrian, bike and bus connections, and more student housing and support services in the surrounding area, including the area adjacent to Ann Morrison Park, west of Capitol Boulevard and the River/ Myrtle Street area. PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>13) Plans for new Boise State University buildings shall address how additional parking demands will be met. PF1 Studies, Mapping and Master Plans; PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>14) The on-campus pedestrian pathway should be improved and expanded wherever possible to encourage pedestrian use by providing a well-lighted secure pathway that provides convenient connections within the campus core, and between parking areas, student housing and the campus core. PF1 Studies, Mapping and Master Plans; PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>15) University parking will be located to allow easy access to commuters, while preserving the pedestrian character of the campus. PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>16) Commercial development in the BSU area shall be allowed as authorized in the BSU Framework Master Plan, and as provided for in the Comprehensive Plan. PF1 Studies, Mapping and Master Plans</p>

**Higher Education goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 2 The city shall work with other institutions of higher education to maximize their ability to provide quality educational services, while minimizing impacts on area residents and businesses.</p>	<p>1) The city will allow higher education as a permitted use in a variety of appropriate land-use and zoning districts, subject to compliance with appropriate standards and codes. PF3 Ordinances</p> <hr/> <p>2) The city will participate with institutions of higher education in master planning efforts, transit programs, neighborhood plans and other programs intended to facilitate the provision of quality education in a manner compatible with surrounding uses. PF1 Studies, Mapping and Master Plans</p>

Boise State University Administration Building



**Goals, objectives and policies
(continued)**

2.17 Library Services

GOAL	OBJECTIVE	POLICIES
Ensure that high-quality library services are provided to city residents.	Objective 1 Maintain and expand library service in conjunction with ongoing growth and development.	<p>1) Provide a three-mile service radius for library coverage by pursuing branch libraries in the Southeast, West Bench and Northwest. PF1 Studies, Mapping and Master Plans, PF2 Inter- and Intra-Agency Participation and Coordination</p> <hr/> <p>2) Explore options for land acquisition and funding for construction of a parking structure for the shared use of the main library and the cultural district. PF9 Boise City Actions</p> <hr/> <p>3) Pursue expanded electronic information systems for the library, including public access to the Internet and a satellite downlink. PF8 Capital Expenditure</p> <hr/> <p>4) Continue and expand reciprocal agreements with other libraries in the county. PF1 Studies, Mapping and Master Plans</p>

Boise Public Library



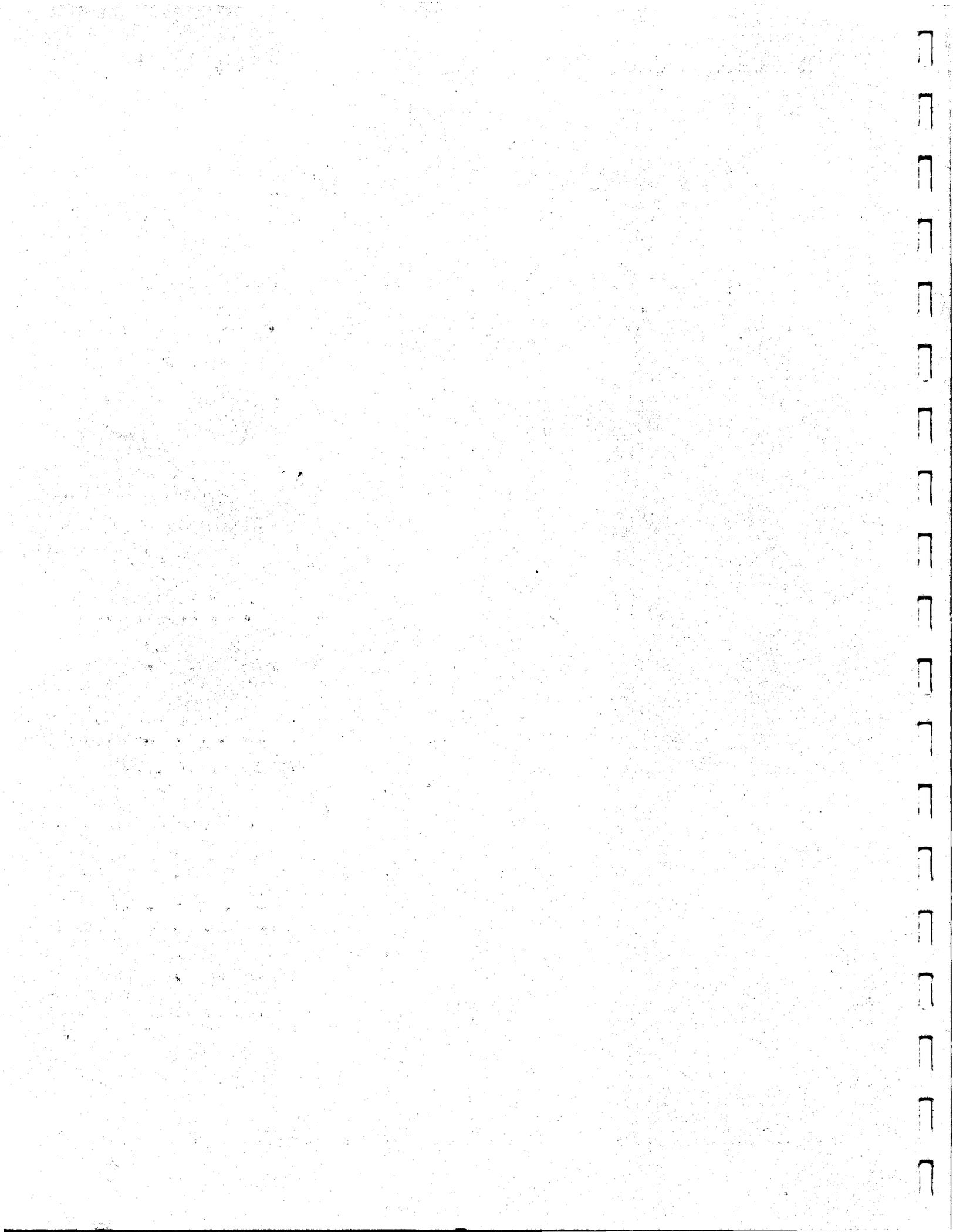
CHAPTER 3 **ENVIRONMENTAL QUALITY**

Boise City Comprehensive Plan



Boise, Idaho — January 1997





CHAPTER 3

ENVIRONMENTAL QUALITY

BOISE CITY COMPREHENSIVE PLAN — GOALS, OBJECTIVES AND POLICIES

The following chapter presents the goals, objectives, policies and implementing program references for Environmental Quality in the Boise Planning Area.

3.1 Air Quality Goals, Objectives and Policies

GOAL	OBJECTIVE	POLICIES
Protect and enhance air quality and minimize health hazards associated with air pollution.	Objective 1 Maintain and improve airsheds by ensuring that ambient carbon monoxide (CO) levels never exceed 9 parts per million (ppm) over an eight hour period or 35 ppm over a one-hour period, by ensuring that particulate matter smaller than ten microns (PM10) never exceeds 150 micrograms per cubic meter, and by monitoring ozone levels and adopting new programs if National Ambient Air Quality Standards (NAAQS) are approached.	1) Publicize voluntary carpooling, bus riding, and other programs when CO levels are anticipated to approach NAAQS threshold levels. EQ2 Interagency Participation and Coordination
		2) Participate with Ada County in publicizing voluntary burning bans when PM10 exceeds 80 micrograms per centimeter (mcg/cm) and requiring compulsory no-burn days when PM10 levels exceed 100 mcg/cm. EQ2 Interagency Participation and Coordination
		3) Continue to participate with Ada County in requiring emission testing for all motorized vehicles, and further participate in seeking new technologies for testing and reducing vehicle emissions. EQ2 Interagency Participation and Coordination
		4) Initiate and continue discussions with surrounding counties regarding regional air quality issues. EG2 Interagency Participation and Coordination
		5) Operate an expanded bus service and pursue acquisition of buses and city fleet vehicles that operate on natural gas and/or other alternative fuels that are less polluting. EQ2 Interagency Participation and Coordination
		6) Coordinate with ACHD to improve traffic flow and minimize vehicle time spent idling and accelerating. EQ2 Interagency Participation and Coordination

(continued)

Air Quality goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 1 (continued)	<p>7) Promote bike lanes and pedestrian paths as an alternative to motorized transportation. EQ2 Interagency Participation and Coordination</p> <hr/> <p>8) Pursue other transit programs such as rail systems, as a means of achieving other nonpolluting methods of transportation. EQ2 Interagency Participation and Coordination</p> <hr/> <p>9) Pursue the possibility of a monorail connection between the mall area and downtown Boise using the median strip of the I-184 connector. EQ2 Interagency Participation and Coordination</p> <hr/> <p>10) Coordinate with APA and DEQ to monitor ambient levels of hydrocarbons, nitrogen oxides (NO_x), and volatile organic compounds, which are the precursors of ozone, in order to recognize when NAAQS thresholds for ozone are being approached and to implement appropriate control measures to maintain acceptable standards. EQ2 Interagency Participation and Coordination</p>
	Objective 2 Land-use planning, development review and decision-making shall recognize the relationship between land use, transportation and air quality.	<p>1) Analyze the overall balance between jobs and housing; the proximity of jobs, services and housing; and opportunities for transportation alternatives when considering any land-use amendment or zone change request. EQ3 Development Review Process</p> <hr/> <p>2) Assess all new development requests for opportunities to enhance the use of alternative modes of transportation, including bus, car pool, bike and pedestrian. EQ3 Development Review Process</p>

(continued)

Air Quality goals, objectives and policies
(continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	<p>3) Require air quality mitigation measures of all development to minimize negative impacts on air quality associated with the proposed use and site development. Air quality mitigation measures may include but are not limited to:</p> <ul style="list-style-type: none"> a. Links to public trails and bus routes with biking and walking trails; b. Provide bus shelters; c. Provide bus passes to residents or employees; d. Limit number of parking spaces available to employees or residents; e. Provide rideshare or vanpool programs and facilities; f. Provide incentives to employees for using alternative transit; g. Increased tree and landscape plantings; h. Installing scrubbers in smoke stacks and other means of reducing industrial emissions; i. Other techniques proven to maintain or improve air quality. <p>EQ3 Development Review Process</p> <hr/> <p>4) Coordinate with ACHD and any other regional transit organizations to assure that land-use and transportation decisions will improve regional air quality. EQ2 Interagency Participation and Coordination</p> <hr/> <p>5) Require construction site dust control measures and revegetation for all projects, especially those involving grading work; and minimize sediment and dirt tracked into streets and sidewalks where it can become airborne or be carried into storm drains when wet and create hazards to traffic or pedestrians. EQ4 Ordinances</p> <hr/> <p>6) Require site dust control measures for all unpaved parking lots; and minimize sediment and dirt tracked into street where it can become airborne or be carried into storm drains when wet. EQ4 Ordinances</p>

Goals, objectives and policies (continued)

3.2 Water Quality Goals, Objectives and Policies

GOAL	OBJECTIVE	POLICIES
<p>Maintain the existing high quality of surface and groundwaters, and ensure an adequate supply of water for the future.</p>	<p>Objective 1 Protect the quality of surface waters for appropriate beneficial uses by meeting or exceeding all federal and state standards.</p>	<p>1) Require all new developments to discharge storm water run-off either to future municipal water treatment facilities or to provide and maintain appropriate on-site treatment. EQ3 Development Review Process</p>
		<p>2) Pursue, with others, creation of a Drainage Management Agency responsible for preparing a Drainage Master Plan, adopt drainage districts and assess drainage fees based on needed improvements. EQ1 Studies/Mapping/Master Plans</p>
		<p>3) Restore and protect drainage ways in the Boise Front Foothills and other areas to minimize erosion and downstream siltation. EQ3 Development Review Process</p>
		<p>4) Protect vegetation and setbacks along waterways, including intermittent streams, to enhance filtration. EQ3 Development Review Process</p>
		<p>5) Provide greater coordination with appropriate state agencies for any stream channel alterations or work within drainageways that any public agency or private entity may propose. EQ2 Interagency Participation and Coordination</p>
		<p>6) Explore beneficial reuse of treated wastewater, such as for irrigation, commerce or industry. EQ2 Interagency Participation and Coordination</p>
		<p>7) Promote implementation of Best Management Practices for residential, commercial, industrial and construction activities to protect surface and ground water quality. EQ2 Interagency Participation and Coordination, EQ3 Development Review Process, EQ4 Ordinances</p>

The Boise River near downtown Boise



(continued)

**Water Quality Goals, Objectives and Policies goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 1 (continued)	8) Protect water quality by prohibiting non-storm water discharges to the storm drain system. EQ4 Ordinances
	Objective 2 Meet or exceed federal and state standards for the quality and quantity of groundwater through appropriate land-use and development practices.	1) Participate with the state in implementing the Groundwater Protection Plan and adopt appropriate implementing ordinances. EQ1 Studies/Mapping/Master Plans
		2) Prohibit septic systems for new urban development within the urban service boundary, except as otherwise provided for in the Public Facilities chapter and the Foothills Plan. EQ3 Development Review Process
		3) Protect identified groundwater management areas through proper land use and site planning. Development in these areas must comply with the adopted groundwater management plan. EQ2 Interagency Participation and Coordination, EQ3 Development Review Process
		4) Require that all new developments provide water conservation measures to minimize water demands. Such measures may include: <ul style="list-style-type: none"> a. Use of water conserving devices in residential construction b. Adherence to water-efficient landscaping principals c. Use of drought-tolerant native and naturalized plants d. Use of irrigation canal waters for landscape watering where water rights exist (developments may be required to utilize either pressurized or gravity-flow systems) e. Limiting the size of lawns or high water usage exotic landscape plant materials. EQ3 Development Review Process, EQ4 Ordinances

Riparian area in a Foothills gulch



(continued)

Water Quality Goals, Objectives and Policies goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	<p>5) Promote landscape plant materials that requires minimal use of pesticides and fertilizers and maximum use of organic pesticides and fertilizers. EQ3 Development Review Process, EQ4 Ordinances</p> <hr/> <p>6) Coordinate with the canal companies to ensure that irrigation canals remain unlined to allow continued recharge of the aquifer through seepage. EQ2 Interagency Participation and Coordination</p> <hr/> <p>7) Require that new developments include a separate irrigation delivery system where water rights are available. EQ4 Ordinances</p>
	Objective 3 Identify areas of groundwater contamination and support remediation of such contamination where feasible.	<p>1) Continually assess the status of groundwater contamination and assist all appropriate agencies in prompt, adequate and efficient response to incidents of contamination. EQ1 Studies/Mapping/Master Plans</p> <hr/> <p>2) Review all development applications for proximity to known groundwater contamination sources. If the applicant's site is the source of the contamination, the developer shall be required to work with the state to prepare a remediation agreement. EQ3 Development Review Process</p> <hr/> <p>3) Apply federal and state Wellhead Protection Program principles and strategies to groundwater protection. EQ1 Studies/Mapping/Master Plans</p> <hr/> <p>4) Facilitate interagency responses to groundwater issues. EQ2 Interagency Participation and Coordination</p> <hr/> <p>5) Develop and implement a public education and information program concerning groundwater and water conservation principles. EQ2 Interagency Participation and Coordination</p>

Goals, objectives and policies (continued)

3.3 Noise Goals, Objectives and Policies

GOAL	OBJECTIVE	POLICIES
Protect a peaceful, quiet and healthy environment free from excessive noise and disruptions.	<p>Objective 1 Adopt and enforce appropriate noise ordinances, regulations and guidelines to control ambient and site-specific noise conditions and impacts.</p>	<p>1) Monitor and update available data on existing and projected ambient and stationary noise levels by conducting a noise study to determine noise contours in 5-decibel (A-Weighted Sound Level)* increments along arterials and highways, railroad tracks and around other noise generators.</p> <p><i>*This noise measurement level de-emphasizes very low and very high frequency sounds similar to the human ear, and provides good correlation with subjective reactions to noise.</i></p> <p>EQ2 Interagency Participation and Coordination</p> <p>2) Modify and update all local noise ordinances, regulations and guidelines as required by state and federal standards and guidelines.</p> <p>EQ4 Ordinances</p>
	<p>Objective 2 Prevent and mitigate adverse impacts of excessive noise exposure.</p>	<p>1) Require that in areas where noise studies have shown existing or future noise levels to exceed an Ldn* of 60 dB(A) exterior and an Ldn of 45 dB(A) interior, all development of new housing, health care facilities, schools, libraries, and other "noise sensitive" land uses include appropriate buffering and/or construction mitigation measures such as berms and soundwalls that will reduce noise exposure to levels. This policy is not intended to restrict multi-level or high rise construction that cannot protected with standard noise mitigation measures.</p> <p><i>[*Ldn is the average equivalent A-weighted sound level during a 24-hour day, averaged on an annual basis.]</i></p> <p>I-EQ3 EQ3 Development Review Process</p>

(continued)

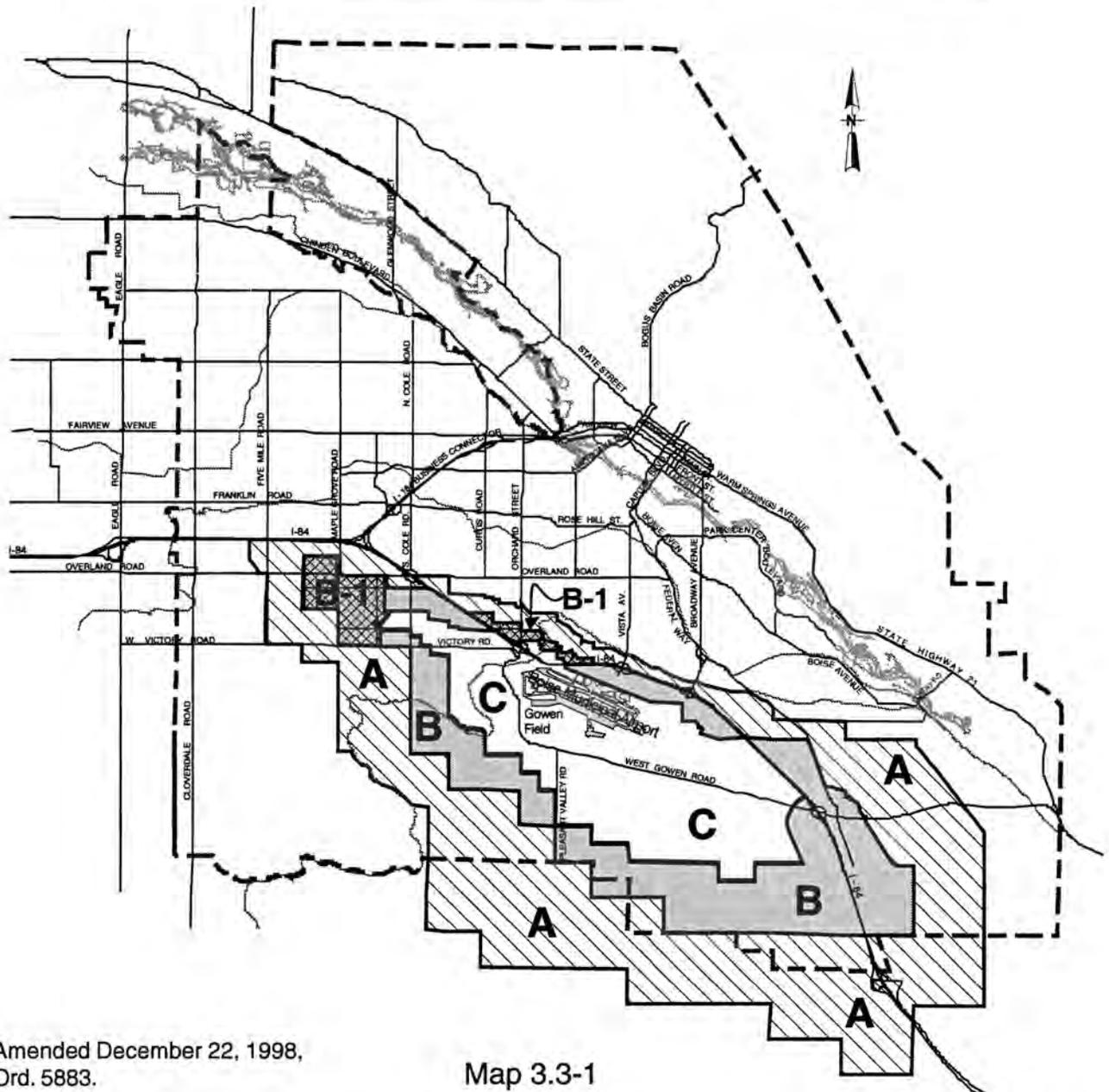
Noise Goals, Objectives and Policies goals, objectives and policies
 (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	<p>2) All new development and existing structures within the Airport Influence Area must be soundproofed according to the following standards:</p> <ul style="list-style-type: none"> a. All new residential development and new schools in Airport Influence Area A, which are affected by average sound levels in the 60-65 DNL and/or aircraft traffic patterns below 1,000 feet, shall be required to provide a sound level reduction of 25 dB. b. All development within Airport Influence Area B is affected by average sound levels in the 65-70 DNL and/or aircraft traffic patterns below 1,000 feet. Residential development is not allowed. All compatible uses will be required to provide sound insulation in noise sensitive areas of a facility. c. All development within Airport Influence Area B-1 is affected by average sound levels in the 65-70 DNL and/or aircraft traffic patterns below 1,000 feet. New residential development shall be required to provide a sound level reduction of 30 dB. For new residential development, the maximum density is three residential units per acre. No new schools are allowed. Office and commercial use are compatible. All compatible uses shall be required to provide sound insulation in noise sensitive areas of a facility. d. All development within Airport Influence Area C is affected by average sound levels greater than 70 DNL. The approved Airport Noise Compatibility Plan identifies existing residential uses in this area to undergo sound insulation. Residential uses in this area shall be considered non-conforming and no new residential development is allowed. Non-noise sensitive manufacturing, industrial and commercial uses are allowed. All compatible uses shall be required to provide sound insulation in noise sensitive areas of a facility. <p>EQ3 Development Review Process</p> <hr/> <p>3) Improvements to arterial and collector streets shall include an assessment of potential noise impacts on adjacent residential uses and neighborhoods, and shall provide noise abatement when impacts are projected to exceed acceptable standards.</p> <p>EQ2 Interagency Participation and Coordination</p>

(continued)

Airport Influence Area

Legend	
	Zones of special land use and soundproofing requirements, see Chapter 3 Section 3.3 for description of development restrictions.
	
	
	
	Airport Influence Area Boundaries
	Boise Area of Impact Boundary
	Arterial Roads
	River
	Canals



Amended December 22, 1998,
Ord. 5883.

Map 3.3-1

Noise Goals, Objectives and Policies goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	<p>4) Require new or expanded industrial, commercial and related land uses to demonstrate that they and their customers will not cause unacceptable noise impacts on adjacent "noise-sensitive" uses. Limited hours of operation and other means may be established to accomplish noise mitigation. EQ3 Development Review Process</p> <hr/> <p>5) Require that loading and shipping facilities for commercial and industrial land uses abutting residential parcels be located and designed to minimize noise impacts. EQ3 Development Review Process</p> <hr/> <p>6) Require that all parking and driveway areas for commercial and industrial land uses abutting residential areas be buffered and shielded by landscaped masonry walls and/or earthen berms. EQ3 Development Review Process</p> <hr/> <p>7) Adopt an ordinance limiting the hours of operation for leaf blowers, parking lot sweepers and other equipment in order to reduce noise impacts on adjacent residential uses. EQ4 Ordinances</p> <hr/> <p>8) Work with APA, ACHD and the trucking and shipping industry to establish designated truck routes to minimize noise impacts on neighborhoods. EQ4 Ordinances</p> <hr/> <p>9) Require that construction activities adjacent to "noise sensitive" uses be regulated, as necessary, to prevent adverse or excessive noise impacts. EQ3 Development Review Process</p> <hr/> <p>10) Rigorously enforce applicable provisions of the Uniform Building Code that prevent excessive and unacceptable noise levels between individual tenants and businesses in commercial structures, and between individual dwelling units in multi-family residential structures. EQ3 Development Review Process</p>

**Noise Goals, Objectives and Policies goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 3 Protect existing noise-generating uses from encroachment of noise-sensitive uses.	1) Control land uses within the Airport Influence Area to promote non-residential uses, limit expansion of existing noise-sensitive land uses and prohibit increased residential uses. EQ3 Development Review Process
		2) Control land uses within the Federal Way and Airport heavy industrial area to prohibit encroachment of residential and other "noise-sensitive" uses. EQ3 Development Review Process

Goals, objectives and policies (continued)

3.4 Natural Resources Goals, Objectives and Policies

GOAL	OBJECTIVE	POLICIES
Protect and enhance the natural environment in the Boise Front foothills and along the Boise River and selected waterways to provide high quality fish and wildlife habitat, flood control and protection, water quality, active and passive recreation, aesthetics and other recognized natural resource functions and values while treating property owners fairly.	<p>Objective 1-A</p> <p>Adopt, implement, enforce and periodically update development regulations that preserve and protect lands and waters that provide important fish or wildlife habitat, or are important for control of and protection from flooding, or provide other important natural resource functions and values. Class A lands as identified in the Boise River System Ordinance, and other areas of similar environmental quality in the Boise Front Foothills and along the selected waterways, shall be subject to the requirements of this objective.</p>	<p>1) Conduct and adopt the studies and mapping necessary to define foothills habitat areas, including, but not limited to, sensitive plant and animal species, deer and elk forage, winter range and migration routes, and natural preserves owned by the public such as Military Reserve and Hulls Gulch Preserve. EQ1 Studies/Mapping/Master Plans</p> <hr/> <p>2) Information from foothills habitat mapping shall be used to require appropriate and legally sustainable development setbacks or prohibitions to protect and enhance those areas and the animals that use them. EQ3 Development Review Process</p> <hr/> <p>3) Review all proposals for public sale, purchase or trade of properties in the Boise Front Foothills, along the Boise River and selected waterways; then provide comments, either in favor or in opposition, based on the potential to attain or negatively impact the goals, objectives and policies of this chapter. EQ2 Interagency Participation and Coordination</p> <hr/> <p>4) Accept gift deeds of foothills land in the mapped areas and other areas deemed appropriate to the goals and objectives of this chapter. EQ2 Interagency Participation and Coordination</p> <hr/> <p>5) Continue to vigorously enforce the Boise River System Ordinance to attain its four basic goals: 1) flood protection, 2) fish and wildlife protection and pollution and run-off control, 3) recreation, and 4) development opportunities. EQ3 Development Review Process</p>

NOTE: Policies described on next two pages apply to both Objective 1-A and 1-B below.

(continued)

**Natural Resources goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 1-B</p> <p>Adopt, implement, enforce and periodically update development regulations that require mitigation to avoid, minimize and compensate for adverse impacts to lands and waters that have good potential to provide: important fish and wildlife habitat, control of and protection from flooding, or other important natural resource functions and values. Class B lands as identified in the Boise River System Ordinance, and other areas of similar environmental quality in the Boise Front Foothills and along the selected waterways, shall be subject to the requirements of this objective.</p>	<p>6) Re-evaluate and upgrade, through a Multiple Objective Management Plan, the level of environmental and flood protection provided within the Boise River floodplain, along Logger’s Creek, along and near any man-made water amenity that flows from or returns to the Boise River system, and in other adjacent lands covered by the Boise River System Ordinance. The Multiple Objective Management Plan may also be applied to other waterways outside the Boise River area, as necessary, to achieve the objectives of this chapter.</p> <p>The Multiple Objective Management Plan shall balance objectives for environmental protection, flood protection, recreation and private development, and may constitute an update of the Boise River Plan and River System Ordinance. The plan shall place special emphasis on identifying the most important parcels to protect through special setbacks and/or public purchase or lease.</p> <p>EQ3 Development Review Process</p> <hr/> <p>7) Provide incentives for rehabilitation of existing gravel pits near Veterans Memorial Park, and other appropriate areas, for wildlife and fishery resources, and accept ownership and management responsibility where appropriate.</p> <p>EQ3 Development Review Process</p> <hr/> <p>8) Consider public purchase of land, easements and development rights in the Boise River floodplain, Boise Front Foothills and along the selected waterways as part of the annual Boise City capital improvement program and budget. Special emphasis should be given to lands identified in the Heritage Preservation Report.</p> <p>EQ2 Interagency Participation and Coordination</p>

The Morrison-Knudsen Nature Center.



(continued)

Natural Resources goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objectives 1-A & 1-B (continued)	<p>9) Conduct studies and mapping necessary to define habitat areas along perennial and intermittent waterways that are not addressed by the Boise River System Ordinance. These mapped waterways shall include Five and Eight Mile Creeks, Warm Springs Creek, Cottonwood Creek, Crane Creek, Freestone Creek, Stuart Gulch, existing gravel pits and irrigation canals and feeder canals. The concept of Class A, B and C habitat areas by the Boise River System Ordinance, or a different concept if deemed more appropriate, shall be applied to all of these waterways. The Multiple Objective Management Plan may also be applied to these areas.</p> <p>Development shall be conditioned to protect and provide setbacks from the waterways until detailed mapping is completed by the city or submitted by the applicant. EQ1 Studies/Mapping/Master Plans</p> <hr/> <p>10) Land uses permitted within mapped waterway areas shall preserve, protect, and/or improve the abundance and diversity of fish and wildlife and their respective habitats. EQ4 Ordinances</p> <hr/> <p>11) Coordinate with irrigation canal operators and owners to ensure that canals remain unlined and vegetation retained to preserve wetland habitat values and aquifer recharge benefits that canals provide, to the extent possible recognizing that the canal system is primarily a water delivery system. EQ2 Interagency Participation and Coordination</p> <hr/> <p>12) Other lands not mapped or identified for mapping, but which have a significant value for wildlife preservation, shall be assessed for possible protection through future studies and regulations. EQ1 Studies/Mapping/Master Plans</p>

(continued)

**Natural Resources goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objectives 1-A & 1-B (continued)	13) Boise City shall continue to participate in and support the establishment of minimum fall and winter stream flows sufficient to protect and improve fish spawning conditions in the Boise River. EQ2 Interagency Participation and Coordination
		14) Boise City shall strive to retain the designation of Special Resource Water conferred by the State of Idaho on the Boise River from Lucky Peak Dam to Veterans Park. EQ2 Interagency Participation and Coordination
		15) All developments within all classes of lands that propose to use or create a water amenity shall design all or part of it to provide for aquifer recharge, wetlands, trout spawning, waterfowl habitat and/or warm water fish spawning or living habitat, unless the water amenity is designed as a storm water control measure and its proper function precludes or temporarily interferes with other uses. EQ3 Development Review Process
		16) New dams and irrigation facilities such as diversion dams shall be designed to provide safe passage for fish. Screens or traps must be provided to prevent fish from entering working irrigation ditches. EQ3 Development Review Process
		17) The general policies of the Comprehensive Plan shall not supercede the specific requirements of the Boise River System ordinance. EQ4 Ordinances
	Objective 2 Protect and enhance bald eagle wintering areas to ensure that a population of wintering bald eagles is maintained as a unique feature of the Boise area quality of life.	1) Implement appropriate portions of the goals and program recommendations, including setbacks and use restrictions to the extent defensible by law, of the Wintering Bald Eagle Conservation Plan, dated May 1995, by amending the Boise River Plan and Ordinance. EQ1 Studies/Mapping/Master Plans, EQ4 Ordinances

(continued)

**Natural Resources goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	<p>2) Increase public awareness of Boise's wintering bald eagle population and its habitat needs. EQ1 Studies/Mapping/Master Plans</p> <hr/> <p>3) Encourage public and private cooperation to protect, maintain and enhance riparian lands along the Boise River to provide long-term availability of wintering bald eagle habitat. Comprehensively manage publicly owned habitat throughout the river corridor to provide stable numbers of wintering eagles. EQ1 Studies/Mapping/Master Plans, EQ4 Ordinances</p> <hr/> <p>4) Maintain and enhance riparian plant communities, particularly black cottonwood forest, along the Boise River and its side channels to provide protection and long-term availability of wintering bald eagle perching and roosting habitat, including screening vegetation. EQ4 Ordinances</p> <hr/> <p>5) Assure the long-term viability of the Barber Pool roost site through protection from disturbance and maintenance of roost trees, and provide protection for new roost sites established in the future. EQ1 Studies/Mapping/Master Plans, EQ4 Ordinances</p> <hr/> <p>6) Preserve wintering eagle day-use habitat and protect perching eagles from human disturbance. EQ1 Studies/Mapping/Master Plans, EQ4 Ordinances</p> <hr/> <p>7) Maintain healthy and diverse aquatic habitat in the Boise River to support wintering bald eagles. EQ1 Studies/Mapping/Master Plans, EQ4 Ordinances</p> <hr/> <p>8) Conduct all construction activities in a way that avoids and minimizes impacts to wintering bald eagles and their habitat. EQ4 Ordinances</p> <hr/>

(continued)

Natural Resources goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	<p>9) Participate in comprehensive transportation planning to avoid, minimize and compensate for impacts on wintering bald eagles and their habitat in the Boise River corridor. EQ1 Studies/Mapping/Master Plans</p> <hr/> <p>10) Cooperatively participate with others in the protection of bald eagles and their habitat. EQ1 Studies/Mapping/Master Plans</p> <hr/> <p>11) Develop a partnership with the Corps of Engineers, the Bureau of Reclamation and the Boise Project Board of Control to devise Lucky Peak water-release plans, utilizing water not otherwise required by legitimate water-rights holders that will improve the regenerative capacity of the black cottonwood forest. EQ1 Studies/Mapping/Master Plans</p> <hr/> <p>12) The rookery and feeding requirements of great blue herons shall be recognized and accommodated in conjunction with programs enacted on behalf of wintering bald eagles. EQ1 Studies/Mapping/Master Plans; EQ4 Ordinances</p> <hr/> <p>13) Pursue options for public acquisition of land needed to provide proper setbacks from bald eagle habitat areas. EQ1 Studies/Mapping/Master Plans</p>
	Objective 3 Permit the extraction of mineral, sandstone and aggregate resources in Class B and C lands if they meet the conditions outlined in the accompanying policies.	<p>1) Existing aggregate and sandstone operations shall be allowed to continue. EQ1 Studies/Mapping/Master Plans</p> <hr/> <p>2) New extraction operations shall be permitted pursuant to requirements of the Boise River System Ordinance, provided they do not displace heron rookeries or sensitive bald eagle habitat, and are not located within 300 feet of existing residences and commercial buildings. EQ4 Ordinances</p>

(continued)

**Natural Resources goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 3 (continued)	<p>3) All new mineral extraction operations shall require approval of a plan for extraction and a rehabilitation/restoration plan that shall restore the site, concurrent with ongoing operations, to an acceptable state of aesthetic and environmental function. EQ3 Development Review Process</p> <hr/> <p>4) Mineral extraction operations shall be located, designed and buffered to reduce the adverse impacts of noise and dust on any nearby uses. EQ3 Development Review Process</p> <hr/> <p>5) When any new uses are approved within the mineral extraction overlay zone district, owners shall be required to divulge to potential buyers and tenants the fact that mineral extraction may be permitted in the area. EQ3 Development Review Process, EQ4 Ordinances</p> <hr/> <p>6) All new mineral extraction operations shall comply with requirements of the Boise River System Ordinance for protection of wildlife and habitat areas. None</p> <hr/> <p>7) Mineral extraction operations along the Boise River shall be required to maintain and improve the existing water quality of the river. EQ1 Studies/Mapping/Master Plans; EQ3 Development Review Process</p> <hr/> <p>8) Batch plants shall not be permitted in the floodway. EQ4 Ordinances</p> <hr/> <p>9) The City shall consider a Mineral Extraction Ordinance that addresses issues such as lining of pits, dust control, hours of operation and restoration plans. EQ4 Ordinances</p>

CHAPTER 4 **ENVIRONMENTAL HAZARDS**

Boise City Comprehensive Plan



Boise, Idaho — January 1997





CHAPTER 4

ENVIRONMENTAL HAZARDS

BOISE CITY COMPREHENSIVE PLAN — GOALS, OBJECTIVES AND POLICIES

The following section presents the goals, objectives, policies and implementing program references for Environmental Hazards in the Boise Planning Area.

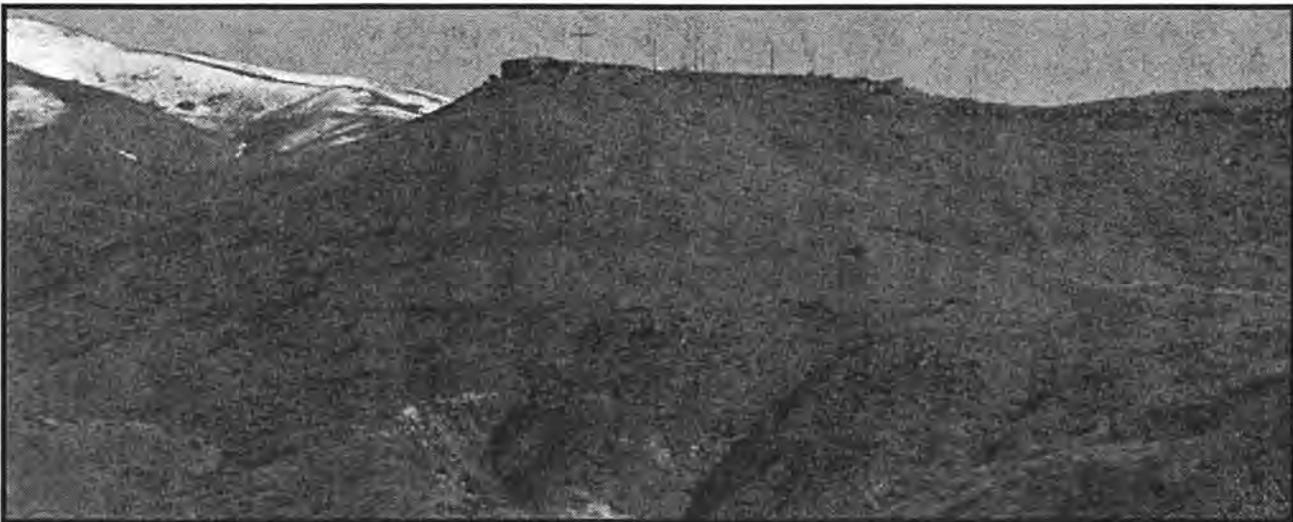
4.1 Geologic and Seismic Safety

GOAL	OBJECTIVE	POLICIES
Prevent deaths and injuries and minimize the levels of property damage, economic and social disruption, and interruption of vital services resulting from geologic and seismic hazards.	Objective 1 Ensure that land use planning in the Boise Area accounts for known geologic and seismic risk, including; slope and soil stability, erosion, landslide, water table levels, and ground shaking.	1) Develop and maintain thorough knowledge of the location and distribution of geologic, seismic and hydrologic hazards related to slope and soil stability, erosion, water table levels, and ground shaking. EH1 Studies/Mapping/Master Plans EH2 Interagency Participation and Coordination
	Objective 2 Ensure that new structures and development sites are designed to minimize the likelihood of damage resulting from geologic and seismic hazards, and ensure that existing unsafe structures and sites are identified and retrofitted to reduce damage.	2) Support land use patterns and locational criteria that prohibit development in geologic hazard areas or significantly reduce risk. EH3 Development Review Process, EH4 Ordinances
		1) Require geologic assessment and engineering prior to construction in known geologic and seismic hazard areas. EH3 Development Review Process, EH4 Ordinances
		2) Mitigate problems with existing, unsafe city-owned structures according to priority based on level of risk, hazard to life, type of occupancy, method of construction, physical condition and location. EH5 Unsafe Uses Retrofit, Demolition, Relocation, Remediation
		3) Require revegetation plans in hillside areas to promote erosion control. EH2 Interagency Participation and Coordination, EH4 Ordinances

Geologic and Seismic Safety goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 3 Enhance emergency preparedness through public education, training, drills and exercises, and develop a contingency plan.</p>	<p>1) Ensure that all citizens have access to information regarding emergency preparedness and response. EH7 Public Education, EH8 Emergency Contingency Plans</p> <hr/> <p>2) Develop, maintain and regularly update emergency plans for earthquake response, including information on critical facilities, dam, bridge and road damage potential and alternative routing for emergency vehicles. EH8 Emergency Contingency Plans</p> <hr/> <p>3) Provide the Ada City/County Emergency Management Department with information regarding seismic/geologic hazard locations. EH1 Studies/Mapping/Master Plans, EH2 Interagency Participation and Coordination</p> <hr/> <p>4) Design and operate public safety facilities to maximize their ability to remain safe and functional during and after disasters. EH2 Interagency Participation and Coordination, EH4 Ordinances</p> <hr/> <p>5) Promote and maintain emergency operations mutual aid programs with other public agencies. EH2 Interagency Participation and Coordination</p>

Table Rock, Boise Foothills

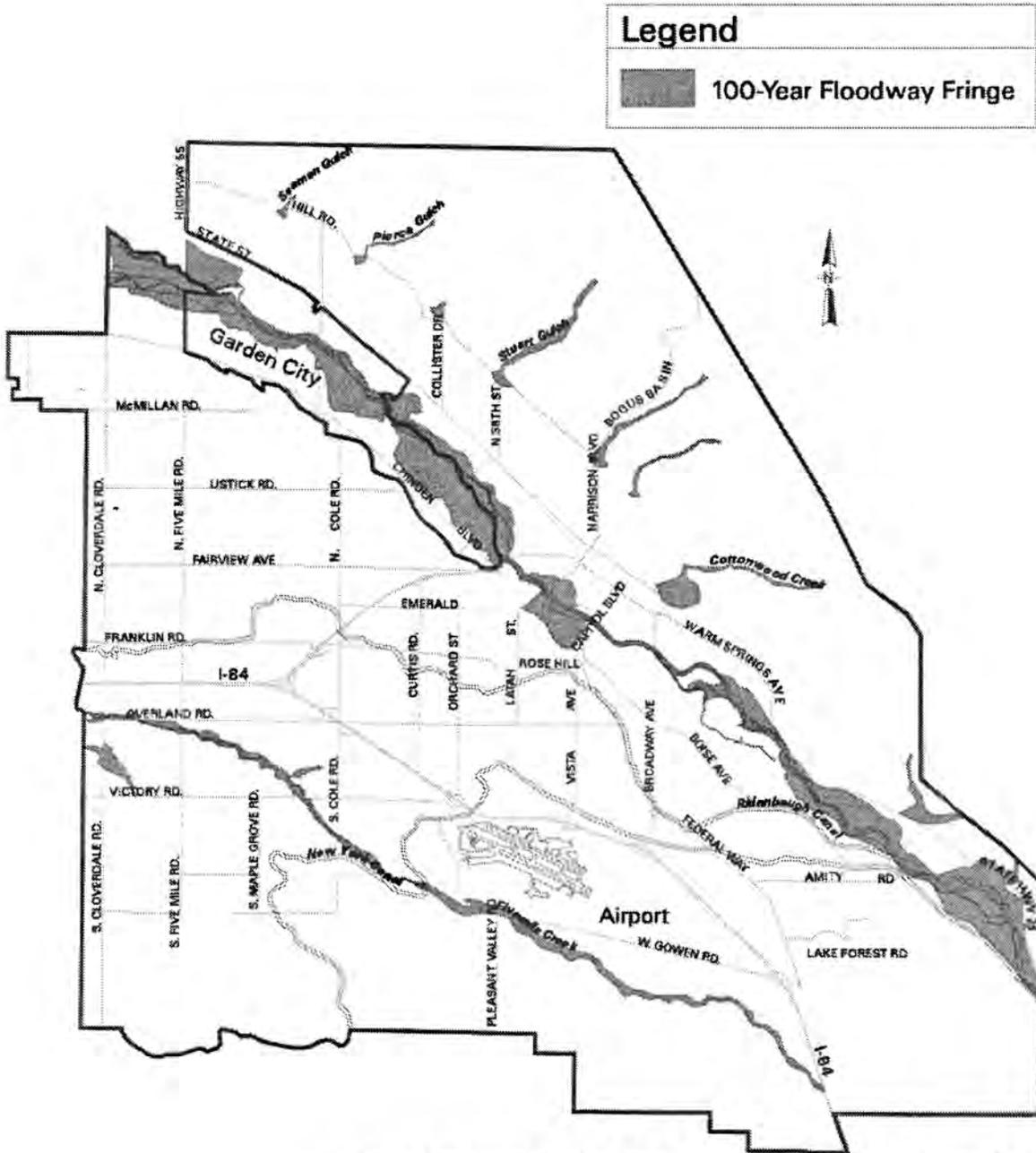


Goals, objectives and policies (continued)

4.2 Flood Hazard

GOAL	OBJECTIVE	POLICIES
Minimize the risk from flood hazards to life, property, public investment and social order in the Boise planning area.	Objective 1 Ensure that Boise's flood prevention and floodplain development standards and practices provide satisfactory safeguards for public and private development.	1) Maintain and update public information regarding the nature and location of flood hazards in Boise; and coordinate with FEMA to restudy the Boise River floodplain to reassess the accuracy of the defined floodway and floodway fringe boundaries and depths. EH2 Inter-agency Participation and Coordination, EH7 Public Education
		2) Maintain and enforce location criteria and development standards that minimize financial loss and maximize protection of property in the event of flooding. EH4 Ordinances
		3) Prepare a Multiple Objective Management Plan for the Boise River that will expand and enhance provisions of the Boise River Plan, including policies for flood protection, fish and wildlife protection and recreational opportunities. EH1 Studies/Mapping/Master Plans, EH4 Ordinances
		4) Setback and/or safety requirements shall be established along the periphery of gulch floodways to protect structures from damage by lateral erosion. EH3 Development Review Process, EH4 Ordinances
		5) Development shall be allowed on the alluvial fans of the gulch floodplains if adequately floodproofed and shall not alter the flow of water onto surrounding property not originally designated as being in a floodplain. EH4 Ordinances
		6) No bulk storage of toxic or explosive materials shall be permitted in the 100-year floodplain. Bulk storage of other materials will be allowed only when in compliance with applicable federal, state and local standards. EH4 Ordinances

Floodplain



Source: Flood Insurance Rate Map, Federal Emergency Management Agency, December 17, 1991.

Map 4.2-1

Flood Hazard goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 2 Maintain and upgrade, as appropriate, the local and regional flood-control system, and promote other improvements to river and gully areas.</p>	<p>1) The City will promote and support creation of a dedicated Flood Control/Drainage Authority charged with maintaining and constructing flood control and drainage improvements in the city and county. EH2 Interagency Participation and Coordination</p> <hr/> <p>2) Bring the local storm drain and flood control system up to 100-year storm capacity in the Foothills and up to the 50-year storm capacity in the remainder of the city. Provide for flooding corridors for storm events of greater magnitude. EH1 Studies/Mapping/Master Plans, EH6 Storm Drainage and Erosion Prevention</p> <hr/> <p>3) Protect the Boise River banks and foothills gulches from further erosion by enacting programs to plant and maintain streamside vegetation. EH2 Interagency Participation and Coordination</p> <hr/> <p>4) Explore strategies to maintain flood channel capacity in the Boise River, including annual spring flushing from the reservoirs or periodic dredging. EH2 Interagency Participation and Coordination</p> <hr/> <p>5) Preserve and obtain adequate access to the river for flood-control maintenance at the time of new development along the river. EH3 Development Review Process</p> <hr/> <p>6) Obtain stream-flow and precipitation data on the seven major tributaries in the Foothills. EH6 Storm Drainage and Erosion Prevention</p>

Goals, objectives and policies (continued)

4.3 Wildfire Hazard

GOAL	OBJECTIVE	POLICIES
Minimize the degree of risk to life and property from wildfire.	Objective 1 Utilize a combination of development standards, public facilities and public education to minimize wildfire danger.	1) Implement development standards such as a mitigation measures matrix, access standards, non-combustible roofs, sprinklers, clear space and other measures in areas prone to wildfire. EH4 Ordinances
		2) Promote public education and awareness of wildfire prevention and protection. EH7 Public Education
		3) Develop, maintain and regularly update emergency plans for wildfire response. EH8 Emergency Contingency Plans
		4) Expand current agreements with the U. S. Bureau of Land Management and U. S. Forest Service to provide aerial fire fighting resources. EH2 Interagency Participation and Coordination
		5) Implement strict controls over the use of water during wildland fires and develop strategies for use of other water resources. EH8 Emergency Contingency Plans
		6) Explore the use of reservoirs suitable for fire fighting in the foothills. EH1 Studies, Mapping, Master Plans



The Highlands and Crane Creek Gulch, September 1996, after the 8th Street Fire

Goals, objectives and policies (continued)

4.4 Hazardous Materials

GOAL	OBJECTIVE	POLICIES
Minimize the degree of risk to life and health from exposure to hazardous materials.	Objective 1 Protect life and health through proper location of hazardous facilities and separation of sensitive uses.	<ol style="list-style-type: none"> <li data-bbox="841 457 1528 867">1) Promote the relocation of tank farms and other hazardous or toxic materials storage site from within and adjacent to populated areas (such as along Franklin and Curtis Roads) to a more appropriate area. Consider incentives that assist redevelopment of existing tank farms and other hazardous or toxic materials storage locations and assist applicants in obtaining appropriate entitlements for the relocation sites. Such City involvement shall not entail any acceptance of City liability. Also, until relocation sites are implemented, seek to enhance protective berming of tanks and other safety measures. EH5 Unsafe Uses Retrofit, Demolition, Relocation, Remediation <li data-bbox="841 919 1528 1035">2) Prohibit development of sensitive uses, such as schools and hospitals, adjacent to existing tank farms and pipelines. EH4 Ordinances <li data-bbox="841 1098 1528 1182">3) Designate appropriate transit routes for hazardous materials transportation. EH2 Interagency Participation and Coordination <li data-bbox="841 1245 1528 1360">4) Prohibit or properly mitigate, with conditions, any development of sensitive uses adjacent to fixed facilities that store or use hazardous materials. EH4 Ordinances

Hazardous Materials goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 Protect life and health through the remediation of contaminated sites.	<ol style="list-style-type: none"> <li data-bbox="695 394 1356 556">1) Work with property owners to continue groundwater monitoring around existing tank farms and initiate programs to remediate contamination. EH5 Unsafe Uses Retrofit, Demolition, Relocation, Remediation <li data-bbox="695 604 1356 703">2) Prepare and maintain a comprehensive list and map of sites known or suspected to contain hazardous wastes. EH1 Studies/Mapping/Master Plans <li data-bbox="695 751 1356 840">3) Require testing and remediation before development of any site identified on the contaminated sites list. EH3 Development Review Process

CHAPTER 5
PARKS, RECREATION
AND CULTURAL RESOURCES

Boise City Comprehensive Plan



Boise, Idaho — January 1997



CHAPTER 5 PARKS, RECREATION AND CULTURAL RESOURCES

BOISE CITY COMPREHENSIVE PLAN — GOALS, OBJECTIVES AND POLICIES

The following section presents the goals, objectives, policies and implementing program references for Parks, Recreation and Cultural Resources in the Boise Planning Area.

5.1 Parks and Recreation

GOAL	OBJECTIVE	POLICIES
<p>Provide parks, open space, trails systems and recreational facilities for Boise residents; offer safe and efficient recreation programs and activities that meet needs and desires; and enhance urban appearance and environment through use of landscaping, trees and open space.</p>	<p>Objective 1 Provide a park system made up of a hierarchy of park types, each offering a certain type of recreation and/or open space opportunity to ensure that every neighborhood and the entire community is served by a comprehensive park system. Provide parks at the standards in the following table:</p>	<ol style="list-style-type: none"> 1) Where possible, the City shall strive to provide parks at the higher recommended standards identified in the adopted Comprehensive Parks and Recreation Plan. PRC1 - Studies, Mapping and Master Plans <hr/> 2) Seek to finance acquisition and development of parks through a variety of sources including but not limited to: general tax, utility franchise fees, park impact fees, general obligation bonds, local option sales tax, public private partnerships, certificates of participation, public and private grants and foundations. PRC1 - Studies, Mapping and Master Plans <hr/> 3) The City shall support a priority sequence for park acquisition and development as follows: <ol style="list-style-type: none"> a. Acquire land; preferably ahead of development b. Partially develop existing sites c. Partially develop new sites d. Complete all sites PRC1 - Studies, Mapping and Master Plans <hr/> 4) Develop parks in accordance to the design standards and policies identified in the Comprehensive Park and Recreation System Plan. PRC1 - Studies, Mapping and Master Plans

Park Standards Based On Population	
Park Type	Acres per 1,000 Population
- Neighborhood Parks	1.1
- Community Parks	0.5
- Large Urban Parks	1.7
- Regional Parks	0.6
- Linear Parks	1.3

(continued)

Parks and Recreation goals, objectives and policies (continued)

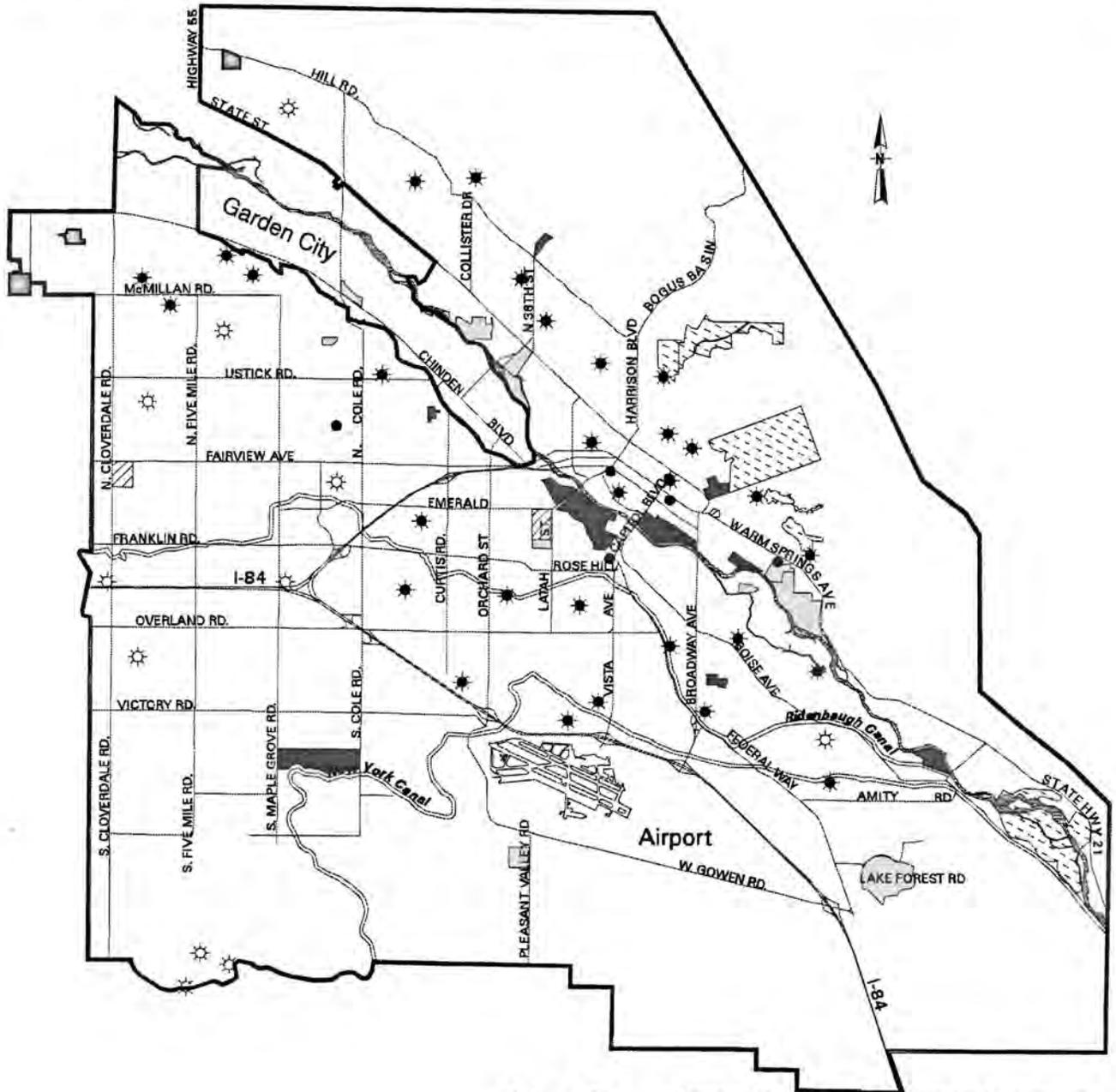
GOAL	OBJECTIVE	POLICIES
(continued)	Objective 1 (continued)	<p>5) Deny density transfer credits for park sites that have been sold to the city at full-market value based on highest and best use. PRC2 - Inter/Intra-agency Participation and Coordination</p> <hr/> <p>6) Place a priority on locating neighborhood parks in conjunction with school sites. PRC1 - Studies, Mapping and Master Plans</p> <hr/> <p>7) Pursue design and acquisition of a linear park along the west side of Cloverdale Road to provide trail linkage from the Boise River Greenbelt to the Southwest Planning Area. PRC1 - Studies, Mapping and Master Plans</p>
	Objective 2 Provide a balanced program of active and passive recreational services and facilities, in conjunction with private organizations, for residents of Boise of all ages, and in particular youth.	<p>1) Encourage public/private partnerships between the City and private or nonprofit groups that operate youth programs. PRC8 - Boise City Actions</p> <hr/> <p>2) Promote participation in recreational programs as an alternative to delinquency. PRC8 - Boise City Actions</p> <hr/> <p>3) Offer a full range of indoor recreation services promoting greater youth and adult activities and to serve the therapeutic needs of the elderly and disabled. PRC8 - Boise City Actions</p> <hr/> <p>4) In order to continue to provide recreation services to nonresidents, the City shall encourage:</p> <ul style="list-style-type: none"> a. A county-wide park and recreation district b. Establishment of nonresident fees c. Creation of park and recreation programs by other jurisdictions. <p>PRC2 - Inter/Intra-Agency Participation and Coordination</p>

(continued)

Recreation and Open Spaces

Legend

	Less than 10 acres		Over 10 acres		Reserve
	Developed Park Site		Developed Park Site		Cemetery
	Undeveloped Park Site		Undeveloped Park Site		
	Special Use Area		Special Use Area		

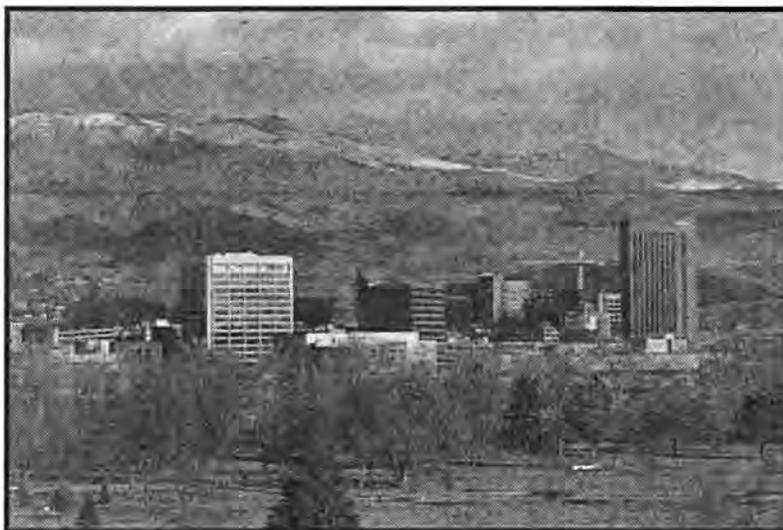


Map 5.1-1

Source: Boise City Parks and Recreation Department

**Parks and Recreation goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 5 (continued)	<p>2) Mini-parks should be at least a half-acre to accommodate appropriate facilities which include a children's play-ground facility, an open grass play area and picnic tables and/or benches. PRC1 - Studies, Mapping, and Master Plans</p> <hr/> <p>3) Require through site selection that a mini-park be central to the area it serves and be relatively level. If possible, walking distance to the site should not exceed one-quarter mile, and not require crossing busy streets. PRC1 - Studies, Mapping, and Master Plans</p> <hr/> <p>4) Provide development incentives for the inclusion of mini-parks in new subdivisions. PRC3 - Ordinances</p>
	Objective 6 Strive to provide special-use areas such as Warm Springs Golf Course and Willow Lane Athletic Complex at a service level of 2.4 acres per 1,000 population.	<p>1) Prepare a detailed cost-benefit analysis and maintenance impact statement before adding any proposed special-use area. PRC1 - Studies, Mapping, and Master Plans</p> <hr/> <p>2) Earmark all net revenues from park and recreation concessions, such as Warm Springs Golf Course, for continued capital expansion of park and recreation facilities. PRC7 - Funding</p>



Ann Morrison Park shown with the Boise downtown skyline and the Foothills in the background.

**Goals, objectives and policies
(continued)**

5.2 Urban Forestry

GOAL	OBJECTIVE	POLICIES
<p>Enhance urban appearance and environment, air quality and general quality of life through the provision of a healthy urban forest.</p>	<p>Objective 1 Rehabilitate, restructure and enhance the public urban forest by: preserving, where feasible, all existing trees of mature age; ensuring the health and survivability of all intermediate-aged trees; and planting new juvenile trees to increase the quantity, distribution and diversity of our public resource.</p>	<ol style="list-style-type: none"> 1) Support the development and implementation of a comprehensive planting plan that identifies the planting needs throughout our community and provides a systematic means by which those needs can be achieved. PRC1 - Studies, Mapping and Master Plans <hr/> 2) Evaluate current maintenance needs and allocation of resources for street and park trees and recommend changes in program priorities and policies. PRC1 - Studies, Mapping and Master Plans <hr/> 3) Increase public knowledge of trees, create a broader awareness of their value to our lives and to our community, and to instill a sense of responsibility for the care and expansion of the urban forest. PRC10 Education <hr/> 4) Determine and implement the most cost effective use of public funds focusing on community forestry and natural resource preservation and maintaining the health and safety of the public, city employees and related properties. PRC1 - Studies, Mapping and Master Plans

Part of the urban forest along Harrison Boulevard



Goals, objectives and policies (continued)

5.3 Arts and Culture

GOAL	OBJECTIVE	POLICIES
Promote public and private art and culture opportunities in the community for persons of all economic, cultural and age groups.	Objective 1 Maintain current arts programs and expand opportunities for artists through ongoing civic support, including but not limited to funding, promotion, use of city facilities and staff, ordinance amendments and development processing.	1) Support and stabilize funding for the Boise City Arts Commission (BCAC) as the City's representative agency to provide leadership and advocacy for the arts. PRC7 - Funding
		2) Adopt and implement the Metro Arts Plan. PRC1 - Studies, Mapping and Master Plans
		3) Pursue and encourage stable public and private funding sources to support the visual, performing and literary arts. PRC7 - Funding
		4) Expand access to the arts for persons with limited income or physical disability. PRC2 - Inter/Intra-agency Participation and Coordination
		5) Expand opportunities for artists of diverse cultural backgrounds to participate in Boise's cultural life. PRC1 - Studies, Mapping and Master Plans; PRC2 - Inter/Intra-agency Participation and Coordination
	Objective 2 Through urban design and city planning, create physical environments where citizens and visitors can experience art in their daily lives.	1) Designate a Cultural District in the downtown area characterized by a strong arts presence, and where the visual, performing and literary arts will be specifically promoted and accommodated. PRC1 - Studies, Mapping and Master Plans
		2) Promote Downtown as the cultural center of the Boise area through support of art in public places, including visual, literary and performing arts on both private and public property. PRC1 - Studies, Mapping and Master Plans

(continued)

Arts and Culture goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	3) Support expansion of Boise’s cultural facilities to better meet the needs of Boise’s artists and arts organizations and to improve access to arts events. PRC1 - Studies, Mapping and Master Plans; PRC2 - Inter/Intra-agency Participation and Coordination
		4) Incorporate public art in government projects, including buildings, parks, recreation facilities and public works facilities. In consultation with the BCAC, involve fine arts professionals as integral members of design teams, from conceptual design stage through final realized design. PRC3 - Ordinances
		5) Develop ordinances and incentives to encourage private developers to include public art in their projects. Encourage involvement of artists in early design stages. PRC3 - Ordinances
		6) Facilitate creation of live/work space for artists. PRC1 - Studies, Mapping and Master Plans; PRC3 - Ordinances
		7) Incorporate public art at bus stops, inside buses, within traffic circles, at city gateways, in parking garages and other appropriate transportation-oriented venues. PRC3 - Ordinances
		8) Assist neighborhood associations and the Neighborhood Enhancement Program to use public art to provide a sense of place or shared identity. PRC2 - Inter/Intra-agency Participation and Coordination; PRC3 - Ordinances
		9) Include public art, art programs and/or arts facilities in Boise City parks. PRC2 - Inter/Intra-agency Participation and Coordination; PRC3 - Ordinances

Arts and Culture goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 3 Strengthen the number and quality of arts education programs available in Boise.</p>	<p>1) Support establishment of creative partnerships to enhance school-based arts education, such as after-school arts classes, summer arts camps, collaborative training for arts instructors, training for volunteers. PRC2 - Inter/Intra-agency Participation and Coordination</p> <hr/> <p>2) Support educational programs offered by Boise's non-profit arts organizations; expand these learning opportunities through community education programs and outreach efforts. PRC2 - Inter/Intra-agency Participation and Coordination</p> <hr/> <p>3) Support and expand Arts For Kids, Boise Banner Project, YouthArt and Community Initiative and other collaborative arts education ventures between public and private sectors. PRC2 - Inter/Intra-agency Participation and Coordination</p> <hr/> <p>4) Expand arts programs and facilities of the Boise Parks and Recreation Department. PRC2 - Inter/Intra-agency Participation and Coordination</p>
	<p>Objective 4 Promote artistic endeavors serving broad audiences, involving local artists and fostering multi-cultural artistic expression.</p>	<p>1) Support art in gathering places Downtown and throughout the City, such as Boise Towne Square, BSU, the airport and parks. PRC2 - Inter/Intra-agency Participation and Coordination</p> <hr/> <p>2) Support Art in the Park, City Arts Celebration, First Night and other community arts events. PRC2 - Inter/Intra-agency Participation and Coordination</p>

(continued)

**Arts and Culture goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 4 (continued)	<p>3) Continue to present the biannual Mayor’s Awards for Excellence in the Arts, recognizing outstanding artists, arts organizations, and arts supporters. PRC2 - Inter/Intra-agency Participation and Coordination</p> <hr/> <p>4) Design and implement a long-range plan to promote cultural tourism, working with the Boise City Arts Commission, Chamber of Commerce and the Boise Convention and Visitors Bureau and other public and private entities. PRC1 - Studies, Mapping and Master Plans; PRC2 - Inter/Intra-agency Participation and Coordination</p> <hr/> <p>5) Obtain, through the Boise City Arts Commission and with other city planning efforts, regular feedback from the community about arts issues, needs and concerns. PRC1 - Studies, Mapping and Master Plans; PRC2 - Inter/Intra-agency Participation and Coordination</p>

The Boise Art Museum on Capitol Boulevard



Goals, objectives and policies
(continued)

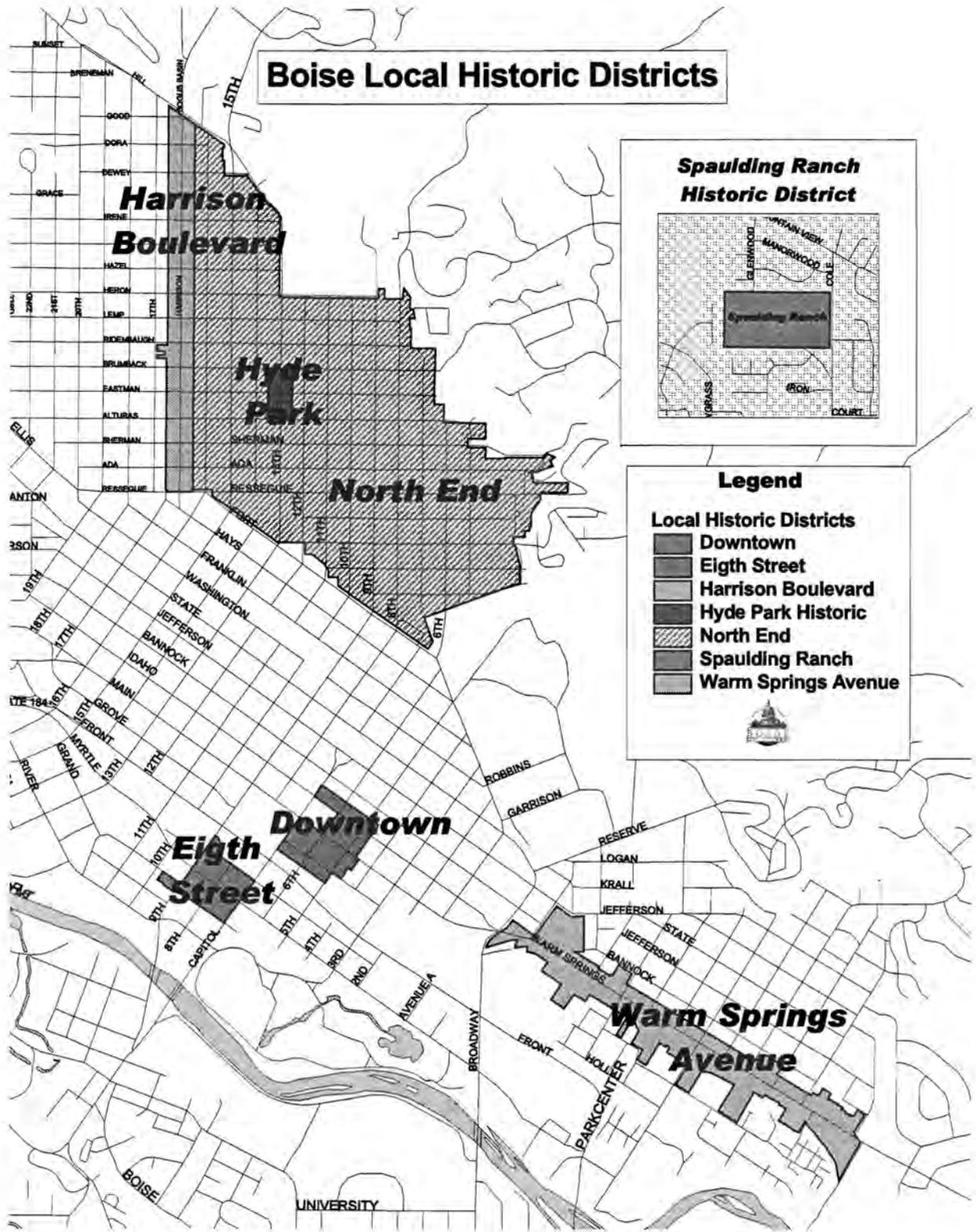
5.4 Historical Resources

GOAL	OBJECTIVE	POLICIES
<p>Protect historically and culturally significant resources that contribute to community identity and history.</p>	<p>Objective 1 Identify, study and designate the city's historic and culturally significant buildings and sites.</p>	<p>1) The Historic Preservation Commission shall revise or update its Historic Preservation Plan to reflect changes in city regulations, standards and planning objectives. PRC1 - Studies, Mapping and Master Plans</p> <hr/> <p>2) The Historic Preservation Commission shall continue to develop and maintain a comprehensive inventory of historic places in accordance with the goals of the Historic Preservation Plan. The inventory shall identify buildings, structures, sites, districts and natural features that are significant in local, state or national history; cultural, political, spiritual, economic, social or artistic development; or contribute significantly to the visual or environmental ambiance of the city or the urban design of a district or neighborhood. PRC6 - Continuation of Existing Programs</p> <hr/> <p>3) The Historic Preservation Commission shall designate Historic Places such as landmarks, properties, districts or areas based on the site's compliance with statutory requirements and the goals and policies of the Historic Preservation Plan. Criteria for designation of Boise City Historic Places shall include eligibility for nomination to the National Register of Historic Places as generally accepted by the Idaho State Historical Society. At the same time, priority for Boise designations will be given to inventory items included in the National Register of Historic Places and to other matters of special local interest, particularly when designation is requested by the owner. PRC6 - Continuation of Existing Programs</p> <hr/> <p>4) The Historic Preservation Commission shall establish standards for on-site monitoring of excavation activities. Such standards shall be mandatory within historic districts and strongly suggested for other unprotected potential historic sites. PRC4 - Development Review Process</p>

Beginning of the Hyde Park Historic District on 13th Street, Boise



(continued)



Map 5.4-1

Historical Resources goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 1 (continued)	5) The Historic Preservation Commission shall further identify, inventory and evaluate potential historic districts of particular archaeological interest. PRC1 - Studies, Mapping and Master Plans
		6) The Historic Preservation Commission shall actively pursue formal designation of potential historic districts such as the North End, East End, areas of the Central Bench, the Southeast and others as appropriate. PRC1 - Studies, Mapping and Master Plans
	Objective 2 Protect, enhance and preserve Boise's designated historic Landmarks, properties and districts.	1) The Historic Preservation Commission shall administer, in a timely, professional and thorough manner, the procedures for issuing Certificates of Appropriateness and determinations required to maintain and repair designated properties. PRC4 - Development Review Process
		2) The Historic Preservation Commission shall develop goals and policies for historic preservation to be recommended for inclusion in urban renewal plans and specific urban design plans of the city. PRC1 - Studies, Mapping and Master Plans
		3) The Historic Preservation Commission shall recommend provisions in the Boise Zoning Ordinance intended to facilitate historic preservation and conservation of quality urban design. PRC3 - Ordinances
		4) The Historic Preservation Commission shall develop recommendations as appropriate for actions such as acquisition of historic easements or facade easements, historic preservation and rehabilitation through tax incentives, lease or purchase of threatened or deteriorated property having significant historic or aesthetic merit in emergency situations, and shall encourage privately sponsored programs for historic preservation and rehabilitation when required in the public interest and to fulfill the purpose of the Historic Preservation Plan. PRC3 - Ordinances

Historical Resources goals, objectives and policies
(continued)

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 3 Promote public understanding and appreciation for Boise’s historic heritage.</p>	<p>1) The Historic Preservation Commission shall notify the public of its meetings, keep the news media informed of its activities and issue an annual report to the public, mayor and City Council. PRC6 - Continuation of Existing Programs</p> <hr/> <p>2) The Historic Preservation Commission shall solicit active participation and cooperation of people interested in its programs. The commission shall encourage voluntary assistance in implementing the ordinance, particularly for compilation and research required for the inventory of historic places. PRC6 - Continuation of Existing Program</p> <hr/> <p>3) The inventory, historical data, references and other material developed by the Historic Preservation Commission shall be made available to researchers, writers, students and other persons interested in the history and development of Boise, except information that may be legally privileged. PRC6 - Continuation of Existing Programs</p> <hr/> <p>4) Individual property owners shall be encouraged to identify designated Boise City Historic Districts, properties or landmarks with appropriate signs or plaques. PRC6 - Continuation of Existing Programs</p> <hr/> <p>5) The Historic Preservation Commission shall participate in educational and interpretive programs for historic properties owned by Boise and shall advise the city on management of such properties to preserve their historic character. PRC6 - Continuation of Existing Programs</p> <hr/> <p>6) The Historic Preservation Commission shall promote opportunities for scholarship, publication and academic credit to stimulate interest in and appreciation for Boise’s historic legacy. PRC6 - Continuation of Existing Programs</p>

Historical Assay House and Park, Main Street, Boise



Historical Resources goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 4 Coordinate with other government entities and private groups and persons to integrate historic preservation and urban conservation into Boise's public planning process.</p>	<p>1) The Historic Preservation Plan and program shall be coordinated and cooperatively administered with appropriate local and state agencies, and other relevant organizations, private institutions and individuals. Items of interest and procedures required by the Historic Preservation Ordinance shall promptly be brought to the attention of related or affected agencies. PRC3 - Ordinances</p> <hr/> <p>2) The Historic Preservation Commission and the city shall explore options for additional funding of local historic and archaeological resource programs. PRC7 - Funding</p> <hr/> <p>3) The Historic Preservation Commission shall solicit the advice and assistance of neighborhood associations in developing its plans and programs, and shall extend its support to such associations in preserving properties and conserving architectural character. PRC1 - Studies, Mapping and Master Plans</p> <hr/> <p>4) The Historic Preservation Commission shall extend its assistance to private individuals in every appropriate way to further the general objectives and purposes of the Historic Preservation Plan. PRC6 - Continuation of Existing Programs</p> <hr/> <p>5) The Historic Preservation Plan shall be integrated with the city's urban, land-use and other public planning processes that relate to the visual, aesthetic and cultural environment. PRC1 - Studies, Mapping and Master Plans</p> <hr/> <p>6) The city shall require a Certificate of Appropriateness to be issued by the Historic Preservation Commission for alteration of exterior features in historic districts, including buildings or other structures, walls, fences, light fixtures, steps or other paved surfaces, above-ground utility structures and signs. PRC4 - Development Review Process</p>

CHAPTER 6 **TRANSPORTATION**

Boise City Comprehensive Plan



Boise, Idaho — January 1997



CHAPTER 6 TRANSPORTATION

BOISE CITY COMPREHENSIVE PLAN — GOALS, OBJECTIVES AND POLICIES

The following chapter presents the goals, objectives, policies and implementing program references for transportation in the Boise Planning Area.

6.1 Streets

GOAL	OBJECTIVE	POLICIES
<p>Maintain the function of the street system for current users, emergency response efforts and for use by future generations.</p>	<p>Objective 1 Coordinate with the Community Planning Association (COMPASS), Ada County Highway District (ACHD) and Idaho Transportation Department (ITD) to ensure consistency between street improvements and the landuse plans and decisions of Boise City and surrounding city and county governments.</p>	<p>1) Continue to participate in regional transportation planning (as is currently done through the Community Planning Association) to develop and update long-range transportation plans and provide a foundation for major project selection by ACHD and ITD in Boise City and Ada County. T2 Interagency Participation, T6 Continuation of existing programs.</p> <hr/> <p>2) The most recent Regional Transportation Plan for Ada County of record is adopted by reference as part of the <i>Boise City Comprehensive Plan</i>. T1 Studies/Mapping/Master Plans</p> <hr/> <p>3) Periodically review the street classification system and work with the Ada County Highway District and the Community Planning Association to amend the street classification system as needed. Any street reclassifications shall be contingent upon an analysis of existing street configuration, existing land uses, lotting patterns, location of structures, impact on neighborhoods and area-wide transportation needs. Upgrading of residential streets to collector and arterial status shall be discouraged and shall only occur where a significant community-wide need can be identified as part of the adopted Regional Transportation Plan. T1 Studies/Mapping/Master Plans, T2 Interagency Participation</p>

**Streets goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 2 Maintain a land use decision-making process that is supportive of the service level standards identified in the most recent Regional Transportation Plan for Ada County of record, and which is protective of living environments along streets.</p>	<p>1) When reviewing land use amendments, zone changes, master plans, conditional uses and other significant entitlement requests, the City shall take into consideration the impact of the project on street levels of service. The City's preferred standards shall be those identified for new streets in ACHD's Development Policy manual, or its successor. Service level impacts shall be minimized through project modifications, traffic management plans, street improvement plans or other means. T1 Interagency Participation, T2 Ordinances</p> <hr/> <p>2) The City shall advocate the use of traffic management strategies as a means of protecting service levels of streets from naturally increasing background traffic volumes, as well as mitigation for new development. Traffic management strategies may include but are not limited to:</p> <ul style="list-style-type: none"> a) Limiting new development in the area that would be the cause of decline in service levels; b) Tying new developments to a Transportation Improvement Program (TIP) that identifies needed street improvements, if or when appropriate; c) Routing traffic to other roads with unused capacity, provided that the additional traffic will not negatively impact the safety and comfort of existing neighborhoods, as identified by ACHD's traffic-calming policy; d) Use of traffic-calming techniques; e) Capturing trips with service commercial centers in new projects; f) Reduction of trips through alternative travel modes including bike and pedestrian paths and transit services. <p>T4 Development Review</p> <hr/> <p>3) Historic district streets shall be managed in such a manner that the flavor and character of the historic districts are preserved and enhanced while maintaining the livability of these neighborhoods and preserving the functionality of the street system. The use of traffic management strategies as described above shall be given priority over street widenings, lane additions and removal of on-street parking as a means of resolving traffic flow problems. T4 Development Review</p>

Capitol Boulevard at Level of Service C during non-peak hours



(continued)

**Streets goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	<p>4) The City shall work with ACHD and COMPASS and participate on the COMPASS Model Advisory Committee in a joint effort to establish the method by which level of service is measured when considering traffic impacts. T2 Interagency Participation</p>
		<p>5) The City shall work with ACHD and COMPASS to establish legally defensible standards relating to traffic impacts of new development on existing residential streets. T2 Interagency Participation</p>
		<p>6) "Cut-through" traffic or "traffic routed through" a neighborhood on local streets from arterial streets shall be discouraged through the development review process, through the provision of an adequate arterial and collector system and through the use of appropriate traffic calming and traffic control strategies. T2 Interagency Participation, T4 Development Review</p>
		<p>7) Motorized traffic may have to experience some inconvenience in order to preserve neighborhoods. T4 Development Review</p>
		<p>8) Wherever considered feasible by the Ada County Highway District, intersections along Boise Avenue and Beacon Street should be improved to handle increased traffic. If improvements are made to intersections along Boise Avenue, steps should be taken to protect the existing and/or proposed Oregon Trail monument/park sites along Boise Avenue, between Capitol Boulevard and Broadway Avenue. T2 Interagency Participation, T4 Development Review</p>
		<p>9) Portions of Broadway Avenue should be modified to accommodate through traffic and the conflicts arising from turning movements onto the Boise State University (BSU) campus. This could be accomplished through signalization changes, longer stacking lanes or other modifications. T2 Interagency Participation</p>

Streets goals, objectives and policies
(continued)

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 3 Encourage completion of the existing street system and creation of new links, within reasonable constraints, as the transportation system develops.</p>	<p>1) Identify and preserve possible freeway interchange corridors, including Five Mile and Columbia Roads. T1 Studies/Mapping/Master Plans</p> <hr/> <p>2) Extend the major roadway system which is currently terminated by a Bench or river crossing when this can be done in consideration of environmental, land use and financial goals. T1 Studies/Mapping/Master Plans</p> <hr/> <p>3) Identify and preserve all feasible arterial crossings of the benches to the valley and the Boise River to allow for future transportation options. T1 Studies/Mapping/Master Plans</p> <hr/> <p>4) Pursue the delineation and development of a Foothills Loop road when this can be done in consideration of environmental, land use and financial goals. T1 Studies/Mapping/Master Plans, T2 Interagency Participation</p> <hr/> <p>5) New developments shall be required to stub access to adjacent undeveloped parcels, where appropriate. T2 Interagency Participation, T4 Development Review Process</p> <hr/> <p>6) All new development shall be reviewed for appropriate opportunities to connect to local roads and collectors in adjacent developments. T2 Interagency Participation</p> <hr/> <p>7) A collector street system shall be pursued within each square mile of development adequate to serve the density of development. T1 Studies/Mapping/Master Plans, T2 Interagency Participation</p>

Streets goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 4 Promote landuse policies that limit access as necessary to maintain safe and efficient operation of the existing street system while allowing reasonable access to individual development parcels.</p>	<p>1) Support the access restriction policies of the Ada County Highway District. T2 Interagency Participation</p> <hr/> <p>2) Allow full access to parcels abutting local streets, except where adequate alley access exists to individual lots, in which case new developments shall be encouraged to utilize the alley for access. T2 Interagency Participation</p> <hr/> <p>3) Discourage direct lot access to parcels abutting collector streets. T4 Development Review Process</p> <hr/> <p>4) Limit access to all arterial streets. T4 Development Review Process</p> <hr/> <p>5) Develop grid systems at commercially zoned arterial intersections, where feasible, in order to support increased traffic. T4 Development Review Process</p> <hr/> <p>6) Improve access control on existing streets through the review of new developments. T4 Development Review Process</p> <hr/> <p>7) Alley abandonment shall be discouraged. T2 Interagency Participation, T4 Development Review Process</p> <hr/> <p>8) Develop methods, such as cross-access agreements, frontage and backage roads, to reduce the number of existing access points onto arterial streets. T3 Ordinances</p> <hr/> <p>9) Work with adjacent jurisdictions to develop more restrictive access limitations than presently exist for arterials and highways of regional transportation importance. T2 Interagency Participation, T4 Development Review Process</p>

Streets goals, objectives and policies (continued)

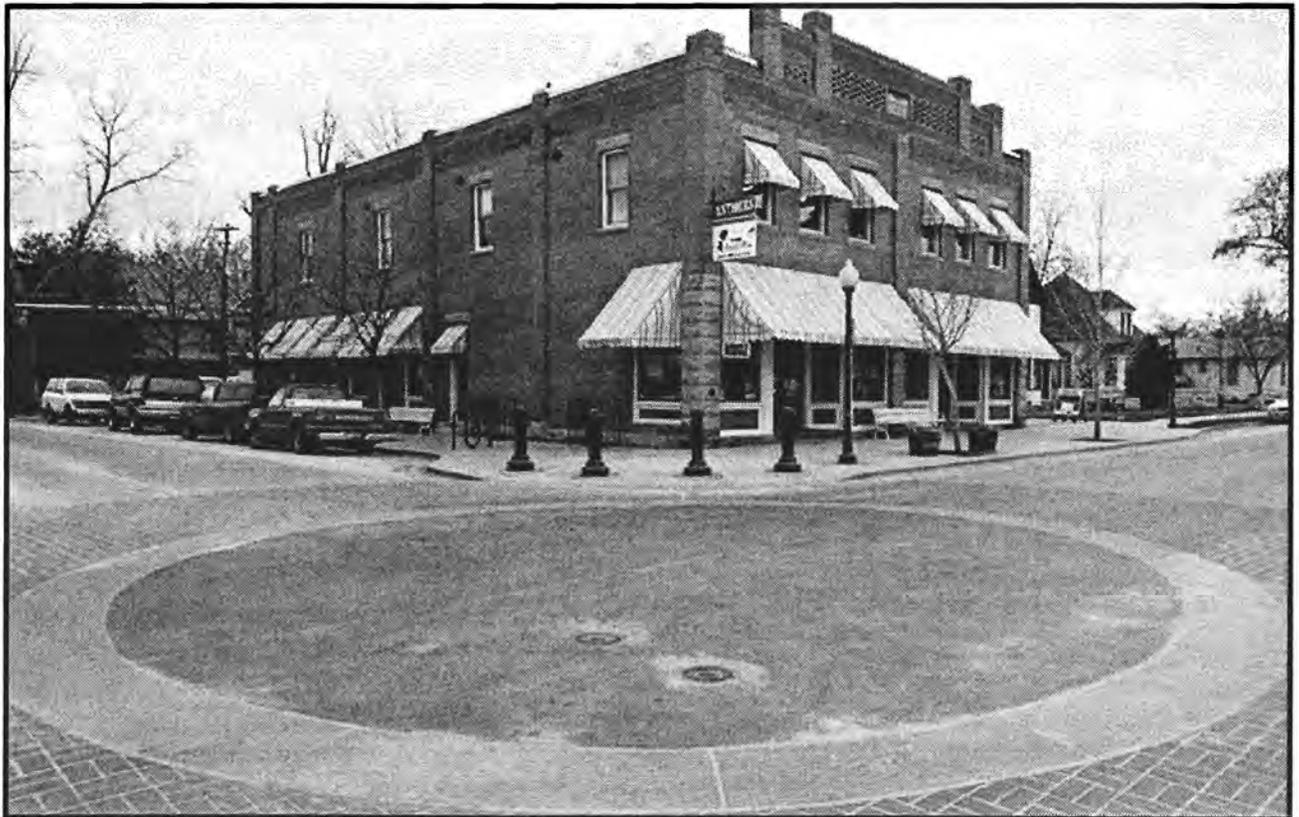
GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 5 Maintain safe and comfortable neighborhoods by minimizing speeding and cut-through traffic.</p>	<p>1) Work with the Ada County Highway District, local developers and neighborhoods in the operation of a local traffic-calming policy. T2 Interagency Participation</p> <hr/> <p>2) Encourage traffic-calming in a way that minimizes adverse effects on adjacent streets. T2 Interagency Participation</p> <hr/> <p>3) Implement, in conjunction with ACHD and the Boise City Fire Department, alternative street standards related to new urbanism, including narrower local streets and tighter curb radii. Allow use of these standards in conjunction with the city's alternative zoning code for new urbanism as described in the Community Quality chapter. T2 Interagency Participation, T3 Ordinances</p> <hr/> <p>4) The City, ACHD and ITD shall resolve responsibility for design and installation of sidewalks. T2 Interagency Participation</p>
	<p>Objective 6 The owner or developer of all new developments located within incorporated Boise City limits and of all new subdivisions located within the Boise City impact area shall provide for street lights in accordance with the City's Street Light Placement Policy.</p>	<p>1) Street lights shall be provided in local residential areas at a maximum spacing of 600 feet and at locations where street lighting will improve public safety. The 600 foot maximum criteria shall apply in areas of relatively straight and level streets that have no locations of obvious traffic conflict. Street intersections and other locations of potential pedestrian or vehicle hazards may require increased levels of street lighting. T4 Development Review process</p> <hr/> <p>2) Lighting along arterial and major collector streets located in predominantly industrial/commercial areas shall be in accordance with national standards established by the Illuminating Engineering Society and the American Association of State Highway and Traffic Officials. T4 Development Review Process</p> <hr/> <p>3) Allowance is made for nonstandard lighting in the City's Street Light Placement Policy. T4 Development Review Process</p>

(continued)

**Streets goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 6 (continued)	<p>4) Commercial development (both new and substantial remodels) shall be required to comply with the City’s Street Light Placement Policy. T4 Development Review Process</p> <hr/> <p>5) Development (both new and substantial remodels) located within designated Historical Lighting Districts shall be required to comply with special lighting requirements. The most current and approved version of the Historical Lighting Area Map shall be utilized as a guide by the Boise City Public Works Department in making this determination. T4 Development Review Process</p>

Traffic-calming paving technique used in Hyde Park



Goals, objectives and policies (continued)

6.2 Transit

GOAL	OBJECTIVE	POLICIES
Provide a high-quality public transit system.	Objective 1 Develop and maintain a public transit system that, in conjunction with Transportation Demand Management, will reduce single-occupant automobile usage and ultimately capture 10% of peak-hour commuter trips in the city.	1) Maintain existing bus service, work to implement the proposed hybrid routing structure and expand bus service into areas with densities that will support transit, as they develop. T1 Studies/Mapping/Master Plans
		2) Identify dedicated funding for the transit system and foster state enabling legislation to allow such funding to be used. T7 Funding
		3) Support development of a regional transit plan. T2 Interagency Participation
	Objective 2 Supply buses that are physically accessible to persons with disabilities.	1) Pursue federal, state and other funding to ensure a fully accessible fleet by 1997. T7 Funding
		2) Continue to maximize use of fixed-route services by people with disabilities. T6 Continuation of Existing Programs
	Objective 3 Provide customized bus programs for institutions and activity centers.	1) Continue and expand use of subsidized fare programs for Boise State University (BSU), public schools and other potential users. T6 Continuation of Existing Programs
		2) Work with Micron, Hewlett-Packard, St. Luke's and St. Alphonsus hospitals, government agencies and other employment centers to develop incentive programs for bus ridership. T2 Interagency Participation
		3) Provide special routes, frequency or hours of operation for specific destinations, such as major employers, where it can be demonstrated to be cost-effective. T1 Studies/Mapping/Master Plans

**Transit goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 4 Reduce single-occupancy vehicles trips from outlying areas by developing a city-wide park-and-ride system.</p>	<p>1) Work with private developers to create a park-and-ride system. Evaluate zoning and design ordinances related to park-and-ride lots to facilitate and encourage creation of park-and-ride lots integrated into larger nonresidential and residential developments. T3 Ordinances</p> <hr/> <p>2) Work with Boise Urban Stages (BUS) and ACHD to create a park-and-ride system compatible with transit operations. Coordinate park-and-ride locations with the future transit system proposed in BUS Long-Range Transit Plan. T2 Interagency Participation</p> <hr/> <p>3) Provide for the maintenance of a park-and-ride system by encouraging private operators to fully maintain the park-and-ride facilities located on their property and encouraging public entities to fully maintain the park-and-ride facilities located on their property. T3 Ordinances</p>
	<p>Objective 5 Coordinate transit planning with the landuse planning process.</p>	<p>1) Create and maintain a landuse plan, zoning standards and design policies that encourage transit-oriented developments. T1 Studies/Mapping/Master Plans, T3 Ordinances</p> <hr/> <p>2) Involve BUS in the early review of development projects in order to assess opportunities for transit-oriented designs and amenities. T4 Development Review Process</p> <hr/> <p>3) Boise State University campus growth should comply with adopted land use and transportation plans for the surrounding areas, as well as growth needs of the University. T2 Interagency Participation</p> <hr/> <p>4) Use of mass transit, ridesharing, and other alternate modes of transportation should be encouraged by BSU for their staff, faculty and students. T2 Interagency Participation, T6 Continuation of Existing Programs</p>

Modern bus operated by Boise Urban Stages



(continued)

Transit goals, objectives and policies
(continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 5 (continued)	5) Evening bus service should be considered as BSU night class enrollment increases. T2 Interagency Participation, T4 Development Review
		6) On-campus shuttle buses should be considered for BSU as the campus grows. T2 Interagency Participation

6.3 Pathways

GOAL	OBJECTIVE	POLICIES
<p>Provide, in conjunction with ACHD, ITD, Boise Parks and Recreation and others, a safe and effective network of recreational and transportation pathways throughout the planning area.</p>	<p>Objective 1 Implement pathway plans as quickly as funding permits while retaining flexibility in the location and implementation stages of pathway development.</p>	<p>1) Require the provision of pathways, when consistent with the <i>Ada County Ridge-to-Rivers Pathway Plan</i> and/or the <i>Boise Comprehensive Park and Recreation System Plan</i>, in the following cases:</p> <ul style="list-style-type: none"> a) In new projects; b) When improvements are made to existing bridges, roads, open space areas or other structures by public or private entities; c) If the area in question would provide an important link in the pathway network. <p>T1 Studies/Mapping/Master Plans, T4 Development Review Process</p> <hr/> <p>2) Encourage the provision of pathways when improvements are made to existing bridges, roads, open space areas or other structures by public or private entities.</p> <p>T4 Development Review Process</p> <hr/> <p>3) Consider the appropriateness of pathway use of abandoned rights-of-way as part of any vacation process.</p> <p>T4 Development Review Process</p>

Boise Greenbelt pathway



Pathways goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 Design safe and functional pathways.	<p>1) Use the most current versions of the manuals noted below as the official policy guides for planning, design, construction and maintenance of pathways:</p> <ul style="list-style-type: none"> — Guide for the Development of Bicycle Facilities, American Association of State Highway and Transportation Officials — The Bicycle Pedestrian Design Manual for Ada County, Ada County Highway District — Mountain Bike Trails: Techniques for Design, Construction and Maintenance, USFS and Bike Centennial. — The Design Guide for Accessible Outdoor Recreation, USDA Forest Service. <p>T4 Development Review Process</p> <hr/> <p>2) Require, in conjunction with ITD, ACHD and others, that pathway facilities be planned, designed, constructed and maintained to a reasonable level of safety and use, giving consideration to such factors as surface treatment, clearance conditions, signal control devices, lighting and intersection design.</p> <p>T3 Ordinances, T8 Maintenance and Facility Improvements</p> <hr/> <p>3) Coordinate with other entities to develop an assortment of continuous pathway corridors for both recreational and commuting purposes, which connect residents with common destination points such as major employment, shopping, recreation and educational facilities. Potential corridors may include, but are not limited to:</p> <ul style="list-style-type: none"> — The Oregon Trail; — Bench rims; — Drainage canals and other water courses; — Utility corridors; — Abandoned railway corridors; — Existing and planned streets and highways. <p>Consideration of access to these corridors shall include provisions for parking, trailheads, micro-paths and view corridors.</p> <p>T1 Studies/Mapping/Master Plans, T7 Funding</p>

(continued)

**Pathways goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	<p>4) Coordinate with other local governments and private entities to identify and target physical obstacles for removal and other spot improvements. T1 Studies/Mapping/Master Plans</p> <hr/> <p>5) Coordinate with ACHD and ITD to provide for the installation of sidewalks on all collectors and arterials, even if those roads are not on the five year list of improvements, where feasible. T2 Interagency Participation</p> <hr/> <p>6) Seek to protect wildlife habitat through seasonal closures and pathway location, design and type. T3 Ordinances</p> <hr/> <p>7) Encourage ACHD and ITD to consider the needs of pathway users in the initial planning of state, county and local roadway and bridge projects, with adequate funds included in project budgets to accommodate the identified needs both during the construction period and ongoing maintenance following the completion of the project. T2 Interagency Participation</p> <hr/> <p>8) Design pathways on and near the BSU campus to minimize conflicts between pedestrians and automobile traffic. T8 Maintenance and Facility Improvements</p>
	Objective 3 Increase incentives for pathway use as a means of alternative transportation.	<p>1) Through development ordinances, require employers of a certain size to produce balanced transportation plans for their employees' commuting needs. Give public recognition to participants and promote successful trip conversion programs sponsored by agencies and companies. T3 Ordinances</p> <hr/> <p>2) Enhance transportation interfaces so that bicyclists and pedestrians may employ multiple modes of transportation in reaching their destination, and maximize pathway connections with alternate modes of transportation and with each other. T3 Ordinances, T8 Maintenance and Facility Improvements, T9 Boise City Actions</p>
		(continued)

Pathways goals, objectives and policies
(continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 3 (continued)	<p>3) Coordinate with other governments to identify and program projects to improve complementary accessory uses, including but not limited to restrooms, drinking water and public telephones along major pathways. T2 Interagency Participation</p> <hr/> <p>4) Through city development ordinance, promote provision of safe, secure, appropriately designed and conveniently located bicycle parking accommodations and shower/locker/storage facilities, where appropriate. T3 Ordinances</p> <hr/> <p>5) Provide incentive zoning as one way to create public access and open-space corridors. T3 Ordinances</p>
	Objective 4 Emphasize education, enforcement and distribution of pathway information as important components of a successful pathway plan.	<p>1) Coordinate with other local governments, including the school districts, to provide pathway safety education presentations and demonstrations for adults and school children at least once a year. Bike helmet use should be a major emphasis in these presentations. T1 Studies/Mapping/Master Plans, T5 Education</p> <hr/> <p>2) Provide publicity for newly opened pathway facilities, bicycle safety and education workshops and other implementing activities of the pathways plan. T5 Education, T6 Continuation of Existing Programs</p> <hr/> <p>3) Provide consistent enforcement of traffic laws that enhance bicycle safety by citing violations by both bicyclists and motor vehicle operators alike. T10 Enforcement</p> <hr/> <p>4) Identify ways to improve traffic and enforcement laws as they pertain to pedestrian/motor vehicle conflicts. T5 Education</p>

**Goals, objectives and policies
(continued)**

6.4 Transportation Demand Management

GOAL	OBJECTIVE	POLICIES
<p>Reduce reliance on the single-occupant vehicle and implement a wide variety of cooperative public and private programs, known as Transportation Demand Management programs, that will help reduce traffic congestion.</p>	<p>Objective 1 Reduce the number of single-occupant vehicles on the roadway by shifting travel to high-occupancy vehicles.</p>	<p>1) In cooperation with the Ada County Highway District, encourage commuters to use car/vanpool programs and public transit as alternatives to the single-occupant automobile by providing incentives. T2 Interagency Participation, T9 Boise City Actions</p> <hr/> <p>2) Coordinate with Ada County Highway District, Idaho Transportation Department and the Community Planning Association to implement a system of park-and-ride in low-density areas associated with current and planned transit and rideshare services to support and encourage transit use and ridesharing. T2 Interagency Participation, T9 Boise City Actions</p> <hr/> <p>3) Encourage use of shared parking arrangements at park-and-ride facilities for any public or private use, and include allowances in city ordinances standards for counting shared parking spaces in meeting parking standards. T3 Ordinances, T9 Boise City Actions</p> <hr/> <p>4) Encourage commercial developments to provide park-and-ride lots where practical and feasible, especially along current and future transit routes. T3 Ordinances, T9 Boise City Actions</p>
	<p>Objective 2 Provide opportunities for private interests to participate in improving the circulation system through Transportation Demand Management.</p>	<p>1) Draft and implement a city Transportation Demand Management (TDM) ordinance. This process shall include private-sector interests in the development and implementation of TDM programs. T3 Ordinances, T9 Boise City Actions</p> <hr/> <p>2) Transportation Demand Management programs to be included in the ordinance may include, but are not limited to:</p>

(continued)

Transportation Demand Management goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	a) Provision of bike lockers; b) Providing information to employees about alternative commute programs; c) Preferential parking for car pools and van pools; d) Allowance for flex time; e) Allowance for telecommuting and home occupations. T3 Ordinances, T9 Boise City Actions
		3) Work with ACHD to develop incentives such as reduced parking requirements or deferred development impact fees when certain TDM techniques are implemented. T2 Interagency Participation, T9 Boise City Actions
		4) Encourage formation of Transportation Management Associations to assist in achieving overall transportation goals and implementing the TDM ordinance. T3 Ordinances, T9 Boise City Actions
	Objective 3 Encourage parking pricing and supply programs that minimize the amount of vehicle parking in public and private developments.	1) Work with the Ada County Highway District, Idaho Transportation Department and the Community Planning Association to reduce free on-street parking in nonresidential areas well served by transit. T2 Interagency Participation, T9 Boise City Actions
		2) Review on-street parking meter prices and parking fines to discourage long-term (two hours or more) parking, especially within areas designated as transit corridors and transit-oriented development centers. T9 Boise City Actions
		3) Encourage employers to provide an employee transportation subsidy that can be applied toward the purchase of a transit pass, vanpool program or a parking permit, rather than providing free employee parking. The program should be coordinated with ACHD's impact fee assessment and on-site parking requirements as well as enforcement of peripheral neighborhood parking permits. T5 Education, T9 Boise City Actions

(continued)

**Transportation Demand Management goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 3 (continued)	<p>4) Review Boise City parking standards to establish maximum requirements for all nonresidential uses. Parking standards should recognize the capacity of transit service and alternative-mode commute options and availability of off-site, on-street parking facilities. Parking standards should be set to reasonably accommodate employees and clients for whom alternate-mode commuting is not a realistic option, and should not place any geographic area at a competitive disadvantage. T3 Ordinances, T9 Boise City Actions</p> <hr/> <p>5) Continue the residential parking permit program with expanded enforcement to discourage nonresidential parking on residential streets. T6 Continuation of Existing Programs, T9 Boise City Actions</p> <hr/> <p>6) Review on-site parking standards to require preferential location of parking for van pools and car pools. T3 Ordinances, T9 Boise City Actions</p> <hr/> <p>7) Incorporate the concept of joint-use parking in mixed-use areas into city parking ordinances to reduce the total amount of parking required. This would allow reciprocal parking between compatible uses (peak use occurs at different hours) to provide adequate parking spaces, while minimizing the quantity of parking (and land area) needed. T9 Boise City Actions</p>

Cyclists on the Greenbelt



Goals, objectives and policies (continued)

6.5 Landscaping

GOAL	OBJECTIVE	POLICIES
Create a transportation system that is visually attractive and conducive to pedestrian travel.	Objective 1 Accommodate appropriate landscaping elements within and adjacent to the public street right-of-way.	<p>1) Work with the Ada County Highway District, Idaho Transportation Department and other local governments to develop an agreement concerning landscaping and xeriscape standards and designs and financing and maintaining street landscaping on public rights-of-way. T2 Interagency Participation, T3 Ordinances</p> <hr/> <p>2) Work with the Community Planning Association, Ada County Highway District and Idaho Transportation Department to update the gateways element of the <i>Transportation Plan</i> of record. T2 Interagency Participation</p> <hr/> <p>3) Inventory publicly and privately-owned landscaping along the street system, particularly along major roadways. T9 Boise City Actions</p> <hr/> <p>4) Work with other governments, including the Community Planning Association, Ada County Highway District and or Idaho Transportation Department to create a street landscaping capital improvement program that can support pursuit of federal, state, local and private funds. T1 Studies/Mapping/Master Plans, T7 Funding</p> <hr/> <p>5) Develop incentives for developments along major streets to increase and improve the quality of landscaping. Regular follow-up programs designed to ensure continued maintenance should be considered as part of the incentive program. T5 Education</p> <hr/> <p>6) Discourage waiver by ACHD of landscape strip requirements, and encourage that landscape strips always be required along gateway arterials and collectors and in areas already characterized by existing landscape strips. T4 Development Review Process</p>

(continued)

**Landscaping goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 1 (continued)	7) Prohibit tall fencing along arterials and collectors unless the visual impact is mitigated through landscaping. T3 Ordinances

Median landscaping along Harrison Boulevard



**Goals, objectives and policies
(continued)**

6.6 Railroad

GOAL	OBJECTIVE	POLICIES
<p>Promote safe and efficient rail service to the Boise area, and preserve options for a future multi-modal transportation system that includes light rail.</p>	<p>Objective 1 Protect the railroad corridor for the safe transportation of people and goods by traditional rail users.</p>	<p>1) Review the landuse plan, zoning and subdivision standards along the existing rail corridor to ensure appropriate land uses and site design to avoid encroachment and noise issues. T1 Studies/Mapping/Master Plans</p>
		<p>2) Work with ACHD to minimize at-grade crossings of the track for new projects. T3 Ordinances</p>
		<p>3) Coordinate with the railroad companies and ACHD to provide appropriate signage, traffic controls and public education to minimize train-crossing accidents in the community. T2 Interagency Participation</p>
	<p>Objective 2 In the event that the railroad is to be abandoned, protect the corridor for urban transit and/or pathways users.</p>	<p>1) Work with Ada County and Canyon County governments, state agencies and the Union Pacific railroad to evaluate alternative transportation measures, including an intra- and intercounty fixed guideway system, which could use the existing rail corridor. Use of the corridor for a pathway system should be included in the alternatives. T1 Studies/Mapping/Master Plans</p> <p>2) Coordinate with other local and state governments to preserve the remaining rail corridor, through purchase, lease or easement agreement, when all or part of the corridor is proposed for abandonment. T2 Interagency Participation</p>



**Rail line
through Boise**

**Goals, objectives and policies
(continued)**

6.7 Airport

GOAL	OBJECTIVE	POLICIES
Protect the long-term viability of the Boise Air Terminal as a part of the city's multi-modal transportation system.	Objective 1 Ensure the ability to expand the Boise Air Terminal as needed to meet regional air travel needs	1) Implement the Airport Master Plan, dated March 1993, as the airport's long-range expansion planning document. Future amendments and additions to the <i>Airport Master Plan</i> shall be reviewed for consistency with the <i>Boise City Comprehensive Plan</i> prior to adoption into the plan. T4 Development Review Process
		2) Adopt and implement the recommendations of the Federal Aviation Regulation Part 150 Noise Land-Use Compatibility Study. T1 Studies/Mapping/Master Plans
		3) Continue to require aviation easements throughout the entire Airport Influence Area for all permitted uses. T4 Development Review Process
		4) Continue to identify land required for expansion and protection of the Boise Air Terminal for public purchase. T7 Funding
		5) Pursue additional on-site parking lot development for the airport, and off-site parking south of I-84. T4 Development Review Process
		6) Enforce requirements of the landuse plan and noise section of the <i>Comprehensive Plan</i> for protection of the airport from incompatible uses. T3 Ordinances
	Objective 2 Support the city's travel reduction goals in relation to airport-based travel.	1) Future airport design shall incorporate high-occupancy vehicle considerations, including bus facilities such as pullouts, loading platforms, shelters and passenger information facilities. Curb access along the terminal is especially important in improving transit access. T3 Ordinances

(continued)

Airport goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	<p>2) Airport master planning shall incorporate pathway designs that connect airport employment destinations with modal alternatives and with pathways designated in the Ridge-to-Rivers plan. T1 Studies/Mapping/Master Plans, T2 Interagency Participation</p> <hr/> <p>3) Airport master planning shall protect the existing rail corridor and provide appropriate land uses and site designs. T1 Studies/Mapping/Master Plans, T2 Interagency Participation</p> <hr/> <p>4) Airport master planning for remote parking facilities shall include provisions for shuttle buses connecting to the airport terminal and other destinations within the airport area. T1 Studies/Mapping/Master Plans, T2 Interagency Participation</p>

Boise Air Terminal



CHAPTER 7 **COMMUNITY QUALITY**

Boise City Comprehensive Plan



Boise, Idaho — January 1997





CHAPTER 7 COMMUNITY QUALITY

BOISE CITY COMPREHENSIVE PLAN — GOALS, OBJECTIVES AND POLICIES

The following chapter presents the goals, objectives, policies and implementing program references for Community Quality in the Boise Planning Area. Goals are divided into the three main subsections: Housing, Community Design, and Neighborhoods.

7.1 Housing

GOAL	OBJECTIVE	POLICIES
Provide an adequate supply of safe, sanitary housing at price and rent levels appropriate to the varied financial capabilities of City residents, and provide for a diversity in type, density and location of housing with special emphasis on maintaining neighborhood stability.	Objective 1 In order to accommodate the projected Boise Planning Area population of 253,000 by the year 2015, anticipate a need for the production of 19,100 single-family detached units, 11,700 single-family attached units and 13,800 multi-family units by the year 2015.	1) Create incentives for the production of housing on under-utilized land, by developing and/or utilizing programs such as: <ul style="list-style-type: none"> a) Main Street/Arterial Infill Program in which high density residential uses are promoted along selected arterials in lieu of “strip commercial” uses. b) Infrastructure Infill Program in which density bonuses for infill projects are based upon a site’s proximity to specified existing services and infrastructure facilities. c) Neighborhood Add-A-Rental Infill Program in which accessory units are allowed in all single family zones, provided that one unit remain owner occupied. CQ1, CQ2, CQ5, CQ8, CQ9, CQ15, CQ16
Implementing Program Codes		
CQ1 Zoning Ordinance CQ2 Revise Subdivision Regulations CQ3 Implement Architecture, Site, and Landscape Design Guidelines CQ4 Adopt and Implement an Historic Structure Building Code CQ5 Initiate and Implement Redevelopment Plans CQ6 Enforce Codes CQ7 Develop and Implement Gateway Improvement Plans CQ8 Housing Monitoring Program CQ9 Public-Private Partnerships CQ10 Assisting “At Risk” Units CQ11 Regional Homeless Program CQ12 Peak Load Management Program CQ13 Energy Conservation Retrofit Program CQ14 Energy Audits CQ15 Federal, State, and Local Programs CQ16 Implementing Agencies CQ17 Neighborhood Planning Resources CQ18 Council Resolution CQ19 Neighborhood Registration Requirements CQ20 Neighborhood Planning Monitoring Program		2) Ensure preservation of the City’s historic districts and resources by developing special protective measures when implementing the infill programs specified in Policy 1. CQ1, CQ3, CQ4
		3) Develop incentives (such as zoning allowances for loft apartments, commercial and residential mixed uses, and accessory uses) in order to encourage the private sector to provide needed housing in the City. CQ1, CQ-2, CQ4, CQ5, CQ-15
		4) Continue to engage in the direct production of affordable housing through public and private partnerships. CQ9, CQ10, CQ15, CQ16
(continued)		

Housing goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)		5) Encourage construction of compatible infill housing in existing single-family neighborhoods by applying the design criteria established in Section 7.2. CQ1, CQ2, CQ3, CQ4
		6) Reduce the minimum lot size to 5,000 square feet (50 by 100 feet) within the R-1C Zoning District. CQ1, CQ2
		7) Encourage the use and development of modular lotting patterns (narrow lots that can be developed singly or combined into larger lots). CQ1, CQ2
		8) Encourage the maintenance and improvement of existing manufactured housing and mobile home developments and allow for new opportunities for manufactured housing development within the planning area. CQ15, CQ16
	Objective 2 Provide residents of Boise City and the City's Area of Impact the opportunity to seek housing in a neighborhood of their choice.	1) Support fair-housing goals by establishing a regional fair-share housing program. CQ8, CQ9, CQ11 CQ15, CQ16
		2) Prohibit discrimination in the sale or rental of housing on the basis of age, race, color, religion, sex, familial status, national origin, or handicap. CQ8, CQ9, CQ15, CQ16
		3) Inform the general public of their rights and obligations under fair-housing laws and the grievance procedures available in case of violation. CQ9, CQ16

**Housing goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 3 Provide continuing information and cooperation to the private sector regarding housing demand, infill potential and location of build-able land.</p>	<p>1) Utilize the “vacant and underdeveloped land database” in conjunction with the Infill Infrastructure System. CQ8, CQ9, CQ10</p> <hr/> <p>2) Continue developing the City’s land-use database to track information on acreage, existing and potential development and other pertinent information. CQ8, CQ9, CQ10</p> <hr/> <p>3) Using the U. S. Census format, compile building-permit activity in each census tract by unit type, i.e., single-family detached, single-family attached, 2-4 units and 5+ units. CQ-8</p>
<p>Affordable housing near downtown, Davis Park Apartments</p>	<p>Objective 4 Facilitate development and retention of compatible housing for low and moderate-income households throughout the community.</p>	<p>1) Encourage a mix of housing types, densities and price ranges in residential developments. CQ1, CQ2, CQ5</p> <hr/> <p>2) In the event of residential reuse of a mobile home park, the existing density shall be grandfathered in order to minimize net loss of units in the City. CQ1, CQ2</p> <hr/> <p>3) Encourage and support housing programs financed by other levels of government for low- and moderate-income and senior citizens. CQ15, CQ16</p> <hr/> <p>4) Promote dispersal of low and moderate income housing throughout the Boise City Planning Area. CQ1, CQ2, CQ8, CQ9</p> <hr/> <p>5) Encourage development of residential units that are accessible to handicapped persons and adaptable for conversion to use by handicapped persons. CQ1, CQ3, CQ6, CQ15, CQ1</p>



(continued)

Housing goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 4 (continued)	<p>6) Encourage nontraditional housing models to provide affordable housing and temporary or transitional shelter for those with special needs such as for the abused, homeless and handicapped. CQ1, CQ5, CQ9, CQ11, CQ15, CQ16</p> <hr/> <p>7) Encourage development of self-help programs through nonprofit organizations. CQ15, CQ16</p>
	Objective 5 Encourage the preservation, upkeep, maintenance and rehabilitation of existing housing in the City.	<p>1) Promote maintenance of existing housing, including dwellings occupied by households utilizing governmental and/or nonprofit housing assistance programs. CQ6, CQ15</p> <hr/> <p>2) Continue to utilize programs to improve the condition of the existing housing inventory. CQ15, CQ16</p> <hr/> <p>3) Promote awareness among property owners and residents of the importance of property maintenance to long-term housing quality. CQ1, CQ6</p> <hr/> <p>4) Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions. CQ6</p> <hr/> <p>5) Continue use of the State Redevelopment Law, where appropriate, and other techniques to replace or upgrade blighted conditions in the City. CQ5, CQ-15, CQ16</p> <hr/> <p>6) Establish target areas for future housing rehabilitation and maintenance programs. CQ5, CQ8, CQ15, CQ16</p> <hr/> <p>7) Provide economic assistance, as funds are available, to improve physically deteriorated structures in the City. CQ15, CQ16</p>

Housing goals, objectives and policies
(continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 6 Promote energy efficiency in new and existing housing.	1) Promote energy conservation features in the design of all new housing developments and encourage installation of conservation devices in existing development. CQ12, CQ13, CQ14 <hr/> 2) Promote water conservation through ordinance revisions, education, public service announcements, and other similar techniques. CQ1, CQ15

Goals, objectives and policies (continued)

7.2 Community Design

Note: The Community Design goals, objectives and policies are divided into six subcategories: 1) General Goals, 2) Residential Development, 3) New Residential Subdivisions, 4) Commercial Development, 5) Industrial Development, including office and institutional, and 6) Gateways.

GOAL	OBJECTIVE	POLICIES
GENERAL GOALS		
Create a community composed of neighborhoods in which services and amenities are convenient, visually pleasing and properly integrated and designed to encourage walking and cycling.	Objective 1 Promote and establish a physical framework of development in the City which encourages the development of form and character of its districts, the preservation of its neighborhoods and the conservation of its historical identity.	1) Require adherence to the Design Guidelines (Appendix II-A) prescribed in this <i>Comprehensive Plan</i> , as appropriate. CQ1, CQ2, CQ-3, CQ-4
		2) Establish thresholds for classifying residential, commercial and industrial developments as "Projects of Neighborhood Impact." CQ1
		3) When Projects of Neighborhood Impact are scheduled before the planning and zoning commission, the staff report shall include input from the Long Range Planning Section and the Design Review Section of the City's Community Planning and Development Department. CQ1
		4) The City shall explore a code amendment that would allow the Design Review Committee flexibility to deviate from Planning and Zoning Commission project conditions if such deviation would result in better design and not result in additional need for variances or exceptions. CQ1
		5) Develop and implement a screening and buffer yard program based upon the intensity of adjacent uses. CQ1, CQ3
		6) Develop and implement an alternative neo-traditional zoning code. CQ1, CQ2, CQ3

(continued)

**Community Design goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 1 (continued)	<p>7) Require Planning Commission approval for all billboard approvals in the planning area. CQ1</p> <hr/> <p>8) Architectural design, building orientation, landscaping and site planning will be examined for use of energy conservation techniques which take advantage of available renewable energy resources. CQ3, CQ6, CQ13</p> <hr/> <p>9) Recognize that size of structures is a component of design in appropriate cases. CQ-3</p> <hr/> <p>10) Allow historically significant buildings, streets and building sites to vary from standard City codes, providing that the variations do not present a safety hazard. CQ1, CQ4</p>

RESIDENTIAL DEVELOPMENT

Objective 2
Ensure through urban design the development of new residential structures that are functional and aesthetically pleasing.

- 1) Establish zoning allowances for single-family dwelling units that minimize garage-dominated street scenes by considering one or more of the following design alternatives:
 - a) Reduced setbacks for side-entry garages;
 - b) Reduced setbacks for units that project the structure of a house in front of the garage;
 - c) Incentives and special allowances for alley loading.

CQ-1, CQ-2, CQ-3

- 2) Require that multifamily residential projects be designed to convey a high level of quality and distinctive neighborhood character in accordance with the Design Guidelines and the following policies:
 - a) Require modulated building elevations to minimize the visual character of singular building mass and volume.
 - b) Include separate and well-defined entries to convey individual identity for each residential unit, which may

(continued)

Community Design goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	be accessed from exterior/ interior courtyards and/or common areas. c) Integrate siting and design of parking areas and facilities with the architectural character of the structure and ensure they do not dominate the character of the structure. CQ1, CQ3
		3) Require that private and public open space be incorporated in new multifamily developments and that they are accessible and large enough to be used by all residents. Downtown high rise developments and certain Mixed Use or New Urbanism developments may be exempted from this requirement. CQ1, CQ3
		4) Require that residential street scenes provide variety and modulation in design and placement of homes. CQ1, CQ3
	Objective 3 Provide for the protection of character and the enhancement of services in existing residential neighborhoods.	1) Require that all new residential development in existing residential neighborhoods (i.e., infill) be compatible with existing structures, including the following criteria: a) Use of complimentary setbacks, building heights, grade elevations, orientation, bulk, building materials, colors and forms, while allowing flexibility for distinctive design solutions; b) Maintenance of privacy. CQ1, CQ2, CQ3
		2) Seek opportunities through public and private development to retrofit missing services and amenities into existing neighborhoods. CQ1, CQ9, CQ17
		3) Pursue a variety of strategies and programs to prevent disinvestment from occurring in the older parts of the community, including but not limited to: promotion of home ownership and a variety of housing opportunities,

(continued)

**Community Design goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 3 (continued)	protection of neighborhood character and maintenance of high quality services and public facilities. CQ8

RESIDENTIAL SUBDIVISIONS

	Objective 4 Reinforce the development of functional and visually appealing neighborhoods.	<p>1) In order to better connect neighborhoods, require that street configurations involve the interconnection of individual streets. CQ1, CQ2, CQ3</p> <hr/> <p>2) Create incentives to stimulate development and integration of public squares, mini-parks and other landscape elements where feasible. CQ1, CQ2</p> <hr/> <p>3) Establish incentives for a mixture of housing densities and product types within new developments. CQ1, CQ2, CQ3</p> <hr/> <p>4) Establish a continuous network of sidewalks, bicycle and/or pedestrian paths to establish internal and external linkage within the community. CQ1, CQ2, CQ3</p> <hr/> <p>5) Require construction of alleys where housing units are oriented to collector or arterial streets. CQ1, CQ2, CQ3</p> <hr/> <p>6) Require that Covenants, Conditions and Restrictions (C. C. & R's) prepared for new developments include planting of street trees. CQ1</p> <hr/> <p>7) Require that special-needs housing be designed to be compatible with adjacent residential structures. CQ1, CQ3</p>
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New Urbanism style row house neighborhood in the East End



(continued)

Community Design goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 4 (continued)	8) Require that new developments place electrical, telephone, cable television and other distribution lines underground. CQ1, CQ2, CQ3

COMMERCIAL DEVELOPMENT

Objective 5 Achieve an environment through urban design that maintains and enhances the City's visual qualities within neighborhood, community and regional commercial areas.	1) Require that convenience commercial development be designed to convey the adjacent neighborhood's character, using the following design criteria: <ol style="list-style-type: none"> a) Limit building heights to those of the adjacent neighborhood unless mitigated through use of buffer yards. b) Facilitate and encourage pedestrian activity through siting and design of structures and inclusion of amenities. c) Site buildings on common sidewalks, pedestrian areas and bicycle routes that are connected with adjacent residential areas. d) Include extensive landscape materials to visually extend the character of the adjacent neighborhood. CQ1, CQ2, CQ3
	2) Require that neighborhood and community commercial uses be designed and developed to achieve a high level of quality, distinctive character and compatibility with adjacent uses and development. The following criteria, including the Design Guidelines should be used to evaluate all proposals: <ol style="list-style-type: none"> a) Incorporation of site landscape treatments, particularly along street frontages and in parking lots; b) Linkage of buildings by common architectural design, landscape and pedestrian systems to avoid the appearance of independent, freestanding structures surrounded by parking; c) Siting and design of structures to facilitate and encourage pedestrian activity; d) Siting of one or more buildings in proximity to the street frontage to convey a visual relationship to the street and sidewalks;

(continued)

**Community Design goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 5 (continued)	<ul style="list-style-type: none"> e) Architectural treatment of larger buildings to minimize the visual sense of bulk and mass and promote compatibility with adjacent uses, by using such techniques as modulation of building mass and articulation of all elevations; f) Inclusion of consistent and well-designed signage integrated with the building’s architectural character; g) Establish a minimum lot or parcel size within neighborhood and community commercial zoning districts; h) Include extensive landscape materials to visually extend the character of the adjacent neighborhood. <p>CQ1, CQ2, CQ3</p> <ul style="list-style-type: none"> i) Provide by code that landscaping designed to screen development, such as trees, cannot be “topped” to reduce the screening effect. <p>CQ1</p>
Residential access to Albertson’s Marketplace		<ul style="list-style-type: none"> 3) Require that regional commercial developments be designed to convey the visual sense of an integrated center by consideration of the following principles and, utilization of the “Design Guidelines”: <ul style="list-style-type: none"> a) Use of multiple building volumes and masses and highly articulated faces to reduce the visual sense of large scale “boxes;” b) Use of roofline or height variations to visually differentiate the building massing, and incorporation of recesses and setbacks on any elevation above the second floor above grade; c) Siting a portion of the buildings in proximity to their primary street frontage to convey a visual relationship to the street and sidewalks; d) Design of the exterior periphery of the structures to contain shops, restaurants, display windows and/or other elements that provide visual interest to parking areas and the street elevation; e) Inclusion of a “public square” as a gathering place of public activity in multi-tenant regional centers; f) Clear identification of building entrances; g) Inclusion of consistent and well-designed signage integrated with the building’s architectural character, including pedestrian-oriented signage;

(continued)

Community Design goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 5 (continued)	<ul style="list-style-type: none"> h) Design of parking structures to be visually integrated with the commercial buildings; i) Incorporation of site landscape treatments, particularly along street frontages and in parking lots; k) Establish a minimum lot or parcel size within the regional commercial zoning districts.
		CQ1, CQ2, CQ3
		<ul style="list-style-type: none"> 4) Require that new and recycled stand-alone commercial developments be designed to achieve a high level of quality, distinctive character and compatibility with adjacent uses and development, using the following design criteria: <ul style="list-style-type: none"> a) Limit building heights to those of the adjacent neighborhood unless mitigated through use of buffer yards, upper story/roofline setbacks and similar techniques; b) Facilitate and encourage pedestrian activity through siting and design of the structure and inclusion of amenities; c) Site buildings on common sidewalks, pedestrian areas and bicycle routes that are connected with adjacent residential areas; d) Include intensive landscape materials to visually extend the character of the adjacent neighborhood; e) Enclosure of storage/loading-delivery areas with decorative screening of walls and/or landscaping. f) Mitigation of noise, odor, lighting and other impacts g) Architectural design treatment of all building elevations that are visible to the public; e.g., storefronts along pedestrian corridors, a variety of landscaping along building perimeters where no pedestrian activity occurs, articulate wall planes with a mix of colors and/or materials in a scale and pattern that is visually pleasing and in context with the neighborhood.
		CQ1, CQ2, CQ3

**Community Design goals, objectives and policies
(continued)**

GOAL**OBJECTIVE****POLICIES**

INDUSTRIAL, OFFICE AND INSTITUTIONAL DEVELOPMENT

(continued)

Objective 6

Achieve an environment through urban design that creates, maintains and enhances the City's industrial, office and institutional areas.

- 1) Require that new projects achieve a high level of quality, distinctive character and compatibility with existing uses.
CQ1, CQ2, CQ3

- 2) Require that new and recycled structures and sites be designed to convey visual interest, character and compatibility by using the following review criteria:
 - a) Architectural design treatment of all building elevations;
 - b) Use of landscaping in open spaces and parking lots, including broad landscaped setbacks from principal peripheral streets;
 - c) Enclosure of storage areas with decorative screening or walls;
 - d) Location of site entries to minimize conflicts with adjacent residential neighborhoods;
 - e) Mitigation of noise, odor, lighting and other impacts.
CQ1, CQ2, CQ3

- 3) Require that multiple-tenant and large-scale sites be designed with the following considerations:
 - a) Siting of buildings around common pedestrian walkways and public places;
 - b) Development of pedestrian walkways, arcades and/or visual elements to interconnect individual buildings;
 - c) Use of consistent and well-designed public and informational signage;
 - d) Installation of elements defining the key entry points and activity locations;
 - e) Siting and design of parking areas and facilities to be integrated with the architectural character of the structures and to ensure that they do not dominate the structures.
CQ1, CQ2, CQ3

- 4) Require that new developments place electrical, telephone, cable television, mechanical equipment and other distribution lines underground.
CQ1, CQ2, CQ3

**Community Design goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
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GATEWAYS

(continued)

Objective 7
Strengthen the visual character of the City's gateways to clarify the City's structure and improve city-wide identity.

- 1) Coordinate with the appropriate agencies to implement Gateway Treatments for the corridors identified in the transportation plan of record.
CQ1, CQ7

- 2) Recognize the following gateways in order as being of highest priority for commitment of public resources and effort:
 - a) I-84 to Vista Avenue to Capitol Boulevard;
 - b) I-84 to Broadway Avenue to Warm Springs;
 - c) State Street to Highway 55;
 - d) I-184 Connector off-ramp and entrance to Franklin and Milwaukee;
 - e) I-184 Connector from I-84 to Capitol Boulevard.**CQ1, CQ2, CQ3, CQ7**

- 3) Require a consistent design theme and/or landscape design character along the community's corridors, reflecting the unique qualities of each district.
CQ1, CQ2, CQ3, CQ7

- 4) Ensure that streetscape standards for the City's major gateways provide each entry way with its own identity while promoting visual continuity throughout the City.
CQ1, CQ2, CQ3, CQ7

- 5) In addition to the streetscape and landscape improvements discussed in Policies 2 and 3 above, require special streetscape and landscape improvements for the City's primary gateways, including the following treatments:
 - Sidewalk furniture;
 - Shade trees;
 - Shade structures;
 - Special paving;
 - Pedestrian walkway linkages;
 - Gateway-oriented public signage;
 - Public art;
 - Median monument signage that identifies Boise at

Gateway in the making, descending from the Vista Avenue Central Bench area north of the I-84 interchange



(continued)

**Community Design goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 7 (continued)	prominent locations; — Install planted medians in areas that currently lack islands or medians; — Add tree pockets and/or landscape planters in existing development; — Establish a regular rhythm of street trees along gateway corridors, using the predominate tree types of the adjacent residential areas. CQ1, CQ7
The Broadway Avenue Gateway		<hr/> 6) Pursue adoption of a corridor plan for Capitol Boulevard. CQ7 <hr/> 7) Pursue full development of a high priority gateway corridor in preference to incremental improvements to all corridors. Incremental gateway improvements may still be pursued as the opportunity arises. CQ7 <hr/> 8) Pursue joint access agreements or alternative access plans at time of development entitlement for parcels with gateway street frontage. CQ1, CQ2 <hr/> 9) Develop a consistent and well-designed program of public informational signage. CQ1 <hr/> 10) Work with appropriate state, federal and city agencies to prohibit billboards along freeway frontages and scenic corridors, i.e., Hill Road, Bogus Basin Road, Warm Springs Avenue, Highway 21. CQ1 <hr/> 11) Require that new developments place electrical, telephone, cable television, mechanical equipment and other distribution lines underground. CQ1, CQ2, CQ3 <hr/> 12) Prepare and implement an undergrounding program for existing utilities, where possible. CQ1, CQ2, CQ3

Goals, objectives and policies (continued)

7.3 Neighborhoods

GOAL	OBJECTIVE	POLICIES
Give all citizens the opportunity to participate in shaping the future of their neighborhoods.	Objective 1 Develop neighborhood plans for all appropriate areas of the City to reflect the values of each neighborhood, with consideration for local conditions, history, neighborhood character and needs.	1) Recognize neighborhood planning as a critical, urgently needed tool for refining and turning into a reality the vision of the <i>Comprehensive Plan</i> . CQ18, CQ19
		2) Establish a collaborative neighborhood planning process that involves simultaneous consideration of the City and neighborhood goals and strategies and includes representatives of the City and neighborhood. CQ1
		3) Establish and maintain an inclusive planning process in which neighborhood plans are created and updated through the cooperation and contributions of all interested parties including institutions, organizations, businesses, employees, residents and property owners. The process outlined in Section 7.3.4 of the <i>Comprehensive Plan Technical Background Report</i> may be used as a general guide and work program for the preparation of Neighborhood Plans. At a minimum, the process shall include the following: <ul style="list-style-type: none"> — Establish and maintain throughout the project a Citizens Advisory Committee comprised of neighborhood representatives, business leaders and other community groups from throughout the neighborhood planning area. — Identify data that is necessary to formulate plans and alternatives such as an inventory of zoning, land use, market and economic factors, employment rates, housing status, population, open space and public services. — Publish a discussion Draft including goals, objectives, policies and implementation programs. The discussion Draft shall include alternative recommendations. — Revise, publish and distribute the Draft Neighborhood Plan. — Adoption of the Neighborhood Plan by the Planning Commission and City Council as outlined by Idaho State Code. CQ1

(continued)

Neighborhoods goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 1 (continued)	4) Permit the content of each neighborhood plan to reflect the unique characteristics of an area and the different interests and concerns of its participants. CQ1
	Objective 2 Maintain consistency between neighborhood plans and the City's <i>Comprehensive Plan</i> .	1) Ensure that neighborhood plans describe how <i>Comprehensive Plan</i> goals will be achieved. CQ1 <hr/> 2) In the event of an inconsistency between the <i>Comprehensive Plan</i> and a proposed neighborhood plan, consider amendments to the <i>Comprehensive Plan</i> that remain consistent with its core values or amendments to the neighborhood plan. CQ1 <hr/> 3) The following neighborhood plans existed prior to the 1997 <i>Comprehensive Plan</i> . They shall remain in effect as adopted, but in the event of conflicts between the neighborhood plans and the policies of the new <i>Comprehensive Plan</i> , the <i>Comprehensive Plan</i> shall take precedence. These plans are further recommended for update within 12 months of adoption of the <i>Comprehensive Plan</i> . — <i>North End Neighborhood Policy Guide</i> ; — <i>Southwest Community Comprehensive Plan</i> ; — <i>Downtown Boise Plan and River Street-Myrtle Street Redevelopment Plans</i> . CQ1 <hr/> 4) The following neighborhood plans have been updated to provide consistency with the 1997 <i>Comprehensive Plan</i> , and readopted by the City Council: — <i>Ustick Concept Master Plan</i> ; — <i>East End Neighborhood Policy Guide</i> ; — <i>Veteran's Park Neighborhood Policy Guide</i> . CQ1

(continued)

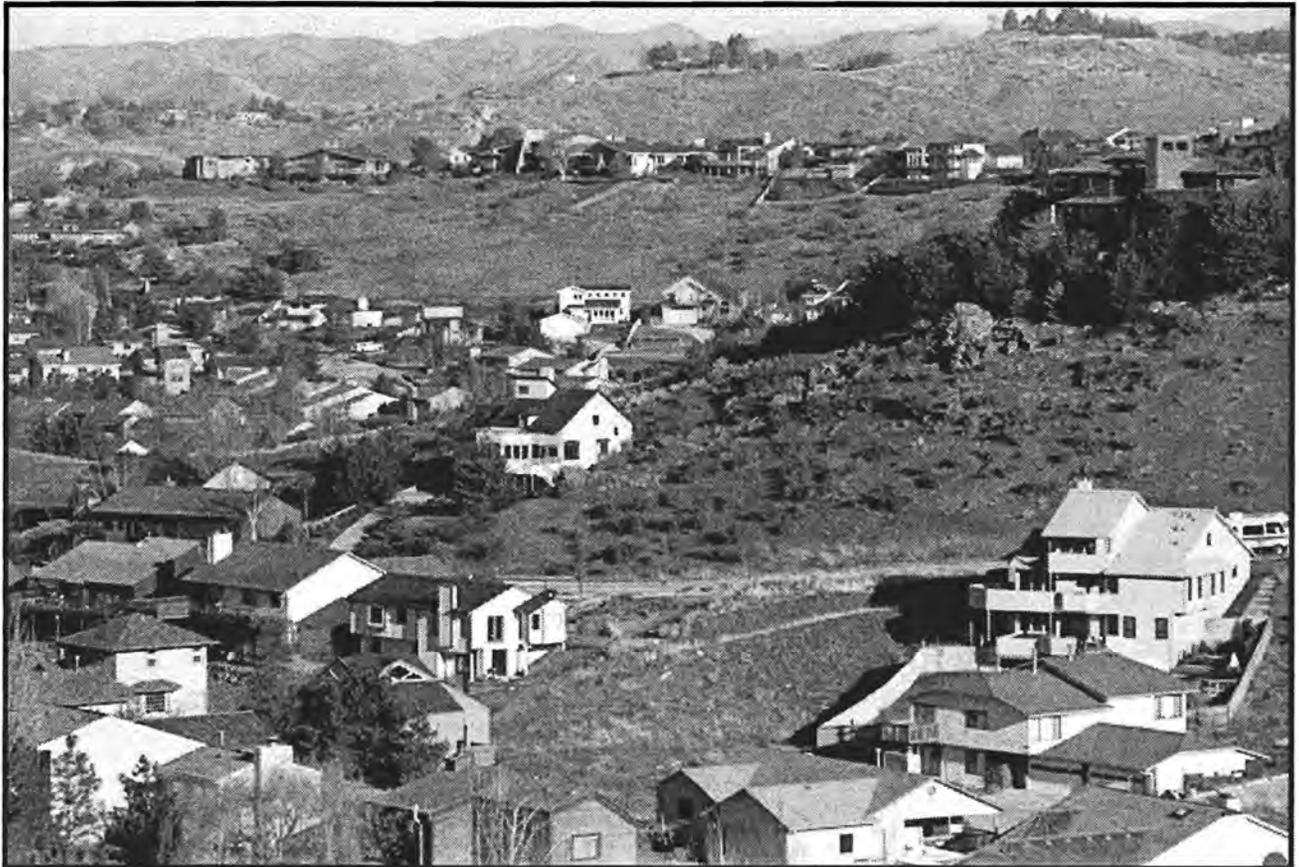
Neighborhoods goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	<p>5) The following neighborhood plans were adopted after the adoption of the 1997 <i>Boise City Comprehensive Plan</i>, and are part of the <i>Comprehensive Plan</i> by reference:</p> <ul style="list-style-type: none"> — <i>Sycamore Neighborhood Plan</i>; — <i>Vista Vision Neighborhood Plan</i>; — <i>Boise State University Framework Master Plan</i>; — <i>Vista Street Light District</i>; — <i>Depot Bench Neighborhood Plan</i>; — <i>Oregon Trail Parkway Plan</i>; — <i>Westside Downtown Urban Renewal Plan</i>; — <i>West Valley Neighborhood Association Community Center Plan</i>. <p>CQ1</p>
		<p>6) Annual review of the <i>Comprehensive Plan</i> shall include a review to ensure that Neighborhood Plans remain consistent. Neighborhood Associations shall be notified of any inconsistencies.</p> <p>CQ20</p>
		<p>7) Neighborhood Plans shall be reviewed at least every five years to ensure that they continue to reflect the needs and desires of the neighborhood members.</p> <p>CQ20</p>
	Objective 3 Ensure that adequate resources are available for neighborhood planning purposes.	<p>1) Permit community organizations and the City to initiate neighborhood plans with City support, to the extent provided in the City's annual budget.</p> <p>CQ17, CQ18</p> <p>2) Consider requests and recommendations from neighborhood plans in the context of Boise as a whole. Incorporate such requests into City prioritization processes for capital expenditures and other decision-making while recognizing the City's legal, administrative and fiscal constraints.</p> <p>CQ17</p>

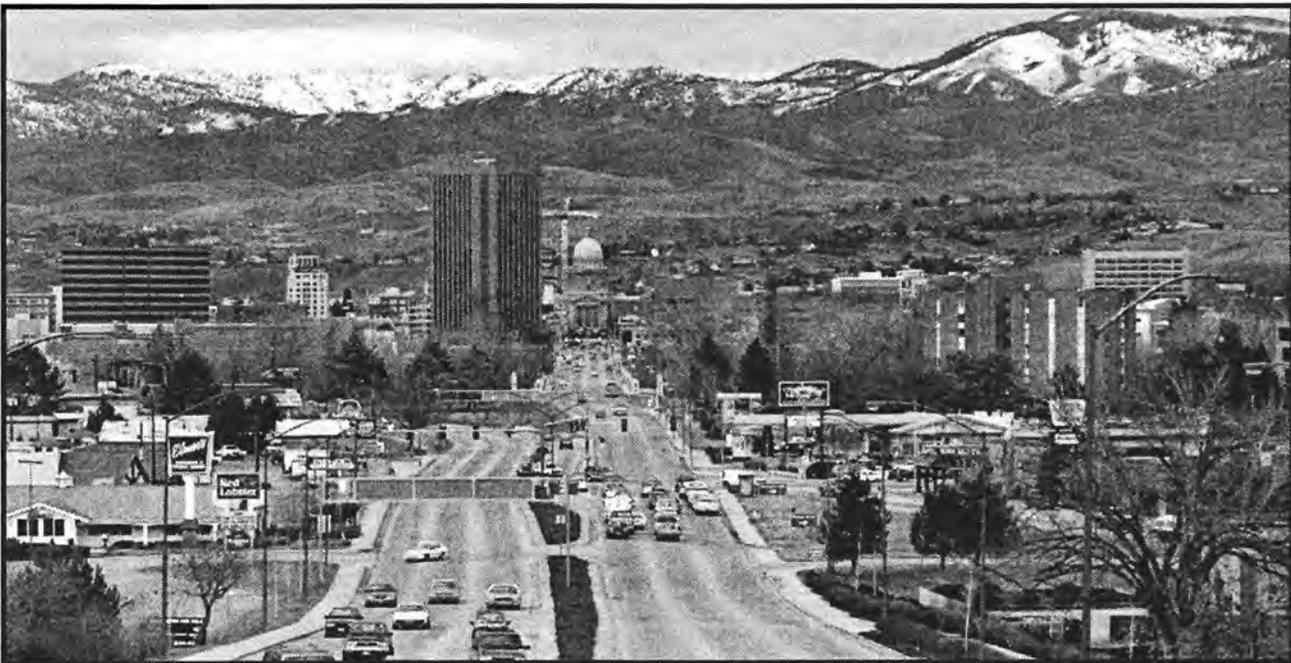
**Neighborhoods goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 4 Formally recognize the City's neighborhoods and neighborhood planning program.	<ol style="list-style-type: none"> <li data-bbox="837 380 1528 474">1) Prepare and adopt a City Council resolution outlining the City's neighborhood planning program. CQ24 <li data-bbox="837 527 1528 684">2) Develop a project rating and ranking system for the Neighborhood Reinvestment Program in cooperation with registered neighborhood associations and the business community. CQ24 <li data-bbox="837 737 1528 856">3) Require that all registered neighborhood associations prepare and adopt articles of association or articles of incorporation and associated bylaws. CQ24

A Foothills neighborhood



**The Capitol Boulevard
Gateway**



CHAPTER 8 **LAND USE**

Boise City Comprehensive Plan



Boise, Idaho — January 1997



CHAPTER 8

LAND USE

BOISE CITY COMPREHENSIVE PLAN — GOALS, OBJECTIVES AND POLICIES

The following chapter presents the goals, objectives, policies and implementing program references for Land Use in the Boise Planning Area.

8.0 Land Use

GOAL	OBJECTIVE	POLICIES
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Achieve a city that minimizes suburban sprawl, that provides for a diverse mixture of lifestyles and atmospheres and a sense of place that varies throughout the different areas of the City, and that efficiently provides basic services and facilities in close proximity to where people live.

Objective 1
The land-use map and attendant policies shall be the official guide for development of the planning area and shall be implemented through zoning and development review.

- 1) The Land Use/Zoning Consistency Matrix shall identify the zoning districts that are permissible within each land-use designation. Conformance with the Land Use/Zoning Consistency Matrix shall be a necessary finding of approval for all zone changes and conditional uses, unless one or more of the forms of flexibility identified in the policies under Objective 2 are implemented.
LU3 Development Review

- 2) Zone change requests that are consistent with the Land Use/Zoning Consistency Matrix and the policies of the *Comprehensive Plan*, should be approved by the City pursuant to appropriate findings related to service levels and other requirements of the comprehensive plan.
LU3 Development Review

- 3) The land-use map residential land-use density designations are based on gross acreage and intended to define general overall densities for a planning area rather than for individual parcels.
LU2 Ordinances LU3 Development Review

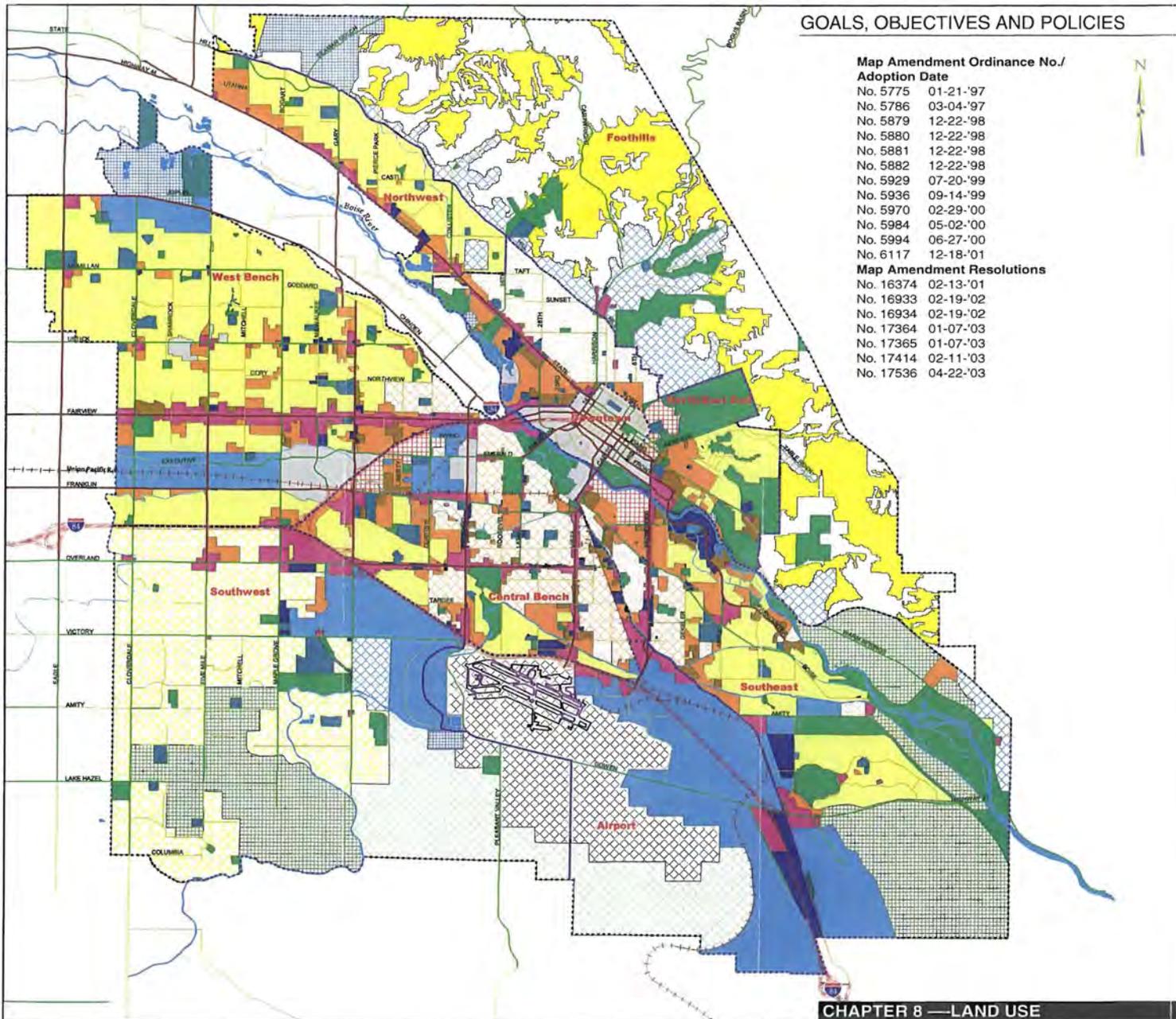
- 4) The land use map residential density designations are generalized descriptions of the type of development that is considered appropriate for a broadly defined area based upon current and anticipated zoning, land use, lotting and street patterns. The Townlot and lower density land use designations generally define a mid-point in the range of allowable densities permitted by the implementing zones depicted in the Land Use/Zoning Consistency Matrix and do not automatically disallow either lower density development nor higher density development up to the

(continued)

**Table 8.1-1
Land Use / Zoning Consistency Matrix ¹⁾**

Land Use	A	U	R-1A	R-1B	R-1C	R-1M	R-2	R-3	R-O	L-O	C-1	C-2	C-3	C-4	C-5	PC	H-S	M-1	M-2	M-4	T-1	T-2
Open Space	X																					
Airport Conservation	X																					
Airport	X									X	X	X	X	X	X			X	X	X	X	
Education	X	X																				
Rural Residential	X																					
Estate Residential 2	X		X							X												
Estate Residential 3	X		X	X						X												
Low Den. Residential 4	X		X	X	X					X												
Low Den. Residential 6 ²⁾	X		X	X	X	X				X												
Town Lot 8 ²⁾	X		X	X	X	X				X												
Med. Den. Residential	X		X	X	X	X	X			X						X ⁵⁾						
High Den. Residential	X		X	X	X	X	X	X		X						X ⁵⁾						
Planned Community ³⁾	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Mixed Use ³⁾	X		X	X	X	X	X	X	X	X	X	X	X	X	X ⁴⁾	X	X	X	X	X	X	
General Commercial	X					X	X	X		X	X	X	X	X		X						
General Office	X					X	X	X		X	X					X						
Institutional ³⁾	X	X	X	X	X	X	X	X	X	X	X	X				X	X					
General Industrial	X									X	X							X	X	X	X	X
Public Facilities	X																	X	X	X	X	X

Footnotes: 1) See Land Use policies for exceptions to this matrix and further clarification of its application. 2) May be implemented with proposed Modular Lotting Ordinance. 3) May be most appropriately implemented with a Specific Plan. 4) Intended for CBD only - see *Downtown Boise Plan*. 5) If property has frontage on an arterial street.



Map Amendment Ordinance No./ Adoption Date

No. 5775	01-21-'97
No. 5786	03-04-'97
No. 5879	12-22-'98
No. 5880	12-22-'98
No. 5881	12-22-'98
No. 5882	12-22-'98
No. 5929	07-20-'99
No. 5936	09-14-'99
No. 5970	02-29-'00
No. 5984	05-02-'00
No. 5994	06-27-'00
No. 6117	12-18-'01

Map Amendment Resolutions

No. 16374	02-13-'01
No. 16933	02-19-'02
No. 16934	02-19-'02
No. 17364	01-07-'03
No. 17365	01-07-'03
No. 17414	02-11-'03
No. 17536	04-22-'03



Land Use Map

Land Use Designation

- Commercial
 - Industrial
 - Mixed Use
 - Office
 - School Site
 - Open Space
 - Airport
 - Airport Conservation Area
 - Institutional
 - Public Facility
- ### Residential
- Planned Community
 - High Density (43 DU/acre)
 - Medium Density (15 DU/acre)
 - Town Lot Density (8 DU/acre)
 - Low Density (6 DU/acre)
 - Low Density (4 DU/acre)
 - Estate Density (3 DU/acre)
 - Estate Density (2 DU/acre)
 - Rural Density (1 DU/40 Acres)
- ### Foothills
- Slope Protection Area
 - Buildable Area
 - Rural Density (1 DU/40 Acres)
 - Plus Density Bonus for Clustering
- Planning Area Boundaries



Adoption Date: January 21, 1997

Note: This map should be used in conjunction with the Land Use/Zoning Consistency Matrix and the accompanying policies of the Land Use Chapter of the Boise City Comprehensive Plan.
August 13, 2003

Figure 8.1-2

Table 8.1-3

Definitions of Land Use Map Designations

Page 1 of 3

Land Use	Applies To	Allowed Uses and/or Limitations	FAR*
Open Space	All existing and proposed parks and other areas not intended for commercial, industrial or residential development	Parks, recreation, cemeteries, livestock grazing, farming, wildlife habitat, interpretive centers, zoos and similar uses Intensive commercial recreation uses such as theme and amusement parks, arcades and similar uses are not permitted in open space areas.	None
Airport Conservation	The area south of the developed Boise Airport reserved for future expansion	Limited uses such as livestock grazing, mining, farming and non-intensive recreation such as golf courses may be permitted in this area .	None
Airport	The Boise Airport and the additional area covered by the Airport Master Plan	Airport activity, aviation-related businesses and the Idaho National Guard. Does not include commercial and industrial uses around the airport.	0.35
Education	All existing and proposed public and private schools, colleges and universities	Education and support services and facilities	0.35
Rural Residential	The lowest-density category, where urban densities are not desired	Single-family housing units are allowed at one unit per 40 acres.	None
Estate Residential 2	Along the eastern stretches of the Boise River, and in the Airport Impact Area in the Southwest	Single-family housing on 20,00 square-foot lots, up to 2 units per gross acre, except clustering on small lots may be permitted.	None
Estate Residential 3	Slightly higher density in the developed portion of the Southwest area	9,000-square-foot lots, overall target density of 3 units per gross acre Clustering of units through Planned Unit Developments (PUDs) may be allowed on smaller lots.	None

*The ratio of floor area to net lot area

Table 8.1-3
Definitions of Land Use Map Designations

Page 2 of 3

Land Use	Applies To	Allowed Uses and/or Limitations	FAR
Low Density Residential 4	Standard urban low-density category applies to widest area of existing single-family developments	5,000 square foot lots, overall target density of 4 units per gross acre. PUDs, accessory units and application of infill standards may allow higher densities on specific projects.	None
Low Density Residential 6	More compact form of low-density development	4,500-square-foot or smaller lots through PUDs and modular lotting; overall target density of 6 units per gross acre, though individual projects may be higher.	None
Townlot Residential 8	The most compact form of low-density development, primarily in North End	2,500-square-foot lots may be permitted; overall target density of 8 units per gross acre, though individual projects may be higher through the PUD process; intended to be implemented with modular lotting.	None
Medium Density Residential	Townhouses, condominiums, apartments	8 to 15 units per gross acre. Building designs may have one-, two- and three-story elements. Surface parking may be sufficient to accommodate density.	None
High Density Residential	Typically three- to five-story condominiums and apartments	15 to 43.5 units per gross acre. Actual density contingent on compatibility with surrounding uses and ability to provide services. Developed densities in this category generally average 20 to 35 units per acre. Development at upper end of allowable range may require additional stories. Structured parking may be required.	None
Planned Community	Vacant areas larger than 100 gross acres	Accommodates maximum flexibility in project design, within pre-established parameters. Master Plan required by applicant for review and approval by Planning and Zoning Commission before processing of development entitlement. Master Plan must depict general location of proposed land-uses, including roads, any shopping areas, schools, parks, fire stations or other facilities. Must follow area-specific policies in Comprehensive Plan Land Use Chapter for maximum densities, unit caps, type of land uses and other issues. Once the Master Plan is approved, development entitlement may proceed quickly. Master Plans may be amended by Planning and Zoning Commission as necessary to react to changing markets and community needs. Specific plans may be developed, or standard zoning may be used.	None

Table 8.1-3

Definitions of Proposed Allowable Land-Use Designations

Page 3 of 3

Land Use	Applies To	Allowed Uses and/or Limitations	FAR
General Commercial	Standard retail commercial land use	All types of uses are allowed, including convenience, neighborhood, community and regional shopping centers, hotels and motels, convalescent homes, car sales, restaurants, arcades, entertainment, office and similar uses; limited outpatient medical uses. A unique provision of the <i>Boise City Zoning Code</i> and the <i>Comprehensive Plan</i> is that high-density residential uses are permitted and even promoted within the General Commercial designation.	0.35
General Office	Standard office land use	Professional offices allowed as primary use. Retail commercial may be permitted as an ancillary use within an office project. Intensive medical uses such as hospitals or other overnight care not allowed. Smaller medical uses such as dentist offices and outpatient clinics may be permitted.	0.35
Institutional	May apply to office parks that provide government services as a primary function.	Master plans and specific plans may be used as implementation tools.	1.5
Public Facility	Sewer and water treatment plants, other similar facilities	Large public utility-type uses Industrial uses	None
General Industrial	Standard industrial land use	Heavy and light manufacturing, warehousing, mini-storage, open storage, multi-tenant industrial parks, automotive repair and similar uses are permitted. Limited office and commercial uses may be permitted as ancillary uses.	0.50

**Land Use goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 1 (continued)	maximum allowed in the applicable zone by the Planned Unit Development and Infill Density Bonus provisions. The Medium and High Density designations define the upper limit of allowable density, with the exception that Infill Density Bonus provisions may still be added to the density. LU3 Development Review
		5) The Land Use Map shall serve as a guide for future zone changes in the planning area, however, any zoning which existed before the land use map shall be considered to be grandfathered and may be utilized pursuant to appropriate findings of approval as required by the zoning code. LU3 Development Review
	Objective 2 The land-use map may be interpreted with flexibility within the guidelines of the following policies.	1) Commercial uses may be permitted within areas designated on the land-use map for Medium- and High-Density Residential development along arterials, pursuant to full compliance with the design guidelines and standards established for New Urbanism. LU3 Development Review
		2) On other parcels designated as residential on the land-use map, other pedestrian-oriented land uses may be permitted, provided: <ul style="list-style-type: none"> — No increase in total density above that allowed by the landuse map/zoning consistency matrix classifications and infill policies. — Consistency with the goals, objectives and policies of the <i>Comprehensive Plan</i>. — Compliance with the New Urbanism code. — A Planned Development application is submitted as required. LU3 Development Review
		3) Pursuant to the zoning code, Planned Unit Developments of greater than five acres may deviate from the Land Use Plan by up to 20% without requiring New Urbanism designs. LU3 Development Review

New Urbanism in Hyde Park



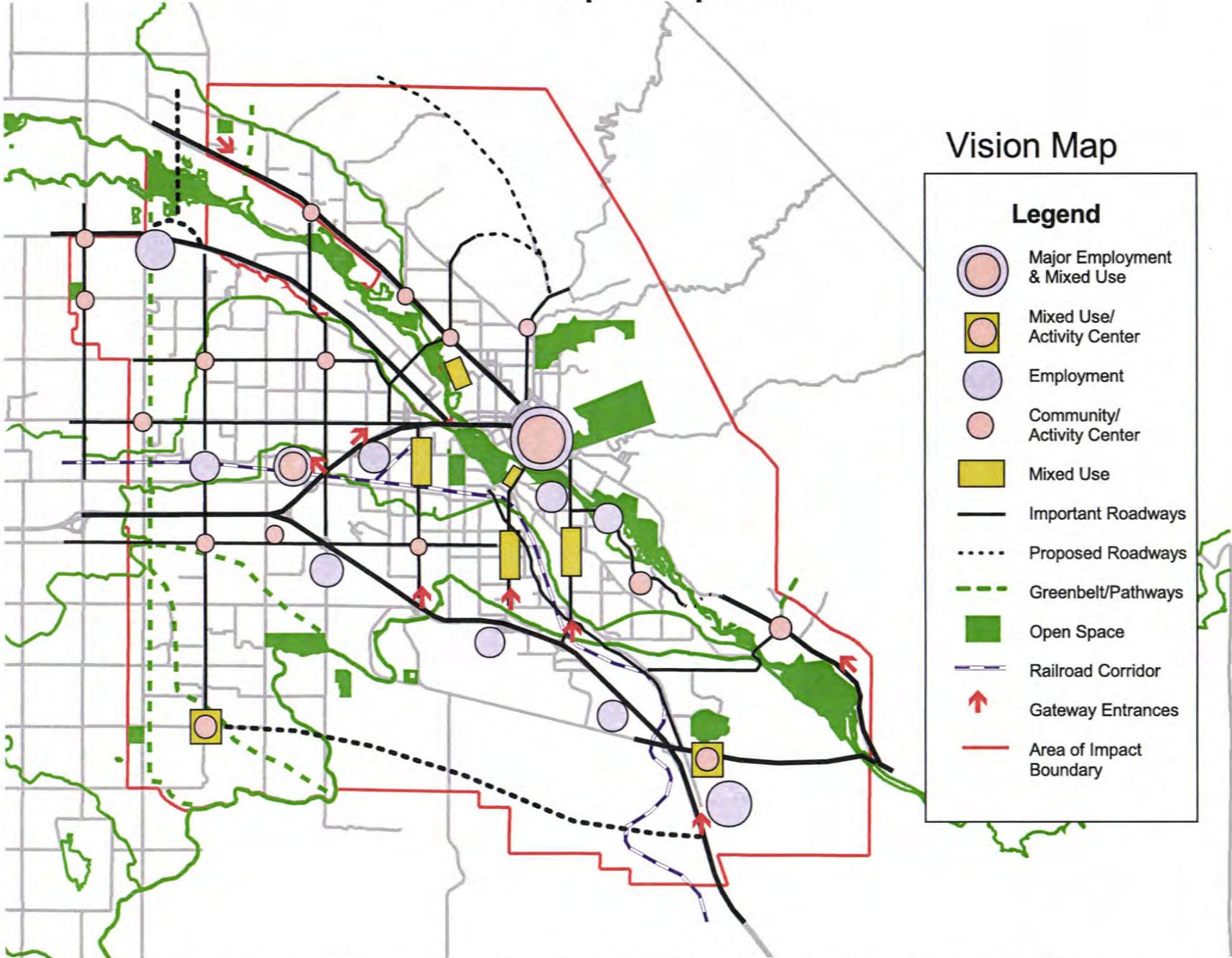
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Land Use goals, objectives and policies
(continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	<p>4) Mixed uses and/or residential uses up to 43 units per gross acre may be permitted by Conditional Use Permit within commercial districts, pursuant to a finding that neighborhood shopping facilities exist within one mile of the project site. Commercial sites required by any adopted master plan are exempt from this allowance. LU3 Development Review</p> <hr/> <p>5) Development on individual parcels may exceed the overall density of the district, pursuant to the standards and criteria of the infill policy as established in the Community Quality chapter and other zoning criteria. LU3 Development Review</p> <hr/> <p>6) For parcels 1.5 gross acres or less in size the Land Use/ Zoning Consistency Matrix need not be adhered to, provided other policies of the <i>Boise City Comprehensive Plan</i> can be found to support the proposed use. LU3 Development Review</p> <hr/> <p>7) In any instance where the land use map land use designation does not follow an existing parcel line, the actual delineation of uses shall be established at the time of zoning and/or development request. The zoning must generally adhere to the land-use boundaries depicted on the land use map, but flexibility in interpretation of the boundary may be granted by the Planning and Zoning Commission. LU3 Development Review</p>
	Objective 3 Achieve a compact city comprised of a central Downtown with surrounding neighborhoods that have a center focus combining residential, commercial, employment, civic, cultural and recreational uses.	<p>1) Maintain a Land Use Plan map that provides higher residential densities in and around workplaces, shopping places and activity centers, and along designated transit routes. LU1 Studies, Mapping, Master Plans</p> <hr/> <p>2) Maintain a Vision Map that depicts opportunities for creating or enhancing activity nodes and linkages between nodes. The map shall provide guidance for where special efforts should be made to create mixed uses and pedestrian-oriented designs and to protect and enhance connec-</p>

(continued)

Vision Map ~ Map 8.1-4



Note: this is a concept map that is intended to supplement, but not supersede, the Land Use Map and attendant policies of the *Comprehensive Plan*.

Land Use goals, objectives and policies
(continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 3 (continued)	<p>tions to adjacent uses in order to create areas of community focus and activity. The use of specific plans and new urbanism standards shall be encouraged in these areas. The Vision Map is intended to supplement but not take precedence over the Land Use Map and its attendant policies. LU1 Studies, Mapping, Master Plans</p> <hr/> <p>3) Neighborhoods shall be encouraged to assist in implementation of the concepts of new urbanism through their neighborhood plans. LU1 Studies, Mapping, Master Plans</p> <hr/> <p>4) Development projects shall cumulatively form communities that have a center focus combining residential, commercial, employment, civic, cultural and recreational uses. LU3 Development Review</p>
	Objective 4 New commercial and office developments shall be located to be convenient to shoppers and employees and to minimize adverse impacts on the street system and adjacent uses.	<p>1) Convenience shopping centers are most appropriately located at the intersections of collectors and minor arterials, though corner markets on local streets are encouraged in pedestrian-oriented neighborhoods. LU3 Development Review</p> <hr/> <p>2) Neighborhood and Community shopping centers are most appropriately located at the intersection of arterials. LU3 Development Review</p> <hr/> <p>3) Regional shopping centers shall be located to minimize the impacts of traffic on residential uses and on streets primarily utilized as commuter arterials and should complement local transportation plans. Developers must demonstrate project feasibility and identify a phasing plan. LU3 Development Review</p> <hr/> <p>4) Service commercial uses with characteristics similar to industrial uses should be located in or near industrial</p>

(continued)

**Land Use goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 4 (continued)	<p>areas. LU3 Development Review</p> <hr/> <p>5) Office uses are appropriately located along arterials and collectors and may be used as buffers between intense retail uses and residential uses. LU3 Development Review</p> <hr/> <p>6) The creation of "single-use" commercial and office districts shall be discouraged, while uses that serve a variety of shopping, entertainment, work and dwelling needs, and have differing hours of operation, shall be encouraged. LU3 Development Review</p> <hr/> <p>7) New mid-block commercial development shall be discouraged along all arterials and collectors unless it is designed according to the principles of New Urbanism and/or features cross-access between adjacent commercial parcels. Existing mid-block commercial uses of a marginal nature shall be encouraged to convert to residential uses. LU3 Development Review</p>
Midblock residential uses are desirable.	Objective 5 Industrial uses shall be located to take advantage of shipping access and to promote compatibility with adjacent uses.	<p>1) Heavy industries and industrial uses that generate unusual noises and/or odors, shall be located within the industrial districts in the vicinity of the Boise Air Terminal. LU3 Development Review</p> <hr/> <p>2) Light manufacturing, warehousing, and multi-tenant light industrial operations shall be encouraged to locate within the Franklin Industrial corridor and within the Central Bench industrial area. The industrial area west of the Boise Air Terminal shall be a lower priority area for these uses. LU3 Development Review</p> <hr/> <p>3) High-tech industries and research and development facilities shall be encouraged to locate within the Hewlett-Packard and Micron industrial areas. The Franklin Industrial corridor shall be a lower priority area for these uses. LU3 Development Review</p>



Land Use goals, objectives and policies
(continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 5 (continued)	4) Ancillary or support uses such as restaurants, offices, health clubs and convenience centers may be located within any industrial area, provided that they are intended to primarily serve employees of the industrial area. LU3 Development Review
	Objective 6 Residential land-uses shall be designated to provide a variety of housing densities, product types and affordable costs, and shall be located and distributed in a manner that is compatible with adjacent uses and promotes transit and pedestrian activity.	1) Residential densities greater than 15 units per acre shall generally be located along arterials or in the vicinity of major employment and activity centers. LU3 Development Review 2) Residential development projects greater than 10 acres shall be encouraged to provide a combination of product types and densities, rather than a single product type. LU3 Development Review 3) Density bonuses for infill projects shall only be permitted within areas that meet the “infill infrastructure system” criteria. LU3 Development Review 4) Duplex housing shall be considered to be compatible within single-family districts, but triplex, fourplex and greater shall require special findings under the “infill infrastructure system” map and matrix (see the Community Quality chapter) to be permitted. The design standards of the Community Quality chapter shall also apply. LU3 Development Review 5) Residential development in the Foothills shall adhere to the standards and procedures of the Foothills Plan and its implementing ordinances. LU3 Development Review

(continued)

Land Use goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 7 The Institutional land use designation shall be used to create cohesive campus-like developments of hospital, group care, government services, private offices, higher education and other related uses.</p>	<p>1) Institutional areas shall be encouraged to allow for a wide variety of complimentary uses. For example; hospital, private medical offices, assisted care facilities, colleges, dormitories, apartments, government offices and neighborhood or convenience office and retail uses may be permitted. Convenient pedestrian amenities such as sidewalks and plazas shall be distributed in such a way as to tie the uses together and create a pleasant walking environment. LU3 Development Review</p> <hr/> <p>2) The preparation and adoption of Master Plans shall be encouraged within areas designated as Institutional. Such Master Plans should depict the general type, distribution and phasing of campus development and must demonstrate compliance and consistency with all requirements of the <i>Comprehensive Plan</i>. Due to the fragmented nature of ownerships within some Institutional areas, there is no minimum size for such Master Plans. Master Plans shall be approved by the Planning and Zoning Commission and must be amended by them as well. LU2 Ordinances</p> <hr/> <p>3) Individual entitlement (i.e., Conditional Use) shall be allowed to more precisely define the location and design of development within the master plan, provided that the general intent of the master plan is adhered to. LU3 Development Review</p>
	<p>Objective 8 The Planned Community land-use designation shall be used to create cohesive developments that contain a combination of land uses, which protect unique land forms and provide creative designs and built environments.</p>	<p>1) Development under the Planned Community land-use designation shall require submittal of a conceptual master plan for approval by the Planning and Zoning Commission prior to submittal of first entitlement. LU2 Ordinances</p> <hr/> <p>2) The master plan for any Planned Community area must depict the general location and distribution of land-uses and public facilities, and must demonstrate compliance and consistency with all requirements of the <i>Comprehensive Plan</i>, including any site-specific requirements. LU2 Ordinances</p>

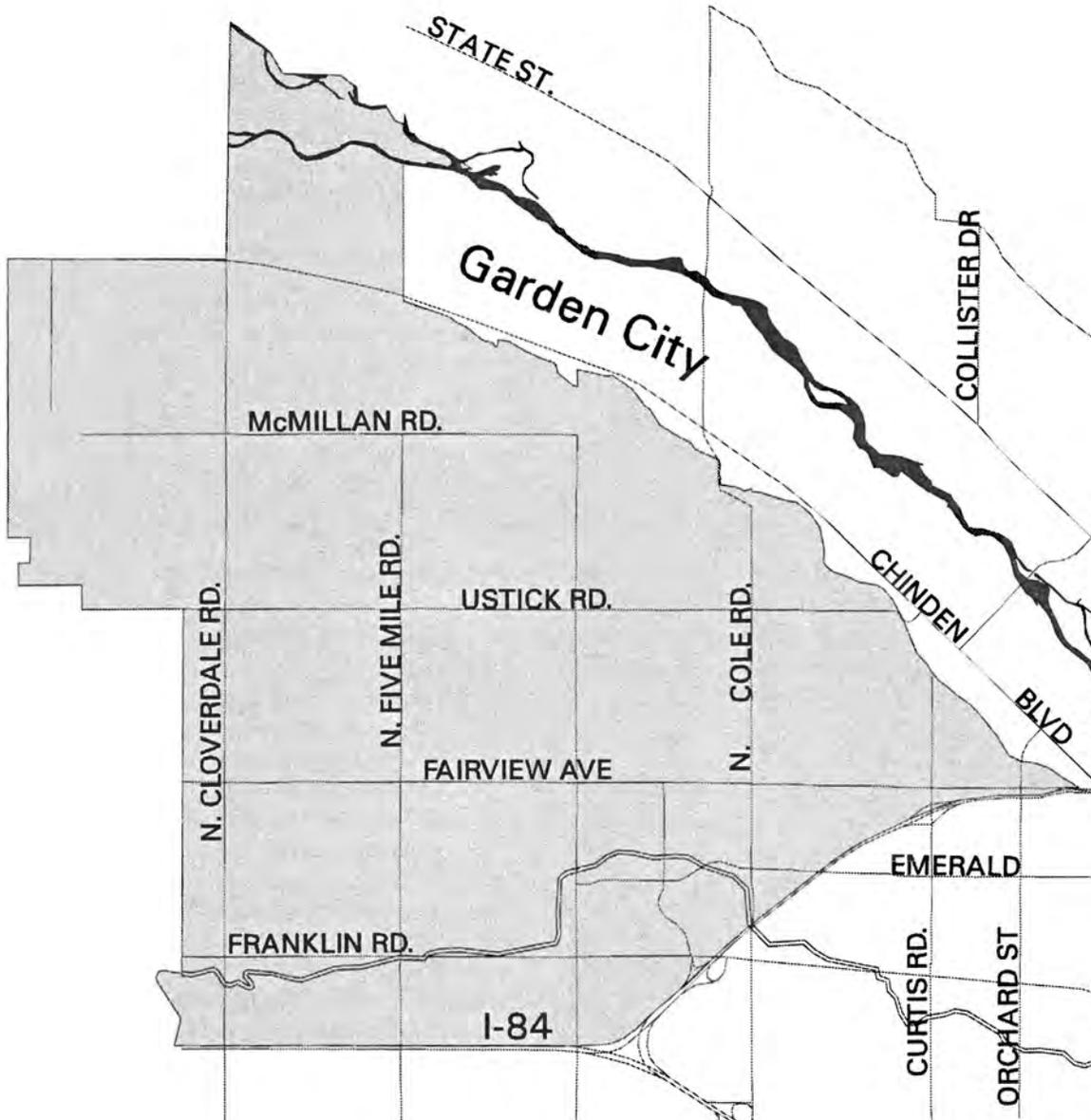
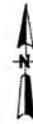
(continued)

**Land Use goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 8 (continued)	3) Individual entitlement (i.e., Conditional Use, Plat Map) shall be allowed to more precisely define the location and design of development within the master plan, provided that the general intent of the master plan is adhered to. LU3 Development Review
Opportunity for New Urbanism next to Ann Morrison Park		4) Master plans may be amended at the developer’s request by formal action of the Planning and Zoning Commission. LU3 Development Review
		5) Existing City zoning districts, the alternative New Urbanism code, or specific plans may be used to implement the Planned Community land-use designation and master plan. LU3 Development Review
		6) Specific Plans shall be promoted as a means of implementing creative projects that are consistent with the requirements of the <i>Comprehensive Plan</i> and master plan. Specific plans shall be approved by ordinance and constitute site-specific zoning. LU2 Ordinances
	Objective 9 Special Overlay Districts shall be adopted to provide unique uses and or protection for unique areas.	1) Overlay districts may include: <ul style="list-style-type: none"> — Mineral Resources Overlay (See Natural Resources section of the Environmental Quality chapter); — Near North End Overlay (See Downtown and Overlay Districts sections of the Land Use chapter); — Historic Districts (See Historic Resources section of the Recreation and Cultural Resources chapter); — Cultural Districts (See Arts and Culture section of the Recreation and Cultural Resources chapter); — High-Rise Districts (See Overlay Districts section of the Land Use chapter); — University District (See Southeast Planning Area section of the Land Use chapter); — Medical Districts (See Central Bench and North End Planning Area sections of the Land Use chapter). LU1 Studies, Mapping, Master Plans

West Bench Planning Area

Legend	
	Planning Area



Map 8.1-5

**Land Use goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 10 Compatibility of uses shall be provided through adherence to the land-use map and through special design and review procedures.</p>	<p>1) Special design treatments shall be required to provide compatibility of new development with existing development such as building orientation, increased setbacks, height limitations, size restrictions, design requirements, special fencing, landscaping requirements or other methods to be determined through the development review process. LU3 Development Review</p>
	<p>Objective 11 Land-use and development policies specific to the West Bench shall include the following.</p>	<p>1) The Towne Square Mall and spin-off area may continue to be developed as a regional shopping area, but shall also be encouraged to transition to mixed uses of residential, office and neighborhood commercial, with a goal of creating a 24-hour community. Pedestrian and transit-friendly designs and amenities shall be required of all new developments. LU3 Development Review</p>
		<p>2) The Franklin Industrial Corridor shall be protected for light manufacturing and office uses. Retail uses shall be prohibited, except for limited support services such as lunchtime dining and convenience shopping for employees in the area. LU3 Development Review</p>
		<p>3) The Hewlett-Packard Industrial Area shall be protected for high-tech industries and light manufacturing. Retail uses shall be prohibited, except for limited support services such as lunchtime dining and convenience shopping for employees. LU3 Development Review</p>
Boise Towne Square Mall		<p>4) The City shall pursue acquisition of a greenbelt along the west side of Cloverdale Road. The greenbelt shall serve to create a distinctive area of transition between the cities of Boise and Meridian, and shall include the South Boise loop trail. (See the Recreation and Cultural Facilities chapter)</p>
		<p>5) The City shall encourage opportunities for higher density and mixed uses in the Fairview corridor.</p>
		(continued)

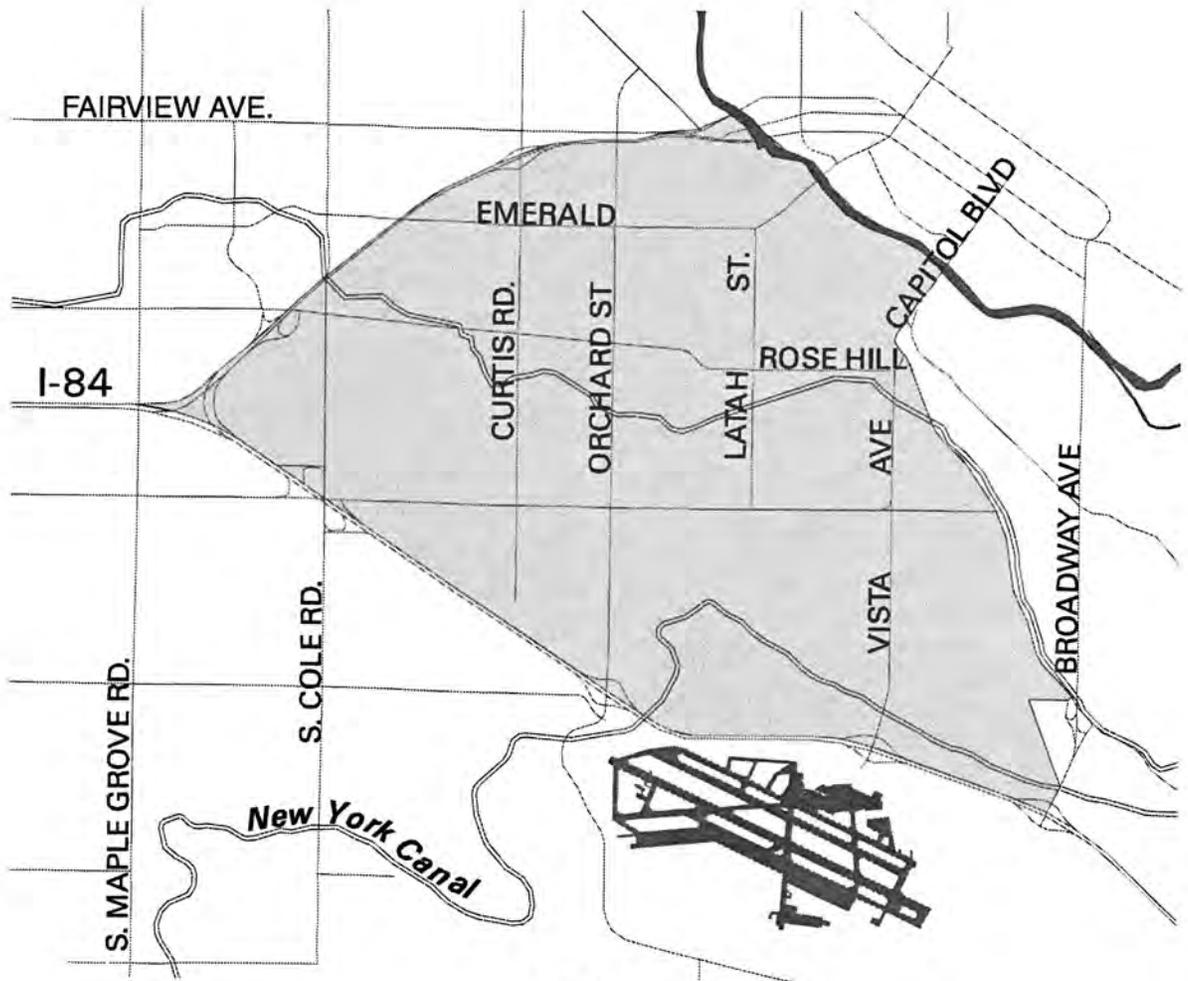
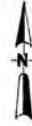
Land Use goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 11 (continued)	<p data-bbox="748 394 1252 426">LU2 Ordinances, LU3 Development Review</p> <hr/> <p data-bbox="691 478 1383 636">6) The Union Pacific Railroad right-of-way shall be targeted for public acquisition in the event that it is to be abandoned by the railroad. New construction shall be prohibited within the right-of-way to protect the corridor for future trail or transit use. (See the Transportation chapter)</p> <hr/> <p data-bbox="691 699 1383 825">7) Pursue a variety of strategies, including regional land use and infrastructure planning and coordination, to mitigate impacts of through-traffic on the West Bench from surrounding communities.</p> <p data-bbox="748 825 1312 856">LU4 Interagency Participation and Coordination</p>
	Objective 12 Land-use and development policies specific to the Central Bench shall include the following:	<p data-bbox="691 915 1383 1104">1) The St. Alphonsus Regional Medical Center area shall be master planned to provide a medical/office/government campus setting. New industrial uses shall be prohibited outside the area specifically designated for industrial uses. LU1 Studies, Mapping, Master Plans, LU3 Development Review</p> <hr/> <p data-bbox="691 1157 1383 1314">2) The North Orchard Street commercial area shall be targeted for future designation as a redevelopment area to implement street improvements and achieve economic revitalization. LU3 Development Review</p> <hr/> <p data-bbox="691 1367 1383 1524">3) Mixed residential and commercial uses and New Urbanism designs shall be promoted in the North Orchard commercial area and along Vista Boulevard and Overland Road. LU3 Development Review</p> <hr/> <p data-bbox="691 1577 1383 1766">4) Higher-density housing, in conjunction with supporting retail services, shall be promoted in the area between Capitol Boulevard and Ann Morrison Park. The principles and standards of New Urbanism shall be promoted in this area. LU3 Development Review</p>

(continued)

Central Bench Planning Area

Legend	
	Planning Area



Map 8.1-6

**Land Use goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 12 (continued)	5) The immediate area around the Vista/I-84 interchange (south of the New York Canal) shall be a suitable location for airport related accessory uses. LU3 Development Review
	Objective 13 Land-use and development policies specific to the Southwest shall include the following:	1) Zoning for new regional retail uses shall be prohibited in the Southwest area. New commercial uses shall be of size and design consistent with neighborhood serving facilities. LU3 Development Review <hr/> 2) Properties on the north side of Overland Road, between Maple Grove and Five Mile shall be developed with a combination of multifamily, townhouse and single-family product types. Office and neighborhood commercial uses may be permitted, provided that they are planned and developed in conjunction with residential development. Access to Overland Road for such nonresidential uses shall be limited. LU3 Development Review <hr/> 3) New development in the Southwest shall be set back from existing creeks and drainage swales and shall preserve those areas and attendant riparian habitat as natural open space. Clustering of housing units at higher densities shall be permitted as a means of providing this open space. Public trails shall be provided along creeks, drainage swales and canals where appropriate. LU3 Development Review <hr/> 4) Development in the Southwest Planned Community area shall include the following: <ul style="list-style-type: none"> — In the area generally bounded by Amity Road, Maple Grove, Five Mile and Lake Hazel, dwelling units shall be clustered to preserve open space and provide setbacks from Five Mile and Eight Mile Creeks. Overall density shall not exceed 4 units per gross acre. — An urban village shall be developed in the general vicinity of Lake Hazel and Five Mile. This shall include a commercial core of neighborhood-serving uses, including grocery and sundries, dining, medical and dental offices, day care, satellite government

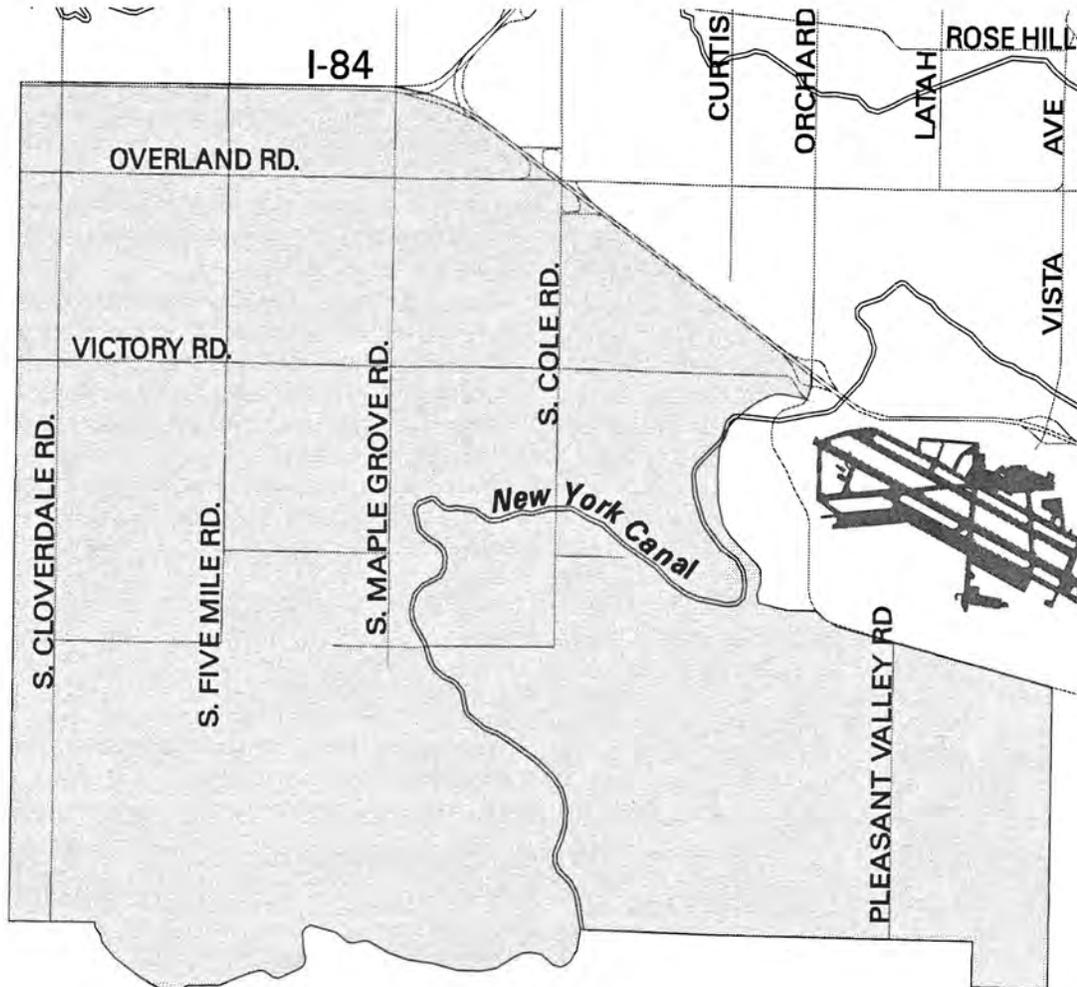
Proposed Lake Hazel Urban Village area



(continued)

Southwest Planning Area

Legend	
	Planning Area



Map 8.1-7

**Land Use goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 13 (continued)	<p>offices and similar uses. It shall be of a pedestrian-oriented design, in accordance with the standards of New Urbanism.</p> <ul style="list-style-type: none"> — Mixed residential/commercial, townhouses and modular-lot residential uses shall be permitted in and around the urban village. — Densities as high as 15 to 20 units per acre may be permitted in the urban village, but may drop to four units per gross acre as development moves out from the urban village core area. — In the area east of Five Mile Road, a combination of residential products and densities shall be permitted, ranging from 1 to 25 units per acre. Additional neighborhood-serving commercial facilities may be permitted in this area. — Overall developed densities in the Planned Community area may not exceed five to six units per gross acre. — Equestrian and pedestrian trails shall be included as an integral part of the Planned Community area, and shall provide connections between the urban village, the golf course to the west and the regional park to the northeast. — A master plan for development of the Planned Community area shall be prepared that demonstrates compliance with these principles, prior to first entitlement in the area. Incentives to achieve the New Urbanism designs shall be considered as part of the Master Plan and implementation ordinances. — The entire Planned Community area in the Southwest need not be master planned in its entirety at one time, but any master plan must address a minimum of 100 acres. — Smaller applications shall also adhere to the land use and design requirements of the Planned Community as identified in this policy, to the extent possible given their size and location.
		<p>LU1 Studies, Mapping, Master Plans, LU3 Development Review</p>
		<p>5) Lake Hazel or a suitable alternative street shall be extended eastward to connect with the Micron/Columbia area.</p> <p>LU3 Development Review</p>

(continued)

**Land Use goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 13 (continued)	6) Throughout the Southwest area, particular attention shall be paid to new development to ensure compatibility with existing development including street system interconnections. LU3 Development Review
		7) Open fencing, transitional lot sizes and other design features shall be used to the greatest extent feasible to retain the rural atmosphere of the Southwest area. LU1 Studies, Mapping, Master Plans, LU3 Development Review
		8) Public parks and other open-space areas shall be encouraged for use as community farms and gardens to preserve the rural heritage of the Southwest. (See Recreation and Cultural Facilities chapter)
		9) The industrial area west of the airport shall be protected for light manufacturing uses. Retail and office uses may be permitted outside the approach zones and in compliance with the airport land use standards. LU3 Development Review
		10) Industrial development in the area between Maple Grove and Cole Roads shall be limited to light manufacturing and similar uses that are compatible with nearby residences and schools; trucking operations and other heavier industries shall be prohibited. LU3 Development Review
		11) Office development on the east side of Maple Grove Road, between Victory and Targee Roads shall be of a low rise design and shall only include those retail uses that are clearly oriented toward providing services for office workers, such as lunch-time dining, photo copying, stationers, or barbers, etc. LU3 Development Review

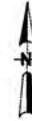
**Land Use goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 13 (continued)	<p>12) Properties on the south side of Overland Road, north of the Planned Community designation are intended for subdivision and development at densities generally between 2 and 4 dwelling units per acre. When development occurs with annexation, the R-1B zoning standards and attendant PUD provisions are applicable and appropriate. When development occurs in the county, zoning that closely replicates the R-1B should be selected. Unless open space is provided that approximates that required by the Boise PUD requirements, county subdivisions should not exceed 3.5 dwelling units per acre.</p> <p>LU3 Development Review</p>
	Objective 14 Land-use and development policies specific to the Airport area shall include the following:	<p>1) Protection of the airport from encroachment of residential uses and other incompatible forms of development shall be the highest priority for the Airport Planning Area. LU2 Ordinances, LU3 Development Review</p> <hr/> <p>2) The building standards and land-use restrictions of the Airport Influence Area shall be strictly enforced. LU3 Development Review</p> <hr/> <p>3) Industrial areas east and west of the airport shall be supported as the appropriate location for manufacturing and open-storage uses. LU3 Development Review</p> <hr/> <p>4) The Factory Outlet Mall area shall be allowed to continue to develop with regional retail uses, and shall continue the design theme of inward-oriented buildings with strong pedestrian connections. LU3 Development Review</p> <hr/> <p>5) South of the Factory Outlet Mall, the I-84 corridor shall be reserved for garden office developments that present an attractive eastern entrance to the Boise area through architectural design, landscaping, signage and unified access. LU3 Development Review</p>

(continued)

Airport Planning Area

Legend	
	Planning Area



Map 8.1-8

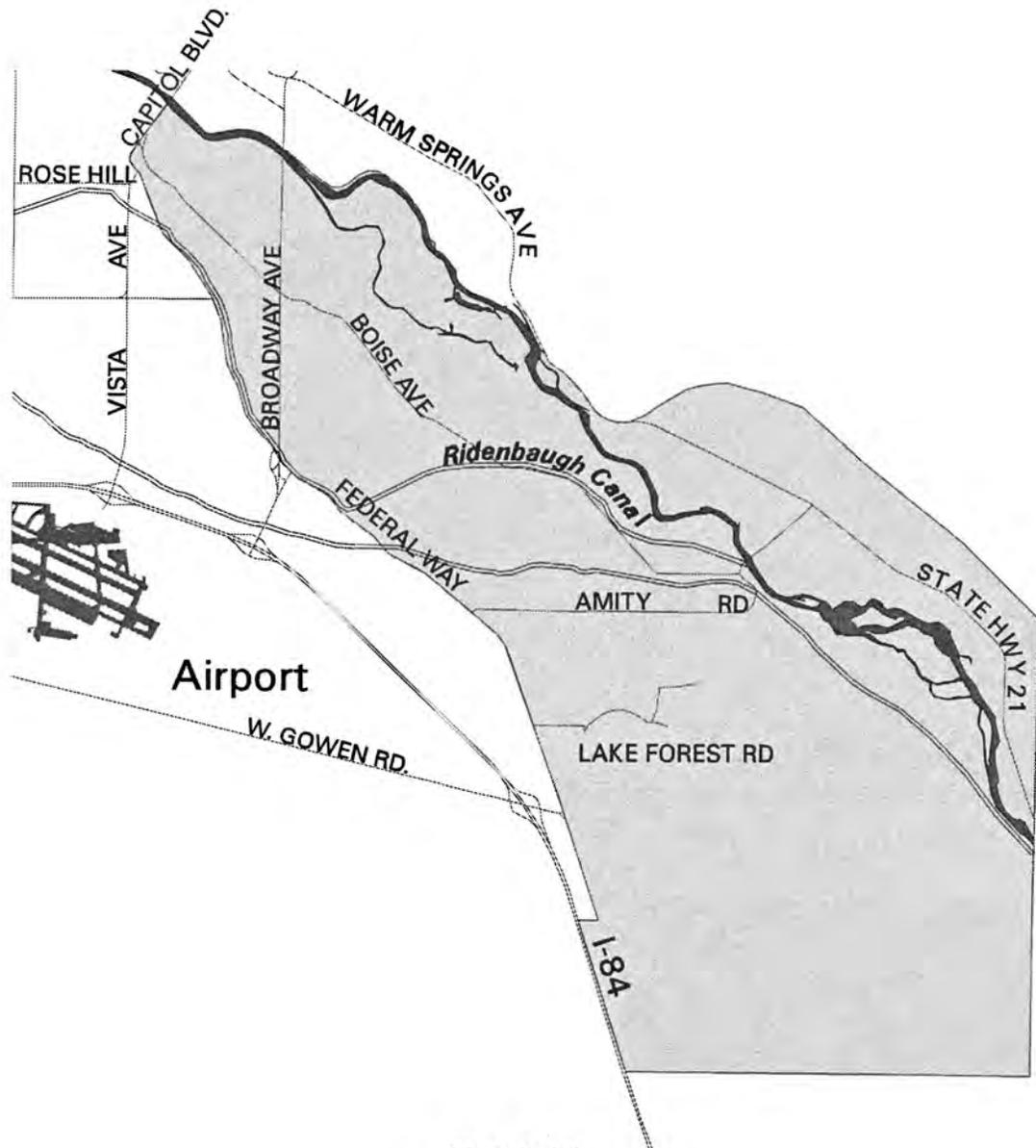
**Land Use goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 14 (continued)	<p>6) The Airport Reserve area south of the Boise Airport shall be reserved for future expansion of the airport. Allowable uses shall be limited to grazing, agriculture, mining and low-intensity recreation such as golf courses. LU3 Development Review</p> <hr/> <p>7) The northern portion of the airport area shall continue to be an appropriate location for retail services associated with regional air travel, such as hotels and motels, restaurants, parcel delivery services, car rentals and related uses. LU3 Development Review</p> <hr/> <p>8) All development within the Airport Influence Area shall be required to adhere to the standards for development as outlined in Chapter 3 Environmental Quality, 3.3 Noise Goals, Objectives and Policies, Objective 2, Policy 2) a-d.</p>
	Objective 15 Land-use and development policies specific to the Southeast shall include the following:	<p>1) The Micron area shall be reserved for future high-tech industrial expansion. LU3 Development Review</p> <hr/> <p>2) The Columbia Planned Community area shall be developed according to the following principles:</p> <ul style="list-style-type: none"> — Overall developed density of the Columbia area, including open space, roads and other uses, shall not exceed four units per gross acre. — Residential densities shall be higher in areas adjacent to the Micron Tech Park, and other activity areas and shall seek to form a community center. — The Planned Community area shall identify appropriate locations for neighborhood- and community-serving commercial uses, schools, fire stations and parks. — Pedestrian pathways and bike lanes shall connect land uses within the Planned Community area. — Land-use restrictions of the Airport Impact Area shall be adhered to.

(continued)

Southeast Planning Area

Legend	
	Planning Area



Map 8.1-9

**Land Use goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 15 (continued)	<ul style="list-style-type: none"> — Groundwater restrictions of the Southeast Groundwater Management Area shall be adhered to. — Groundwater supplies of other areas shall not be jeopardized to serve the Columbia area; attainment of the maximum unit count for Columbia shall be contingent on adequate water sources. — A master plan that demonstrates adherence to these principles shall be submitted to the Planning and Zoning Commission for approval prior to further entitlement in the Columbia area. — Any master plan shall address a minimum of 100 acres.
		LU3 Development Review
		<p>3) The City shall coordinate with Ada County for expansion of the Boise City Area of Impact Boundary south of the Columbia area, into the vicinity around the Isaac Canyon interchange.</p>
		LU4 Interagency Participation and Coordination
		<p>4) The Surprise Valley Planned Community area shall be developed according to the following principles:</p> <ul style="list-style-type: none"> — Overall developed density shall not exceed four units per gross acre. — Residential product types shall include a variety of densities and affordable costs. — Pedestrian pathways and bike lanes shall connect uses within the Planned Community area.
		LU3 Development Review
		<p>5) The Federal Way industrial area shall be protected for heavy industrial uses.</p>
		LU3 Development Review
		<p>6) The area on the south side of Amity Road shall be promoted for small-lot, single-family development.</p>
		LU3 Development Review

Harris Ranch/Barber Mill area



(continued)

**Land Use goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 15 (continued)	<p>7) Broadway Avenue shall be treated as a gateway with special design considerations for new development. LU3 Development Review</p> <hr/> <p>8) Residential and mixed uses shall be encouraged along the Broadway Avenue corridor. Particular attention shall be paid to the local street interface between uses fronting Broadway and the interior in order to promote compatibility and connectivity between uses. LU2 Ordinances, LU3 Development Review</p> <hr/> <p>9) Existing single-family neighborhoods in the area of Boise State University, (north of Boise Avenue, south of Beacon Street between Capitol Boulevard and Broadway Avenue), which reflect the character of well maintained owner-occupied homes, should be preserved to the extent feasible LU3 Development Review</p> <hr/> <p>10) A well maintained landscape buffer should be provided between University uses and adjacent residential areas to provide adequate screening of buildings and parking facilities. LU3 Development Review</p> <hr/> <p>11) High-density housing development shall be permitted in the Park Center office park area, provided that appropriate site designs are used to ensure compatibility with adjacent uses. LU3 Development Review</p> <hr/>

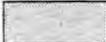
North End Bungalow

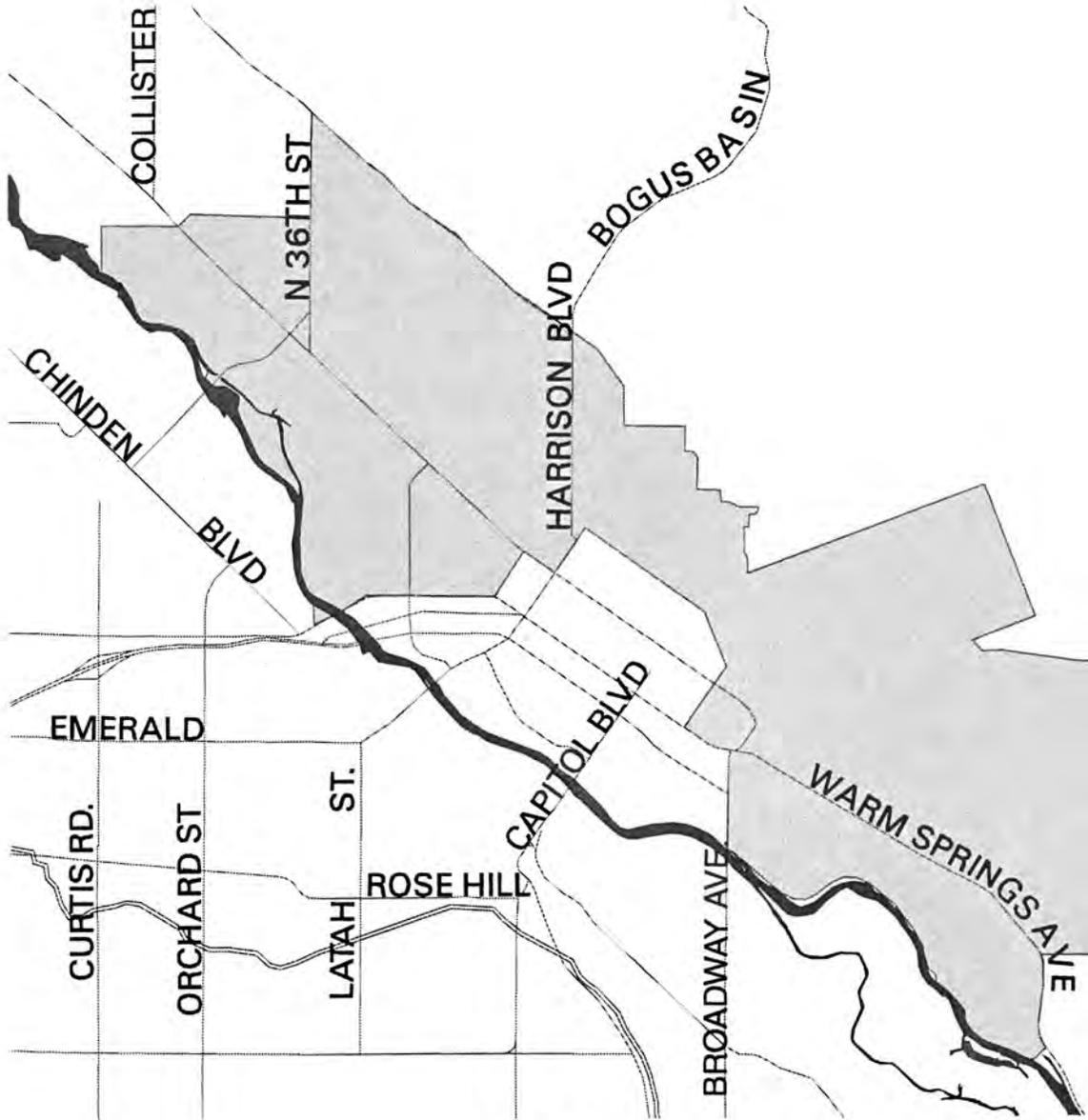


- 12) The Harris Ranch/Barber Mill Planned Community area shall be developed according to the following principles:
- The Harris Ranch/Barber Mill Planned Community shall cover the area east and west of Eckert Road and north and south of Warm Springs Road
 - Overall developed density of the Harris Ranch/Barber Mill area shall not exceed eight units per gross acre.
 - A variety of housing product types from low-density to high-density shall be provided.

(continued)

North End/East End Planning Area

Legend	
	Planning Area



Map 8.1-10

**Land Use goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 15 (continued)	<ul style="list-style-type: none"> — Neighborhood-serving commercial uses shall be provided at locations that are convenient for residents of the Harris Ranch/Barber Mill Planned Community area and for Foothills residents in the area north of the Harris Ranch/Barber Mill. These uses shall seek to form a community center. — Land uses shall adhere to locational requirements of any adopted Bald Eagle protection requirements. — An off-street bicycle path shall be provided as a link for the Greenbelt through the Harris Ranch Planned Community. — The Harris Ranch/Barber Mill Planned Community shall be designed to function as a “gateway” to the Foothills, consistent with the policies and standards of the <i>Foothills Policy Plan</i>. — Warm Springs Road/Highway 21 may be considered for rerouting if the applicant desires, to create a more cohesive development and a better gateway into the Foothills. Any southward realignment shall be contingent upon proof that no additional impacts are created upon bald eagle or river habitat areas. — The City shall participate in a coalition of representatives from Idaho Department of Fish and Game, Bureau of Land Management, Idaho Department of Parks and Recreation and other appropriate agencies to provide proactive comment and assistance with Harris Ranch/Barber Mill development issues as they pertain to wildlife habitat values and human recreational opportunities. — Transfer of development rights shall be explored for use in the Harris Ranch/Barber Mill development in order to assist in the protection of vital habitat areas. — A master plan that demonstrates adherence to these principles shall be submitted to the Planning and Zoning Commission for approval prior to the first entitlement in the Harris Ranch/Barber Mill area. — Any master plan shall address a minimum of 100 acres.
		LU3 Development Review
		<p>13) Bridge crossings of the Boise River, including Walnut Avenue, Park Center Boulevard and Highway 21 shall be implemented in accordance with the Ada County Long-Range Transportation Plan. (See Transportation chapter)</p>

Land Use goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 16 Land-use and development policies specific to the North End/East End shall include the following:</p>	<p>1) Any intensification of the North End/East End shall occur primarily through the development of accessory units, duplexes and townhouses, rather than high-density multifamily units. Infill development at higher densities shall be permitted pursuant to the infill criteria. LU3 Development Review</p> <hr/> <p>2) The St. Luke's Regional Medical Center area shall be developed in accordance with the St. Luke's Campus Master Plan, and expansion outside of the designated Public/Institutional use area shall require an amendment to the Land Use Map. LU1 Studies, Mapping, Master Plans, LU3 Development Review</p> <hr/> <p>3) Private medical offices and support services may be permitted through the Conditional Use process between Avenues B and C. LU3 Development Review</p> <hr/> <p>4) City, federal and other public and institutional uses shall be permitted in the developed portion of the Military Reserve area. The remainder of the Military Reserve area shall remain in open space, although pathways, trail and bicycle transportation improvements may be allowed. LU3 Development Review</p> <hr/> <p>5) The northern perimeter of the gravel pits east of Veterans Park shall be developed with a combination of high-density residential and office uses. Special emphasis shall be placed on maintaining public access to the gravel pits as an urban fishery. LU3 Development Review</p> <hr/> <p>6) Upgrading of local streets and collectors in the North End/East End to higher classifications to accommodate development in the Foothills shall be discouraged, and may only occur in compliance with the policies of the Streets section of the Transportation chapter regarding street reclassification. (See the Transportation chapter)</p>

(continued)

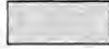
**Land Use goals, objectives and policies
(continued)**

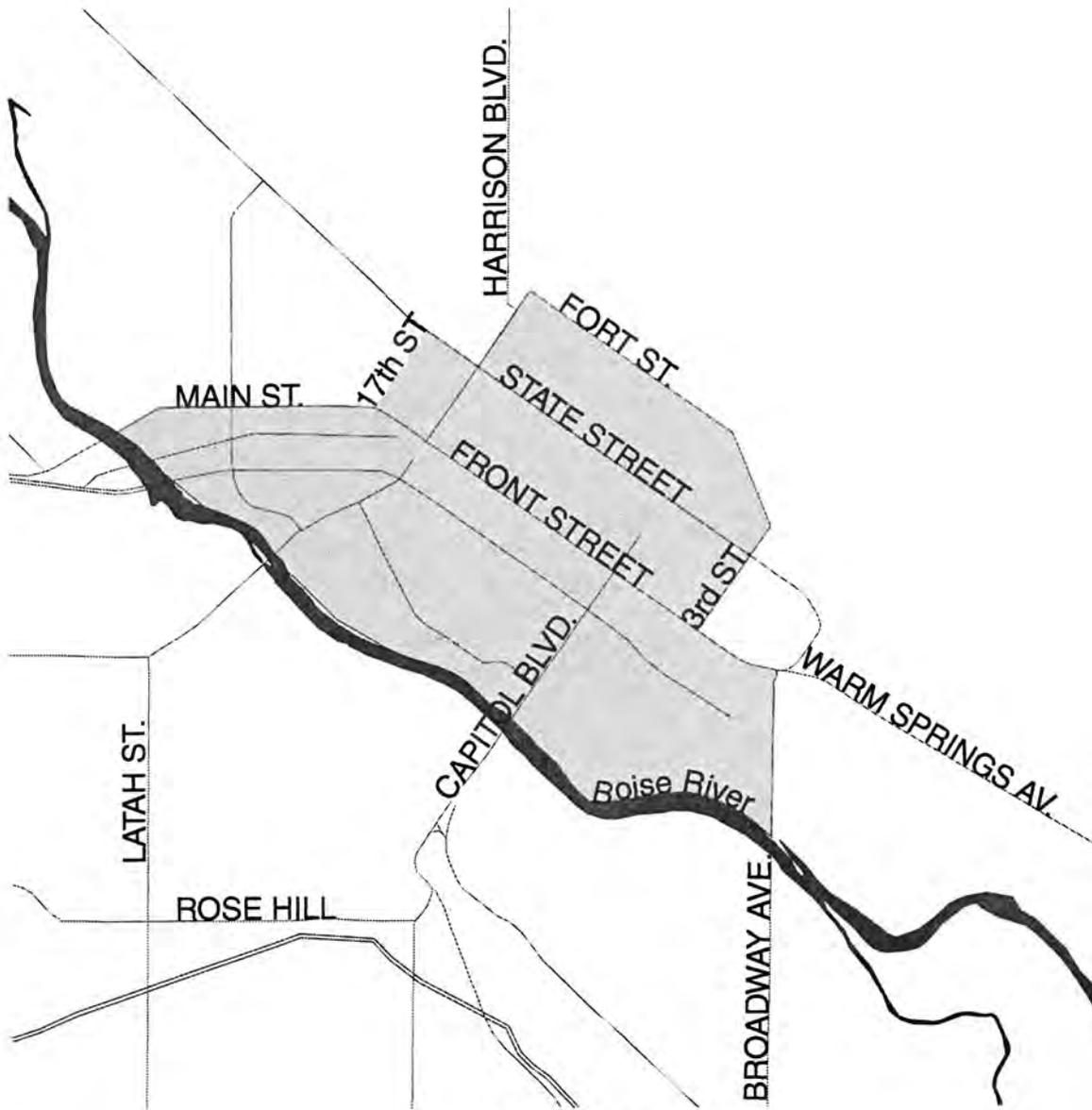
GOAL	OBJECTIVE	POLICIES
(continued)	Objective 16 (continued)	7) New development within the North End/East End shall be designed to reflect elements of the historic architecture and design that exist in the area. LU3 Development Review <hr/> 8) The procedures and requirements of the designated Historic Districts shall be applied as appropriate. (See the Parks, Recreation and Cultural Resources chapter) <hr/> 9) New development shall be encouraged to utilize the standards of New Urbanism. LU3 Development Review
Pedestrian activity Downtown	Objective 17 Land-use and development policies specific to the Downtown area shall include the following:	1) Downtown shall be acknowledged as the civic, economic and cultural center of the Boise City Planning Area. It shall continue to develop with a concentrated, higher density Central Business District (CBD) and integrated subdistricts, each maturing under "New Urbanism" principles as applied by specific design overlays. LU2 Ordinances <hr/> 2) The <i>Downtown Boise Plan</i> , the <i>River Street-Myrtle Street Urban Design Plan</i> and the <i>Capital Boulevard Plan</i> have been previously adopted and are incorporated herein by reference. LU2 Ordinances <hr/> 3) Downtown shall continue to develop with a traditional mix of uses including retail, office, civic, cultural, entertainment and residential, thereby instilling an active atmosphere and twenty-four hour presence. LU2 Ordinances <hr/> 4) The residential component of the Downtown shall be given particular emphasis to encourage living opportunities within walking distance of the Downtown employment centers as well as neighborhood services. LU3 Development Review



(continued)

Downtown Planning Area

Legend	
	Planning Area



Map 8.1-11

Land Use goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 17 (continued)	<p>5) Downtown shall continue to house the administrative offices of local, State and Federal government, the County Courthouse and other existing social service providers and encourage their expansion and the improved quality of their service delivery. LU3 Development Review</p> <hr/> <p>6) Adaptive reuse of the Downtown area's historic buildings shall be promoted. LU3 Development Review</p> <hr/> <p>7) Additional civic open space facilities shall be incorporated into the Downtown environment. LU3 development Review</p> <hr/> <p>8) Strip commercial, auto-intensive uses shall not be allowed in the Downtown core except west of the CBD in an area bounded by 23rd Street, 27th Street, Main Street and Americana Boulevard. LU3 Development Review</p> <hr/> <p>9) In order to complement the emerging cultural facilities and activities around South 8th Street and the west end of Julia Davis Park, a strategy plan shall be prepared to provide a distinct identity for the area as a cultural district. LU2 Ordinances</p> <hr/> <p>10) Downtown shall continue to develop with a framework of streets, paths and open spaces that build upon existing Downtown networks and strengthen connections to the Boise River and between subdistricts. LU3 Development Review</p> <hr/> <p>11) Street level pedestrian activity shall be specifically enhanced through the design and orientation of new buildings and parking facilities and the addition of streetscape amenities. LU3 Development Review</p>

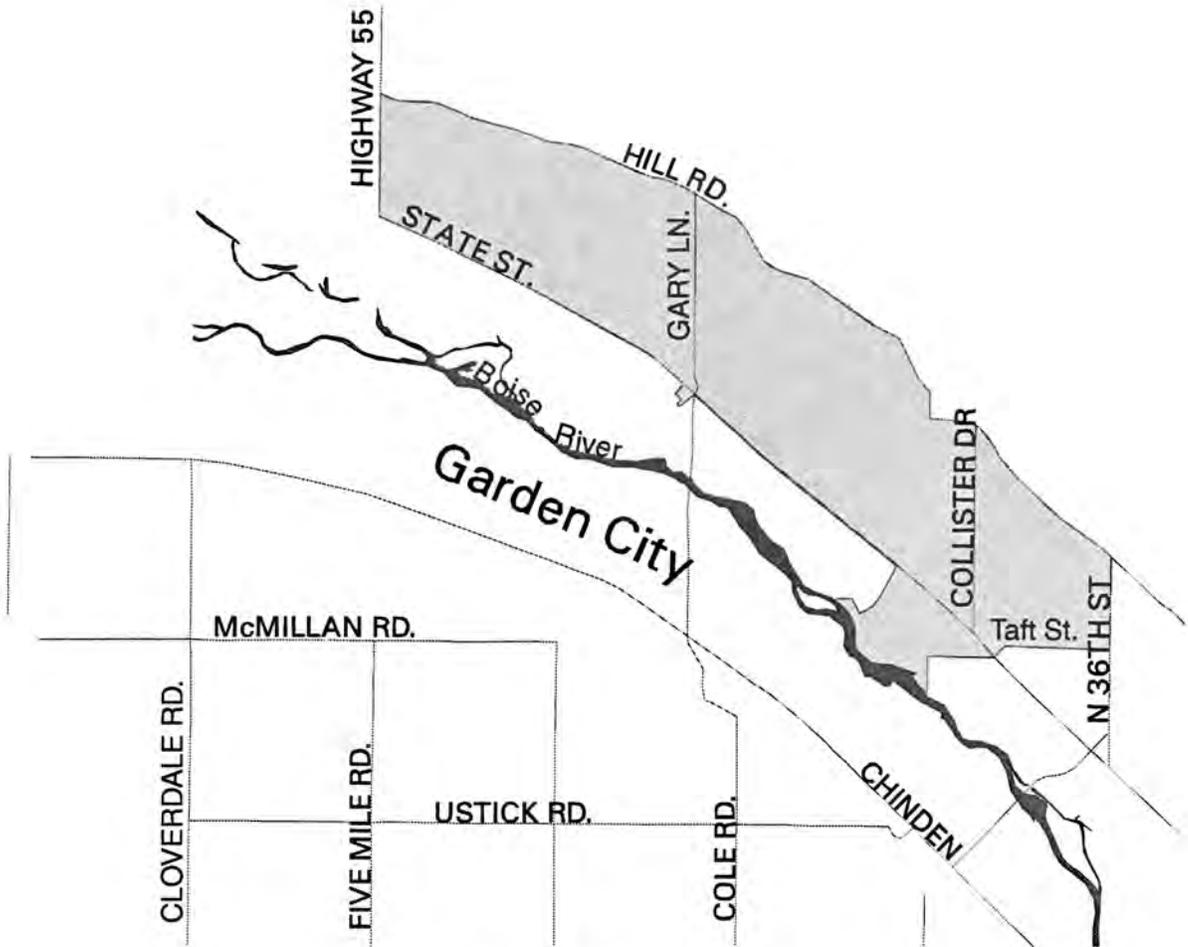
(continued)

**Land Use goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 17 (continued)	<p>12) Downtown shall continue to improve as a transit destination and require large employers to develop transportation management programs to reduce the number of single-occupancy vehicles entering the area. LU2 Ordinances, LU3 Development Review</p>
		<p>13) New parking facilities in the Downtown shall comply with the principles of "New Urbanism." Specifically, CBD parking shall be located in above- or below-grade structures whenever possible, and incentives shall be established to achieve this result. New surface parking shall be located in block interiors or buffered to avoid exposure to the street frontage. LU2 Ordinances</p>
		<p>14) The City's Parking Code shall incorporate maximum, as well as minimum, requirements for parking and shall facilitate the increased opportunity for shared parking among various land uses. LU2 Ordinances</p>
		<p>15) Neighborhoods adjacent to the Downtown shall be protected from parking spill-over and consideration shall be given to the creation of employee parking in lots peripheral to the Downtown with shuttle service to the CBD. LU3 Development Review</p>
		<p>16) The Near North End, bounded by Washington Street to the south, Fort Street to the north, 17th Street to the west and 2nd Street to the east shall be protected from excessive parking lot and office development through preparation and implementation of an Overlay District, recognizing the existing mix of uses in the area. LU2 Ordinances</p>

Northwest Planning Area

Legend	
	Planning Area



Map 8.1-12

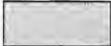
Land Use goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 18 Land-use and development policies specific to the Northwest shall include the following:</p>	<ol style="list-style-type: none"> <li data-bbox="695 394 1372 525">1) State Street shall be developed as a limited-access transit corridor with transit-supportive land uses. Emphasis shall be placed on the use of frontage roads and local street connections. (See the Transportation chapter) <li data-bbox="695 588 1372 714">2) A north-south pedestrian/bicycle trail in the area between Bogart Lane and Highway 55 shall be pursued to link the Foothills with the Boise River. (See the Recreation and Cultural Facilities chapter) <li data-bbox="695 787 1372 987">3) Upgrading of local streets and collectors in the Northwest area to higher classifications to accommodate development in the Foothills shall be discouraged, and may only occur in compliance with the policies of the Streets section of the Transportation chapter regarding street reclassification. (See the Transportation chapter) <li data-bbox="695 1060 1372 1354">4) Thirty-sixth Street shall be developed as a three-lane arterial pursuant to the "Ada County Highway District Capital Improvement Program," and may be further improved to five lanes pursuant to transportation planning associated with Foothills development and the <i>Regional Transportation Plan for Ada County</i> of record. Any upgrading of 36th street to five lanes shall include a landscape median, parkway, street trees, sidewalks and appropriate crossing controls. (See the Transportation chapter) <li data-bbox="695 1428 1372 1623">5) The Northwest Planning Area shall be considered to be a suitable location for development of New Urbanism designs. Land owners are encouraged to review options for creating an urban village in this area and to provide pedestrian-oriented retail services at appropriate locations. LU1 Studies, Mapping, Master Plans, LU2 Ordinances

On Bogart Lane in the Northwest Planning Area



Foothills Planning Area

Legend	
	Planning Area

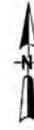


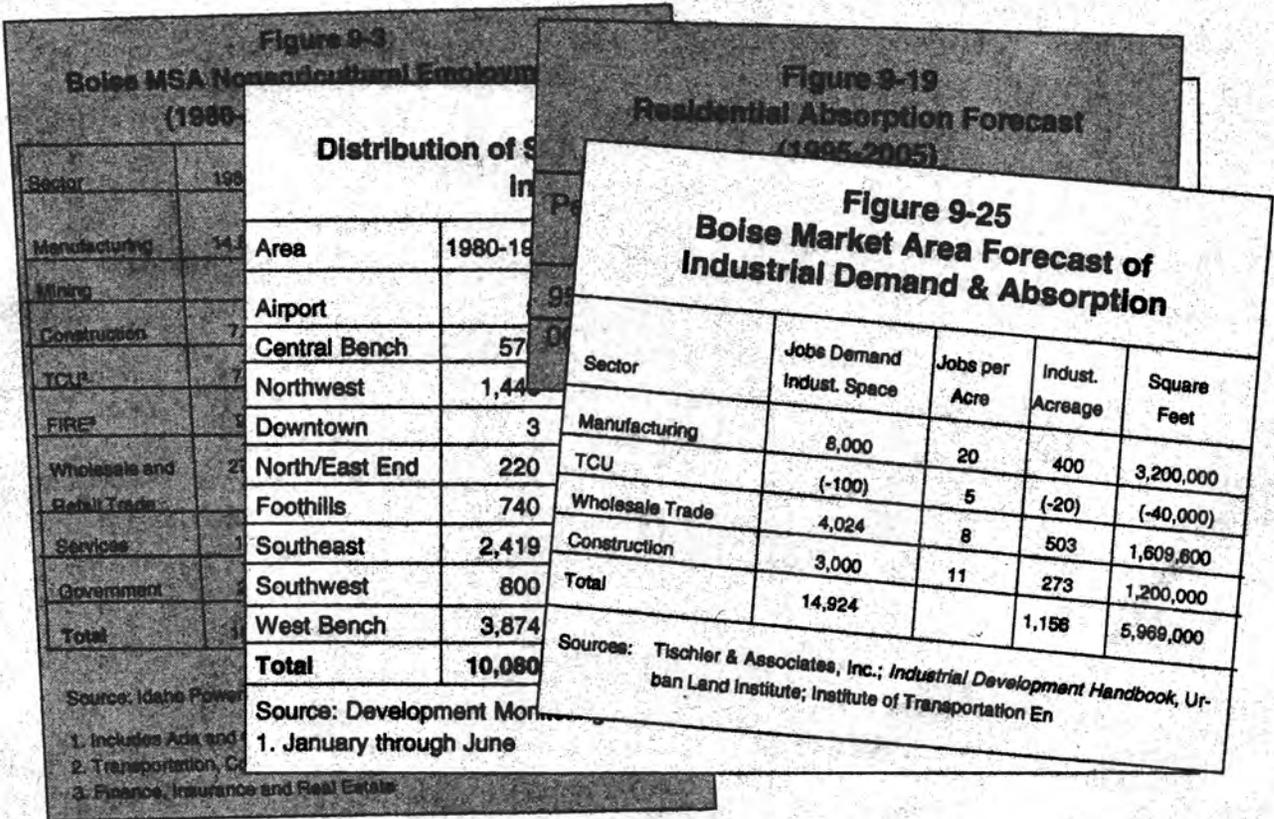
Figure 8.1-13

Land Use goals, objectives and policies
(continued)

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 19 Land use and development policies specific to the Foothills Planning Area shall include the following:</p>	<p>1) The <i>Foothills Policy Plan</i>, adopted by the City Council on March 4, 1997, is adopted into and is a part of the <i>Boise City Comprehensive Plan</i>, subject to all of the stated purposes and procedures of the <i>Comprehensive Plan</i>.</p> <hr/> <p>2) The <i>Foothills Policy Plan</i> contains goals, objectives and policies addressing the issues of land use and general development; environmental protection and open space preservation; scenic and aesthetic concerns; recreation and open space preservation; neighborhood protection; and transportation, infrastructure and services. These goals, objectives and policies should guide the land uses and development in the Foothills.</p>

CHAPTER 9 ECONOMIC DEVELOPMENT

Boise City Comprehensive Plan



Boise, Idaho — January 1997



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CHAPTER 9

ECONOMIC DEVELOPMENT

BOISE CITY COMPREHENSIVE PLAN — GOALS, OBJECTIVES AND POLICIES

The following chapter presents the goals, objectives, policies and implementing program references for Economic Development in the Boise Planning Area.

9.0 Economic Development

GOAL	OBJECTIVE	POLICIES
Maintain and improve economic opportunities for the residents of the Planning Area through creation of a diverse economy, business retention and expansion, provision of adequate infrastructure, and a positive economic climate.	Objective 1 Foster a diverse economy that will minimize the impacts of cyclical economic downturns on the City and its residents.	1) Coordinate with the Chamber of Commerce, the State Department of Commerce and others to monitor local, regional and national economic trends and market Boise as a desirable place to do business. EC1 Studies, Mapping, Master Plans; EC2 Inter-Governmental Coordination
		2) Maintain sufficient vacant land that is reserved for unique forms of industrial, retail and office uses such as; heavy and light manufacturing, high tech industry, regional retail, specialty retail, incubator retail and industrial, and garden and high rise office. EC1 Studies, Mapping, Master Plans
		3) Provide programs to attract diverse businesses to Boise. EC1 Studies, Mapping, Master Plans
	Objective 2 Protect the economic climate for existing businesses and maintain opportunities for business expansion.	1) Involve the business community in development of City-wide programs related to transportation, growth management, impact fees, environmental protection and other related issues. EC3 Ordinances
2) Provide technical assistance and outreach services to existing and prospective businesses in terms of available site locations, city permitting and licensing processes, financing and other services as needed. EC1 Studies, Mapping, Master Plans; EC2 Inter-Governmental Coordination		

(continued)

Economic Development goals, objectives and policies
(continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	<p>3) Continue to utilize tax increment financing programs as a tool to revitalize deteriorated areas and provide infrastructure and other public improvements, and expand its use where appropriate. EC5 Financing</p> <hr/> <p>4) Maximize the economic viability of commercial and industrial uses through the creation of specialized districts and nodes including the Downtown, Park Center, Town Square Mall, the Factory Outlets, Micron Tech Park, Hewlett-Packard Tech Park, the Franklin Industrial Corridor, the Boise Airport, and Boise State University. EC1 Studies, Mapping, Master Plans; EC3 Ordinances</p> <hr/> <p>5) Work with land owners, businesses and tenants along strip commercial corridors to create identifiable district themes for market recognition purposes. EC1 Studies, Mapping, Master Plans</p> <hr/> <p>6) Protect existing business and industrial areas from encroachment of incompatible or non-complimentary uses. EC4 Development Review</p> <hr/> <p>7) Work to prevent disinvestment from occurring in older parts of Boise, particularly including the Downtown, Central Bench, North End/East End and East Boise areas. EC1 Studies, Mapping, Master Plans; EC2 Inter-Governmental Coordination</p> <hr/> <p>8) Ensure that sufficient housing opportunities are provided in the Boise Planning area to provide a labor force that is in balance with available jobs. EC1 Studies, Mapping, Master Plans</p>

Economic Development goals, objectives and policies (continued)

GOAL	OBJECTIVE	POLICIES
(continued)	<p>Objective 3 Coordinate the provision of infrastructure necessary to accommodate existing and new businesses.</p>	<p>1) Plan for the timely provision of adequate infrastructure including roads, sewer, water and drainage to allow development of the areas designated on the Boise City land use map for retail, office and industrial uses. If a designated area cannot be feasibly served, consider redesignating it for less intensive uses and concentrating economic development efforts elsewhere. EC6 Growth Management</p>
		<p>2) Maintain adequate funding sources for infrastructure including impact fees, franchise fees, user fees, and general fund revenues, and seek state legislation to allow for other sources and for different revenue distribution formulas. EC5 Financing</p>
		<p>3) Take a proactive approach to environmental quality by anticipating future standards and designing treatment facilities and other infrastructure to fully meet those requirements. EC6 Growth Management</p>
		<p>4) Protect the ability to maintain and expand service at the Boise Air Terminal. EC1 Studies, Mapping, Master Plans</p>
	<p>Objective 4 Foster a positive business climate in Boise and promote the City as a desirable place to live, work and visit.</p>	<p>1) Maintain and develop public/private partnerships. EC2 Inter-Governmental Coordination</p>
		<p>2) Support special events such as festivals, street fairs, parades, sporting events and concerts that create a positive local, regional and national image of the City. EC4 Development Review</p>
		<p>3) Create a positive image of the City to visitors by providing attractive and functional landscaping and architectural designs in the City, particularly along the gateways identified in the Community Quality and Transportation chapters of the Comprehensive Plan. EC3 Ordinances, EC4 Development Review</p>

(continued)

**Economic Development goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 4 (continued)	4) Recognize the importance of neighborhoods in creating and maintaining an attractive and desirable city living environment and work to balance neighborhood interests with business interests. EC1 Studies, Mapping, Master Plans
	Objective 5 Participate in the growing regional economy in a manner that minimizes conflict between jurisdictions and that maximizes natural market strengths.	1) Coordinate comprehensive planning efforts with the other cities and agencies in Ada County, Canyon, Boise, Elmore and Gem Counties. EC2 Inter-Governmental Coordination
		2) Seek to achieve a regional balance of jobs to housing. EC1 Studies, Mapping, Master Plans; EC2 Inter-Governmental Coordination
		3) Seek to minimize competition between cities by developing agreements regarding the desirable location of specific types of retail and industrial uses on a regional basis. EC2 Inter-Governmental Coordination

Micron Technology, Inc. of Boise



CHAPTER 10

GROWTH MANAGEMENT

Boise City Comprehensive Plan



Boise, Idaho — January 1997



CHAPTER 10

GROWTH MANAGEMENT

BOISE CITY COMPREHENSIVE PLAN — GOALS, OBJECTIVES AND POLICIES

The following chapter presents the goals, objectives, policies and implementing program references for Growth Management in the Boise Planning Area.

10.0 Growth Management

GOAL	OBJECTIVE	POLICIES
<p>Preserve, protect and enhance the overall quality of life in Boise and its Area of Impact by ensuring that growth occurs in an orderly manner and that public services are available along with development.</p>	<p>Objective 1 Ensure that growth is planned and directed in a way that minimizes sprawl and creates a functional and pleasing community.</p>	<p>1) Maintain a land-use plan & map that clearly identifies the location and distribution of densities and intended uses. GM2 Land Use Allocation Review</p> <hr/> <p>2) Create incentives for infill development through the use of the Infill infrastructure system outlined in the Housing Component of the Community Quality Element. GM1 Ordinances</p> <hr/> <p>3) Improve the design and overall quality of development by using the zoning and urban design standards found in the Design Component of the Community Quality Element. GM1 Ordinances</p> <hr/> <p>4) Preserve adequate open space and protect unique and environmentally sensitive areas as identified in the Parks and Recreation Element and/or other similar documents. GM2 Land Use Allocation Review, GM3 Capital Improvement Plans, GM8 Land Conservation Techniques</p> <hr/> <p>5) Develop a funding mechanism to allow acquisition of unique and environmentally sensitive areas and other types of open space. GM4 Develop and Adopt Funding Methods for Public Infrastructure Development, GM8 Land Conservation Techniques, GM9 State Legislature</p>

(continued)

Growth Management goals, objectives and policies
(continued)

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 1 (continued)	<p>6) It is the city’s intent to annex the Area of City Impact, when it can be demonstrated that the proposed annexation is a logical outgrowth of the city and is consistent with the policies of the <i>Boise Comprehensive Plan</i>, including substantial compliance with the service standards identified in this chapter. GM2 Land Use Allocation Review, GM5 Inter-Local Agreements, GM6 Public Participation, GM7 Intergovernmental/Regional Coordination</p> <hr/> <p>7) Negotiate with Ada County to amend the Area of Impact Agreement to extend City zoning into the Area of Impact. GM5 Inter-Local Agreements, GM7 Intergovernmental/Regional Coordination</p>
	Objective 2 Ensure that development occurs only when adequate public facilities and infrastructure are available and/or financially guaranteed.	<p>1) Develop and maintain adequate public services and facilities as defined in Table 2: “Level of Service Standards for Community Services and Facilities,” for the purpose of capital improvement planning and development permitting. GM1 Ordinances</p> <hr/> <p>2) Require the City’s 5-year capital improvement planning to address the scheduling and funding of key facilities and services, and update it annually. GM3 Capital Improvement Plans</p> <hr/> <p>3) Request that service providers prepare future facilities maps for inclusion in the Comprehensive Plan. GM3 Capital Improvement Plans</p> <hr/> <p>4) Where development projects partially meet adequacy of public facilities and service standards, development approval may be authorized for that portion of the project that meets adequacy standards, or the project may be phased to coincide with the phasing of future availability of public facilities and services. GM1 Ordinances, GM3 Capital Improvement Plans</p>

(continued)

Growth Management goals, objectives and policies (continued)

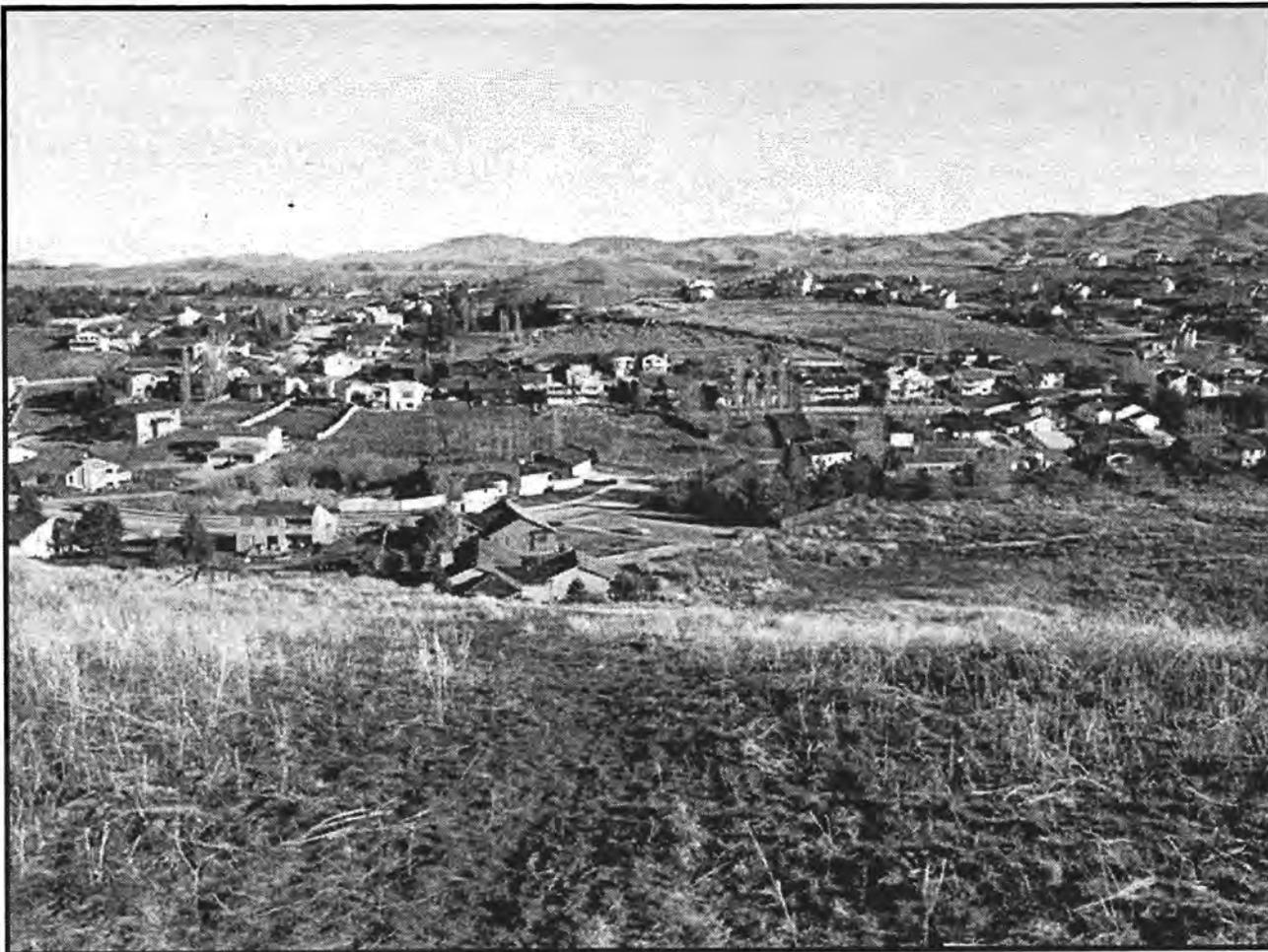
GOAL	OBJECTIVE	POLICIES
(continued)	Objective 2 (continued)	5) Every two years, in conjunction with the City budgetary process, reassess the appropriateness of the various adopted service level standards in terms of anticipated budgetary resources, community need and professional guidelines. GM3 Capital Improvement Plans
	Objective 3 Require development to address its own impacts, including financial and environmental.	1) Use application and impact fees to help cover the cost of processing and servicing to new development. GM4 Develop and Adopt Funding Methods for Public Infrastructure Development 2) Where public services and infrastructure are not available or planned, allow development only when the developer can provide them according to the appropriate service standards, and where such development is in accordance with the <i>Boise Comprehensive Plan</i> . GM1 Ordinances 3) Require development to provide appropriate environmental assessments and mitigation plans when development is proposed in areas identified by the <i>Boise Comprehensive Plan</i> Chapters 3 and 4 "Environmental Quality" and "Environmental Hazards" respectively. GM1 Ordinances
	Objective 4 Assure that regional growth is addressed through cooperative planning and actions with local governments and public agencies in Ada and Canyon counties.	1) Establish and maintain contact with all cities, counties and agencies in Ada, Canyon and other contiguous counties. GM5 Inter-Local Agreements, GM7 Intergovernmental/Regional Coordination 2) Cooperate with other local governments in Ada, Canyon and other contiguous counties to adopt regional policies regarding growth and development. GM5 Inter-Local Agreements, GM7 Intergovernmental/Regional Coordination

(continued)

**Growth Management goals, objectives and policies
(continued)**

GOAL	OBJECTIVE	POLICIES
(continued)	Objective 4 (continued)	3) Actively pursue a regional comprehensive planning strategy, including, urban growth boundaries, preservation of farmland, distribution of jobs and housing, and management of traffic. GM5 Inter-Local Agreements, GM7 Intergovernmental/Regional Coordination

Boise Foothills Neighborhood



**Growth Management goals, objectives and policies
(continued)**

**Figure 10-1
Level of Service Standards for Community Services and Facilities**

Service	Service Standards	Service Area
TYPE I — CONCURRENT WITH THE ISSUANCE OF ANY DEVELOPMENT PERMIT		
Fire*	4 minute response, unless excepted by Fire Department	1.5 mile
Water	35 psi residential/1,500 gpm fire flow	Community
	40 psi non-residential/1,500 gpm fire flow	Community
Sewer **	Available to site	Community
	Treatment: Federal Standards + capacity	
	Collection: capacity	
Schools	System capacity	Community
Streets	Authorization by ACHD	Community
Police/Sheriff	Available	
Solid Waste	Weekly pick-up	Community
Electricity	Available	Community
Telephone	Available	Community
Storm Drainage	Approved on site or public system	Community

* Fire Station "set-a-side" shall be required within the City Area of Impact.

** See the exception for the Southwest Planning Area identified under Objective 2, Policy 2 in the Sewer Facilities section of the "Public Facilities, Utilities and Services" chapter of this plan.

**TYPE II — CONCURRENT — FIVE YEAR CAPITAL IMPROVEMENT PLAN/OR OTHER
LONG- RANGE PLAN*****

Service	Service Standards	Service Area
Police	Priority 1 — 3 min. response	Community
Parks & Open Space	Neighborhood park = 1.4 acres/1,000 pop.	1/2 mile radius
	Community park = .9 acres/1,000 pop.	1 mile radius
	Large urban park = 1.8 acres/1,000 pop.	Community
	Regional park = 6 acres/1,000 pop.	Region
	Special use areas = 2.4 acres/1,000 pop.	Community
	Natural open space = 8.3 acres/1,000 pop.	Community Schools
	Elementary Schools 13 — 15 acres/550 — 600 students	1/2 mile radius
	Jr. High 30 — 35 acres/1,000 students	Multiple neighborhoods
Storm drainage	High School 50 — 60 acres/1,800 — 2,500 students	Multiple neighborhoods
	Federal standard	Community
Streets	Adherence to the LOS standards adopted in the <i>Regional Transportation Plan for Ada County</i> of record	Community

*** Type II Concurrence in any given service category may be excepted by the service provider for specific sites based on findings that adherence to the adopted standards is undesirable or not intended for the area according to the plans of the service provider.

CHAPTER 11

GLOSSARY

Boise City Comprehensive Plan



Boise, Idaho — January 1997.



CHAPTER 11

GLOSSARY

BOISE CITY COMPREHENSIVE PLAN — GOALS, OBJECTIVES AND POLICIES

11.0 GLOSSARY OF COMPREHENSIVE PLAN TERMS

100-Year Flood

A flood of a magnitude that has a statistical probability of occurring once every 100 years, or a one percent chance in any given year. A 100-year flood is not the same as a 100-year storm. A 100-year flood along the Boise River would not likely occur from a single storm, but from warm or rainy weather and heavy snowmelt that would fill existing reservoirs to capacity and force excessively high release rates into the Boise River. Several Foothills gulches may also be subject to flooding due to heavy rainfall and rapid snowmelt.

100-Year Storm

The largest rainfall event expected to occur in a 100-year period. Such an event has a one percent chance of occurrence every year. A 50-year storm may occur on average once every 50 years and has a 2% chance of occurrence every year.

Accessory Unit

A second unit, typically a rental, that is added to an existing single family home. See the definition of the Neighborhood-Add-a-Rental Infill program for a further description of this concept.

Adaptive Reuse

The modification of buildings to accommodate a land use other than that for which the building was originally constructed.

Affordable Housing

Housing with rents or mortgage costs that are 30% or less of the gross monthly income of a household at 80% or below the Boise Metropolitan Statistical Area median income.

Airport Influence Area

A delineated area around the Boise Air Terminal that is subject to increased noise and safety impacts due to the proximity of airport operations and flight patterns. Restrictions on land use and building occupancy; and requirements for noise attenuation of new structures are applied in this area.

Airport Noise Zone

One of several mapped noise impact areas within the Airport Influence Area. Special land use and noise attenuation regulations are in effect for the Airport Noise Zone.

Area of Impact

Also known as the city's planning area. It is the land area surrounding the limits of each city, negotiated between each individual city and the county in which it lies. Each city has comprehensive planning authority for its area of impact, but until annexation occurs, zoning and development entitlement is handled by the county.

Avigation Easements

Property rights granted to airports by adjacent or nearby properties that allow the airport to create noise and other impacts on the properties through normal airport operations.

Base Zone

The uses allowed and the accompanying development standards in areas covered by the designations on the zoning map. These are noted in capital letters and often times followed by numbers.

Benefit Assessment District

A defined area which is voluntarily established by

the property owners within it to subject themselves to special monthly or annual assessments in order to pay debt which has been incurred for a specific improvement or repair, such as storm drains, sidewalks, street lighting or similar facilities.

Best Management Practice

A practice or combination of practices, techniques, or measures developed, or identified by the designated agency and identified in the state water quality management plan which are determined to be the cost effective and practicable means of preventing or reducing the amount of pollution generated by non-point sources to a level compatible with water quality goals. (This is a proposed definition that will be presented to the State Health and Welfare Board for approval).

Buffer

An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs, berms and/or fences and designed to limit views and sounds from the development tract to adjacent parties and vice versa.

Building Codes

Legislative regulations that prescribe the materials, requirements and methods to be used in the construction, rehabilitation, maintenance and repair of buildings. Boise City has adopted the Uniform Building Code (UBC), developed by the International Conference of Building Officials.

Capital Improvement Program

A process of identifying and budgeting for the public facilities that a jurisdiction will need to construct in order to serve existing and anticipated development. Capital improvement programming is typically done in five year increments with annual updates. A Capital Improvement Program (CIP) must address the type of project, the location of the project, the cost of the project, the source of funds to finance the project, the agency or department responsible for the project and the time frame for completion of the project. Capital Improvement Programs are a primary tool of most growth management programs.

Certificate of Appropriateness

A document awarded by the Historic Preservation Commission allowing an applicant to proceed with

a proposed alteration, demolition or new construction within a locally designated historic district, following determination of the proposal's suitability according to applicable criteria.

Class A, B and C Lands

The Boise River System ordinance establishes three land and water habitat classifications that are afforded varying levels of protection:

Class A areas provide extremely important habitats for fish and wildlife and for flood control and protection. The objective for these lands is to preserve and protect them for their primary benefits to fish and wildlife in general, and to protect bald eagle, great blue heron, trout and waterfowl habitat in particular.

Class B areas provide good potential for improvements to natural resource functions and values. The objective for these lands is to invite development plans that demonstrate improvement to natural resource functions and values, and mitigate negative impacts to existing resource functions and values.

Class C lands are the least important for preservation, providing limited fish and wildlife habitat and limited potential for enhancement because of incompatibility with other uses. The objective for these lands is to invite development plans that provide landscaping and other habitat improvements.

Community Development Block Grant (CDBG)

A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities. This grant allots money to cities for housing rehabilitation and community development, including public facilities and economic development.

Compatible

Land uses capable of existing together without conflict or ill effects.

Conditional Use Permit

A special permit required for use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with surrounding development.

Consistency**Land Use/Zoning Consistency**

A finding that the proposed zoning for a site is one of the zoning classifications in the Land Use/Zoning Consistency Matrix in the Land Use chapter that is identified as being consistent with the Land Use Map land use designation on the site. All zone changes require such a finding prior to approval, unless one of the several exceptions, as established in the Land Use chapter policies, can be found to apply to the site.

Consistency with Comprehensive Plan Policies

A finding that a zone change or other entitlement request is consistent with the various goals, objectives and policies of the various chapters and subsections of the *Comprehensive Plan*. Even though certain zone change applications may not need to demonstrate consistency with the land Use Map, they must still be found to be consistent with other policies of the *Comprehensive Plan*.

Internal Consistency

A finding that the various goals, objectives and policies of the chapters and subsections of the *Comprehensive Plan* do not contradict one another. The *Comprehensive Plan* may not be amended in such a way that conflicting policies are caused to exist. Internal consistency of the *Comprehensive Plan* policies is important to maintain so that proper and defensible findings for approval or denial of applications may be made, based upon the plan.

Consolidated Housing Plan

A housing and community development plan undertaken as a requirement of the U. S. Department of Housing and Urban Development (HUD). The Consolidated Plan succeeds the Comprehensive Housing Affordability Strategy (CHAS), and makes it possible for entitlement cities to access federal Community Development Block Grant (CDBG) and HOME funds as a single grant submission. The Consolidated Plan endeavors to address the housing and community development needs of low and moderate income households, and special needs populations within the city.

Cross-Access Agreement

An agreement between adjacent property owners in which internal connections are provided between parking areas in order to improve traffic flow on the street by minimizing the number of access

points needed. Cross-access agreements are typically obtained incrementally as a condition of approval for new development. The first one to develop will be required to make an irrevocable offer of cross-access to the adjacent parcel and must design the parking lot to accommodate the access. When the adjacent owner wishes to develop, they will be conditioned to reciprocate with a similar cross-access agreement and complete the access.

Decibel

A unit of sound pressure level (abbreviated dB) which is used to express noise level. The term dB(A) is the same concept, except that it is "A-weighted" to de-emphasize very low and very high frequency sounds and to provide a better correlation with subjective reactions to noise. The term Ldn is a further refinement which is the average equivalent A-weighted sound level during a 24-hour day, averaged on an annual basis.

Density Transfer Credits

A process permitting unused allowable densities in one area to be used in another area. Where density transfer is permitted, the average density over an area will remain constant, but will vary by sub-area. Within a single development, the result will normally be a clustering of buildings on smaller lots with other land retained as open space.

Design Guidelines

A set of design parameters used to evaluate the acceptability of a project's design.

Disinvestment

A destructive process in which newer suburban areas become the focus of public and private investment at the expense of older inner-city areas. In this cycle, the bulk of public investment goes to finance roads, schools, parks, sewers and other facilities on the growing outer edges of a community, rather than to maintain and upgrade the older inner parts of the City. At the same time, private investors and property owners follow the public subsidy to the outer edges, also abandoning the inner-city areas. As a result, inner-city areas transition from well-maintained, owner-occupied developments to poorly maintained, absentee-owner developments.

Dry-Line Sewer

The installation of a sewage collection system that

is not initially operational because downstream sewers are not yet constructed. Individual septic systems can be used until the downstream sewers are constructed. When that occurs, the dry-line sewer becomes operational and the septic system must be abandoned.

Early Notification System (ENS)

A proposed program for a City to neighborhood written communication of Planning Commission level development applications (conditional use, variance, annexation, and/or rezone) that are planned within a registered neighborhood association's geographic boundary.

Electromagnetic Field

Known by the acronym EMF, these are electromagnetic waves that are discharged into the atmosphere for a distances varying with the current of high voltage overhead power lines. It is suspected by some that such fields may have the potential to cause illness in individuals exposed for prolonged periods of time; however, such a relationship has not been scientifically proven. Research into the issue is continuing.

Facade Easements

A specific category of historic easement that protects the facade of a building by controlling alterations and requiring maintenance.

Fair Housing Act

Fair Housing Title VIII of the Civil Rights Act of 1968, enacted to prohibit housing discrimination based on race, color, religion, national origin, handicap, sex, and/or familial status.

Fire Flow

The minimum number of gallons per minute that are needed to fight a fire in a structure, for two continuous hours through fire plugs in the near proximity of the structure. Fire flow requirements are established by the national Uniform Fire Code and are a factor in the City's ISO rating.

Floodway Fringe

The area that lies between the floodway and the outside boundary of the 100-year flood. Also known as the 100-year floodplain. Development is permitted in this area subject to compliance with standards for finished floor elevation and/or flood proofing.

Floodway

The river channel and adjacent land areas that must be reserved to discharge flood waters from a 100-year flood. Development is prohibited in this area.

Floor Area Ratio

A measure of the amount of floor area that can be built on a site based on a predetermined ratio of allowable floor area to lot area. The Boise City Zoning Code defines Floor Area Ratio as "the sum of the horizontal areas of the several floors inside the exterior walls of a building or portion thereof divided by the lot area." Floor Area Ratios are generally used to control building heights and/or bulk.

Franchise Fees

A method of financing public improvements in which the private or publicly traded purveyors of certain services in the City must pay the City a franchise fee for the opportunity of being able to operate in the City. Examples of franchise fees include those levied on cable TV providers and phone service providers.

Future Facilities Maps

Maps of the suggested general or known specific location of planned but unbuilt facilities such as schools, fire stations, power lines, sub stations, parks, etc. Future facilities maps should be prepared by the various service providers and should be based upon needs projected from data such as growth projections, comprehensive plan land use maps and policies, and zoning. Such maps may be adopted into the *Comprehensive Plan*.

Gateway Building

A building located at a gateway and which dramatically marks this entrance or transition through massing, extended height, use of arches or colonnades, or other distinguishing features.

Gateway/Gateway Treatment

A major corridor of entry into the City of Boise that will tend to create initial impressions of the City for visitors. Gateway streets should be subject to enhanced design review standards such as signage, landscaping, architecture, vehicular access and materials.

Gross Acreage

A measure of land area in which the amount of land credited to a parcel or parcels includes the

area out to the centerline of abutting public streets or other public rights-of-way. The Land Use Map residential density designations are based upon gross acreage rather than net acreage, which counts only the legal parcel area minus any land that must be dedicated to public street or other public right-of-way.

Growth Management

A process of managing the growth and development of a community in such a way that the amount and location of growth that occurs is anticipated by local agencies and necessary public services are planned and financed to occur in conjunction with the growth and resulting need for those services. Growth management is not taken to mean the setting of arbitrary caps on development nor the establishment of a preferred rate of growth. However, growth may be purposely slowed or delayed if it is apparent that essential services will be overwhelmed by growth. When a method is found to plan and finance the necessary services, growth may be allowed to resume at the market pace.

Highest and Best Use

The use of a property that will bring to its owners the greatest profit. In theory, the economics of the real estate market establish a maximum value for each parcel of land at any given time. Highest and best use may not be the same as the use planned for an area through the land use map.

Historic Easements

Any easement, restriction, covenant or condition running with the land designed and designated to preserve, maintain and enhance all or part of the existing state of place of historical, architectural, archeological, educational or cultural significance.

Hybrid Bus Routing System

The recommended future bus routing system for Boise. It is a combination of the existing "spoke and wheel" system which features central hubs through which most buses are routed and where most transfers occur, and a gridded system in which buses circulate continuously without need for a central hub or transfer area. The hybrid routing system is intended to respond with flexibility to different land use patterns and to minimize the need for transfers.

Impact Fees

A method of financing off-site public improvements in which developers are charged a facility-specific fee in proportion to the amount of need for the facility that their development project will generate. A jurisdiction must first establish impact fee districts and quantify the amount of need for facility improvements that each new development in the district will create. Fees are typically assessed on a per-square foot of construction basis. Examples of impact fees are traffic impact fees and park impact fees. State legislation is required to authorize the creation of impact fees for specific types of facilities.

Infill Housing

Housing units constructed on small remnant parcels within otherwise developed neighborhoods. The City has historically allowed higher density housing than the zoning would otherwise allow on such lots as a means of encouraging the efficient use of land. To qualify as an infill lot, a developer must demonstrate that sewer and water service are available and that 80 percent of the parcels within a 300 foot radius of the subject lot are developed. See Infill Infrastructure Program definition for an explanation of proposed changes to the infill criteria.

Infill Infrastructure System

A proposed modification of the City's existing infill density bonus criteria. An infill development guidance system which focuses higher density development into targeted areas of the City, based upon a site's proximity to existing public/private infrastructure (parks, grocery store, convenience shopping, pathways, transit (bus), elementary/middle school, major employer, child care center, and collector/arterial streets). The acceptance or rejection of additional bonus density is based on a site's attainment of a sufficient number of points.

Inventory of Historic Places

A compilation of site forms and information gathered on historic and potentially historic sites in Idaho. The Inventory includes 35,000-40,000 sites of historic, architectural or archeological interest. It is maintained by the State Historic Preservation Office, within the Idaho State Historical Society.

ISO Class 3

The rating that the City has achieved from the

schedule developed by the Insurance Service Office (ISO), an advisory organization that provides fire class ratings for cities and districts in the U.S. Ratings range from Class 1 to Class 9, with Class 1 being the highest level. A combination of time and distance standards are used to achieve the ISO rating. The Boise Fire Department uses the combined standard of a 1.5 mile service radius and a 4-minute average response time.

Jobs/Housing Balance

An optimum ratio of employment opportunities to housing opportunities within a limited area that is deemed to minimize the need for long distance automobile commutes, thereby reducing traffic congestion and improving air quality. A ratio of 1.5 jobs for every housing unit is generally considered to be an appropriate jobs/housing balance.

Land Use Map

The map included in the Land Use chapter of the *Comprehensive Plan*. The Land Use Map depicts the general distribution of proposed land uses, by general category, throughout the City and, in conjunction with the Land Use/Zoning Consistency Matrix and other applicable policies of the *Comprehensive Plan*, provides direction for which zoning designations may be appropriate. See also the following.

Land Use Map Designations

The Land Use Map of the *Comprehensive Plan* provides the proposed distribution of general categories of land uses throughout the community in a manner that is thought to meet the various predicted needs of the community. The designations are not zoning, but rather, are broad generalizations of potential uses and/or intensities. The Land Use/Zoning Consistency Matrix provides further detail regarding which zoning classifications may be used to implement each land use designation. In many cases, a variety of zoning classifications may be used to implement a particular Land Use designation. Zone change applications are required to demonstrate consistency with the Land Use Map (with certain exceptions identified in the Land Use chapter policies) and with other policies of the *Comprehensive Plan*, prior to approval.

In the case of the various Low Density Residential density designations, the land use categories are broad generalizations of the range of densities that

exist or have the potential to exist within the designated areas, based on existing lotting patterns, age and size of existing structures, street configuration, neighborhood character and ability to accommodate natural intensification that occurs as urban areas mature. The R1-C is the primary implementing zoning classification for the Low Density four, six and eight Unit Per Acre categories. This designation allows roughly four units per acre for standard single family subdivisions and up to seven units per acre for Planned Unit Developments. Those areas that are designated for six and eight units per acre are reflective of the fact that a comparatively larger percentage of parcels may be suitable for development under either the Planned Unit Development standards, Accessory Unit provisions, Modular Lotting Ordinance, or Infill Density Bonus criteria, pursuant to appropriate discretionary review.

Linkage

A line of communication, such as a pathway, arcade, bridge, lane, etc., linking two areas or neighborhoods which are either distinct or separated by a physical feature, e.g. a railroad line, major arterial, or a natural feature such as a river or stream.

Local Improvement District (LID)

Known by the acronym LID, a system whereby adjacent and benefiting property owners share in the expense of public improvement installations.

Low Income Household

A household that earns or receives 80% or less of the median income for the Boise Metropolitan Statistical Area (BMSA). Very low income households are defined as earning or receiving 50% or less of the median income for the BMSA.

Main Street/Arterial Infill Program

A proposed program in which high density residential uses are promoted along selected arterials in lieu of "strip commercial" uses. The program would also allow mixed uses and commercial uses in such locations if the design standards of New Urbanism are adhered to. The ideal development form would emphasize continuous stretches of medium-rise, human scale buildings (two to five stories) of high quality design, small and medium-density multi-family buildings and mixed use buildings with ground-level commercial development facing the street.

Manufactured Housing

Housing, such as mobile homes, that is shipped to the site either as a completed unit or as a number of completed sections and rooms which can be joined on-site with a minimum of effort.

Massing

The three-dimensional bulk of a structure consisting of height, width, and depth.

Master Plan

A conceptual plan submitted for approval prior to application for individual entitlements. A master plan must depict the general type, amount and distribution of proposed land uses, the basic circulation system, the general location of open space, the general sizing and distribution of utilities and services, and the expected phasing of development. Subsequent plat maps and other entitlements will be reviewed for consistency with the master plan.

Mitigation Measures Matrix

A matrix of locational, design and material standards that are intended to protect various types of structures and landscapes from the threat of wildfire, flooding or similar natural hazards.

Mixed Use

A development or group of developments that includes a combination of residential and commercial or office uses. The Land Use Map identifies several areas in which mixed use development should be required. Mixed use development may reduce reliance on automobile travel, but is not synonymous with New Urbanism.

Modular Lotting

A proposed zoning code amendment which would allow residentially zoned land to be subdivided into narrow parcels (20 or 25 feet) that may then be built upon singly, or combined to create larger parcels. This is the form of lotting that was originally used in the North End of Boise. The Land Use chapter of the *Comprehensive Plan* suggests that such lotting patterns may be appropriate in the Central Bench and other parts of the City where street connectivity is good and infill opportunities exist. This concept may also be used in conjunction with the proposed New Urbanism code.

Multi-Modal Transportation System

A transportation system which employs a variety

of interconnected methods of moving people and goods into, around and out of an area. These methods include but are not limited to airplanes, automobile, bus, rail, car pooling, van pooling, bicycling and walking.

Multiple Objective Management Plan

A plan that manages floodway and flood hazard areas for a variety of uses and objectives, including but not limited to; flood protection, water quality, aquifer recharge, habitat protection, recreation, aesthetics and development. The existing Boise River System ordinance addresses many of the issues of a Multiple Objective Management Plan, but could be expanded to provide more comprehensive emphasis on flood protection (planned periodic scouring flows, more restrictive development standards) and habitat protection (Wintering Bald Eagle study recommendations, black cottonwood forest rejuvenation).

National Pollution Discharge Elimination System (NPDES)

Known by the acronym NPDES. A point source permitting program established pursuant to Section 402 of the federal Clean Water Act, NPDES permits are issued for all direct discharges to surface waters including: municipal (over 100,000 population) and industrial wastewater and municipal and industrial stormwater. Boise City has two wastewater NPDES permits and is a co-permittee with ACHD, ITD, Settlers Irrigation District, Drainage District III and Boise State University (BSU) for a municipal stormwater permit.

National Register of Historic Places

The official list of the nation's cultural resources worthy of preservation. Administered and maintained by the National Park Service in the Department of the Interior.

Neighborhood Add-a-Rental Infill Program

A proposed program in which accessory units are allowed in all single-family zones, provided that one unit remain owner-occupied. These second units can be added by building over a garage, adding-on behind a house, converting a basement, or adding dormers to an attic. Such housing may increase the number of units in residential zones, while preserving the single-family character of such areas.

Neighborhood Reinvestment Program (NRP)

A grant program, whereby registered neighborhood associations identify and prioritize neighborhood capitol improvement projects.

Neighborhood Specific Plans (NSP)

A plan written by the neighborhoods with assistance from City staff that prescribes a long-range plan for neighborhood maintenance and/or improvement (See Specific Plan).

New Urbanism/Neo-Traditional Code

A form of development in which a range of housing product types and supporting commercial services are provided in close proximity to one another and designed to be pedestrian-oriented. Such developments typically feature, at least in part; gridded local street systems with alley loaded housing, narrow lotting patterns, low to mid-rise commercial uses which are built out to the sidewalk with parking located behind them, residential uses built over commercial uses, narrow streets with tight curb radii, on street parking, sidewalks separated by landscape strips, and street furniture. New urbanism projects do not exclude automobiles, rather, they place pedestrians on an equal basis in terms of priority. The *Comprehensive Plan* supports the concept of New Urbanism and recommends that an alternative zoning code for allowing New Urbanism projects be prepared. The "Land Use" chapter policies further suggest that the use of such standards may be justification for allowing deviation from the Land Use map.

Overlay Zones

Overlay zones are special "supplementary" restrictions on the use of land beyond the requirements in the underlying zone. A parcel of land may have more than one overlay zone. These overlay designations appear on the City's zoning maps following the base zone designations.

Park Classifications:**Mini-Park**

Also referred to as pocket parks, these parks are typically single purpose play lots designed for young children. Because of their small size (less than two acres), facilities are usually limited to a small grass area, a children's playground and a bench or a picnic table. A mini-park site should be located central to its quarter-mile service area. The Boise Parks and Recreation Department does not

provide Mini-Parks.

Neighborhood Park

A combination playground and park, designed primarily for non-supervised, unorganized recreational activities. Neighborhood Parks are generally three to ten acres, and typically serve residents within a half-mile radius.

Community Park

Usually exceeds 20 acres in size and serves a one to two mile radius. Because community parks are larger they typically require additional support facilities such as parking, restrooms, covered play areas, etc., and often have sports fields or similar facilities as their central focus.

Large Urban Park

Designed to serve the entire community and provide a wide variety of specialized facilities such as sport fields, indoor recreation facilities and large picnic areas. Large urban parks usually exceed 50 acres, and should be designed to accommodate many people.

Regional Park

Large recreational parks which serve the City and the area beyond. Regional parks in urban areas sometimes offer a wider range of facilities and activities such as museums and other cultural attractions.

Linear Park

Open space areas that generally follow a stream corridor, ravine, street or other elongated feature. They often contain various types of trail systems. These parks vary greatly in size and service standards.

Special Use Areas

Public recreation lands with a single purpose facility or activity that does not fit into any other category. Examples of these types of facilities include sports complexes, golf courses, interpretive parks, etc.

Natural Open Space

Land maintained primarily in its natural condition, with recreation uses potentially accommodated where they do not conflict with natural values. Such lands provide opportunities to observe nature and obtain a higher level of solitude than is typically found in developed parks.

Parkway

A planting area located within the public right-of-way typically located between the curb and the sidewalk, and planted with ground cover and trees.

Planned Unit Development (PUD)

A development project, typically residential, entitled under the provisions of the Planned Development section of the Boise City zoning code. Under these provisions, a development can deviate from minimum lot sizes and other standard requirements of the code, in return for provision of common open space and other more creative design features.

Planned Community

A Land Use category on the Land Use Map which addresses large vacant land areas. This designation allows maximum flexibility for site planning, within parameters established by area-specific land use policies. Planned Communities are intended to provide a broad range of residential product types as well as supporting services such as retail uses and public facilities. In return for the provision of diverse uses and facilities, developers are granted flexibility in planning and distributing those uses. These areas must first be master planned prior to further entitlement.

Planning Area

On the largest scale, the entire area (area of impact) for which the City has authority to prepare comprehensive plans. On a smaller scale, planning area refers to the various sub-areas (i.e. West Bench, Central Bench, Southwest, etc.) which the City has defined as making up the larger planning area. These sub-areas are defined by physical barriers and/or the character of existing developments within them, and may each have specific planning objectives and policies articulated in the *Comprehensive Plan*.

Police Priority Response Times

The Police Department maintains an internal standard for response times. Priority Three calls, such as serious crimes in-progress or crimes posing imminent physical danger, receive a three-minute response time from time dispatched. Priority Two calls, such as domestic violence, receive a six to eight minute response; and Priority One calls, such as vandalism, receive a 20-minute response, but may not be dispatched for several hours if there are

higher priority calls.

Projects of Neighborhood Impact

A proposed development which, because of the nature of its proposed use, size, or other considerations will impact a given neighborhood and therefore requires special review.

PSI

Pounds per square inch, which is a measure of fluid pressure.

Regional Fair Share Housing Program

A regional housing strategy, whereby a fair share allocation of regional housing demands must be planned for and accepted by local jurisdictions. Fair share formulas are usually based on population need, percentage of existing affordable units, and the ability to accommodate additional growth.

Registered Neighborhood Associations

These are neighborhood associations which are officially registered with the City. Neighborhood Associations which are officially registered with the City are entitled to the following program benefits: 1) Early Notification System (ENS), a City to neighborhood written communication of Planning Commission level development applications (conditional use, variance, annexation, and/or rezoning) that are planned within a neighborhood's geographic boundary; 2) Neighborhood Reinvestment Program (NRP), a grant program, whereby neighborhoods identify and prioritize neighborhood capitol improvement projects; and 3) Neighborhood Specific Plans (NSP)--A plan written by the neighborhoods with assistance from City staff that prescribes a long-range plan for neighborhood maintenance and/or improvement.

Rowhouses

Single-family housing built on narrow lots and without side yards. These houses are built to the property line without any space between them and so when viewed, can give the impression of a row of houses.

Screening and Bufferyard Program

A proposed program in which potentially unattractive uses such as loading docks, storage areas and mechanical equipment are screened or buffered from view through techniques such as dense land-

scaping, decorative fencing, parapet walls, and other measures.

Section 8 Housing

Rental housing partially subsidized through the Federal Section 8 program.

Shopping Center Classifications Referred to in "Land Use" Chapter

Convenience Commercial

A small shopping center that features an approximately 2,500 square foot groceries/sundries store as an anchor tenant and may also provide other services such as gasoline sales, dry cleaners, coffee shop, dentist office, beauty shop, day care, etc. A convenience shopping center may have an average building area ranging from 15,000 to 35,000 square feet and occupy one to three acres.

Neighborhood Commercial

A moderate sized shopping center that features an approximately 50,000 square foot major grocery store as an anchor tenant. It may also include a drug store and a variety of other services such as stationary, clothes, restaurants, dry cleaners, real estate, gardening and other similar uses. A neighborhood shopping center may have a total building area ranging from 80,000 to 120,000 square feet and occupy five to twelve acres.

Community Commercial

A large shopping center that features an approximately 60,000 square foot or greater grocery store and/or department store or volume discount retail outlet as an anchor tenant/s. It may also include a variety of freestanding restaurants, offices and entertainment uses. A community shopping center may have a total square footage ranging from 200,000 to 250,000 square feet and occupy 18 to 25 acres.

Regional Commercial

A very large shopping area that features a mall and/or a variety of major volume discount retail outlets, as well as a variety of fast food and sit down restaurants, entertainment uses, hotels, offices and similar uses. A regional shopping center may have a total square footage of 300,00 square feet or more and occupy greater than 25 acres.

Strip Commercial

A variety of unrelated retail, service and fast food

uses that are located at mid block locations along arterials, oriented to take advantage of passing automobile traffic. Connectivity between strip commercial uses is usually poor, and each use will often have its own curb cut onto the arterial.

Single Room Occupancy

A residential unit designed for the occupancy by one or two individual tenants. Such units typically do not have both separate bathroom and kitchen facilities.

Southeast Ground Water Management Plan

A 17-square mile management area in southeast Boise that has been established by the Idaho Department of Water Resources, due to declining groundwater levels in the area. Establishment of the management area limited additional development of the aquifer. A groundwater management plan for this area will be prepared by the state that will determine the future use of ground water in the area and may suggest land use regulations to promote recharge.

Special Overlay District

An area with unique issues that are not adequately addressed through standard zoning provisions. For these areas, overlay zoning districts exist or are proposed that add additional zoning limitations or requirements over the existing zoning. In such cases, the existing zoning is the "base zone", and the "overlay zone" adds the additional standards that must be followed.

Special Resource Water

Those specific segments or bodies of water designated in state water quality standards as needing intensive protection in order to preserve outstanding or unique characteristics or to maintain current beneficial use. The Idaho Division of Environmental Quality is the state agency responsible for assessing and designating uses for waters of the state.

Specific Plan

Specific Plan Districts address concerns to an area when other zoning mechanisms cannot achieve the desired results. An area may be unique based on natural, economic or historic attributes; be subject to problems from rapid or severe transitions of land use; or certain public facilities which require specific land use regulations for their efficient operation. Specific Plan districts provide a means to

modify zoning regulations for specific areas defined in master, neighborhood, or community plans. Each Specific Plan has its own nontransferable set of regulations. Specific Plan district regulations are applied in conjunction with a base zone. The specific regulations of the base zone, overlay zones, or other regulations apply unless the Specific Plan District provides other regulations for the same specific topic.

Storm Drainage

Surface stormwater that is collected and conveyed through inlets and buried pipes to a point where is safely discharged, either into open water or into the ground. It is a substitute for natural surface drainage and infiltration.

Street Classification System

Classification of street types by size and function. Developed by the Ada Planning Association, classifications include Principle Arterials, Minor Arterials, Collectors, and Local Streets and are recognized by all jurisdictions in Ada County. The Ada County Regional Transportation Plan provides a complete description of the various street classifications.

Street Furniture

Functional elements of the streetscape including but not limited to benches, trash receptacles, planters, telephone booths, kiosks, sign posts, street lights, bollards, and removable enclosures.

Street Level of Service (LOS)

Descriptive scale of traffic flow compared to street and intersection capacity. Level of Service A describes completely free-flowing traffic with much unused capacity remaining, while LOS F describes stop-and-go traffic which far exceeds the design capacity of the street. Level of Service may be measured at mid-block street segments or at intersections, but the results may differ greatly between the two locations.

Tax Increment Financing (TIF)

A method of financing public and private improvements to blighted areas in which bonded debt is incurred by a public agency (a redevelopment agency) and then retired over time through the collection of the incremental tax that accrues due to the added value of the projects in the formerly blighted area. In order to collect the tax increment,

the amount of property tax that is collected by all other districts is frozen at the pre-project level and the additional post-project tax (the tax increment) that is generated as a result of the project, is collected by the public agency that financed the project. When the debt is retired (typically 30 years) the tax distribution formula returns to normal and all the receiving districts begin collect greatly enhanced tax revenues.

Traffic Calming

A variety of physical methods used to control traffic flow, maintain a safe and comfortable neighborhood and decrease the dominance of cars through physical or regulatory control of speed or movement on local and collector streets. Examples of traffic calming tools include speed humps, chokers and traffic circles.

Transit-Oriented Development

A form of development in which high density uses and or activity/employment centers are located in very close proximity to existing or planned transit facilities.

Transportation Demand Management

Known by the acronym TDM, a variety of measures that are intended to minimize the number of new automobile trips that new developments generate. Such measures may include but are not limited to; provision of bike lanes, park and ride lots, bus stops, rideshare programs, employee incentives for alternative transportation measures, employer-provided bike lockers and shower facilities, car-pool lanes, traffic calming devices, etc.

Transportation Improvement Program

Known by the acronym TIP, a five year program of planned and budgeted transportation improvements supported by the Ada County Regional Transportation Plan.

Transportation Management Association

Known by the acronym TMA, an association of employers in an area who coordinate their efforts to promote the use of alternative forms of transportation by the area's employees. Transportation Management Associations may maintain a list of employees' addresses used to coordinate car pool programs and may provide information on bus routes, bike lanes, park and ride lots, etc. The formation of a TMA is sometimes a condition of fur-

ther development or improvement in a traffic-impacted area.

ers of the facilities a reasonable fee. An example of a user fee would be a park entrance fee.

Underdeveloped Land

Land which has a low ratio of improvement value to land value and is therefore considered to be prime for recycling to more modern uses. Underdeveloped land is not meant to imply that all non-conforming uses, old uses or housing constructed at densities below the maximum allowed by the zoning should be recycled.

Vision Map

A concept map included in the *Comprehensive Plan* that depicts the general location of activity centers and areas where mixed uses, higher densities and special pedestrian-oriented project designs should be promoted, and which also depicts desirable trail and open space linkages between such uses. The Vision Map is intended to supplement but not supersede the Land Use Map and attendant policies of the *Comprehensive Plan*.

Urban Growth Boundary

A process of directing growth used by the state of Oregon. In this program, urban jurisdictions are required to identify the amount of land needed to accommodate the projected 20-year growth of the area. An urban growth boundary line is then drawn around that amount of vacant land and all future urban growth must occur within the boundary. Outside the boundary, urban growth is not permitted. The need to expand the boundary based on current and project growth trends is periodically assessed and adjustments are made as necessary. The purpose of an urban growth boundary is to minimize suburban sprawl and make more efficient use of land and resources.

Wastewater

Treated or untreated water and associated contaminants resulting from agricultural, industrial, municipal and domestic sources.

Wellhead Protection Area

The surface and subsurface area surrounding a well or wellfield supplying water to the public. In this area, contaminants are likely to move toward and reach a drinking water well.

Urban Service Planning Area

Areas where municipal sewer facilities and most other services and utilities are available or planned in officially adopted plans. Urban services shall generally be considered to include: central water, fire protection, parks and recreation facilities, police protection, public sanitary sewers, public transit, schools, storm drainage facilities, and urban standard streets and roads.

Wellhead Protection Program

An approach intended to prevent contamination of a wellhead protection area. The federal Safe Drinking Water Act requires states to prepare wellhead protection guidelines for the use of individual jurisdictions. The Boise City Public Works Department is implementing the guidelines in the Boise Planning Area.

Urban Village

A well-defined residential area which includes a variety of densities and housing product types in conjunction with a commercial core area that is within easy walking distance of all housing units and which is intended primarily to serve the residents of those units, rather than to draw customers from a larger area. Urban villages must be designed with the pedestrian in mind and are generally considered to be a product of the New Urbanism school of urban design.

Wetlands

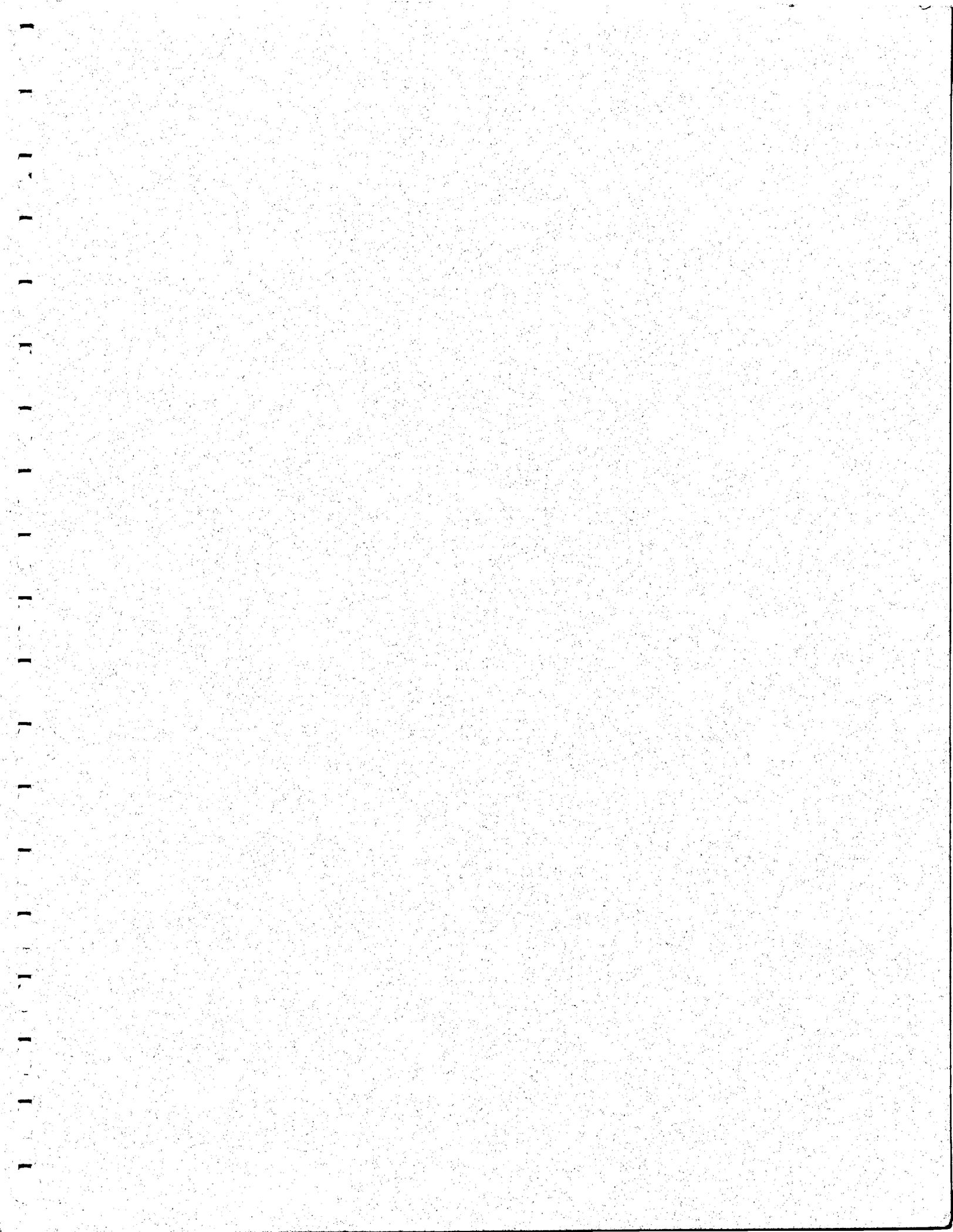
Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support vegetation that is adapted for life in saturated soil conditions. Wetlands are protected through a variety of federal and other regulations.

User Fees

A method of financing public improvements or maintaining existing facilities by charging the users

Wintering Bald Eagle Conservation Plan

A special study prepared by the Bald Eagle Task Force including recommendations for special setbacks, land use restrictions and other management techniques intended to ensure the continued presence of wintering bald eagles in Boise. The recommendations were intended to provide guidance for future *Comprehensive Plan* policies, Boise River System ordinance amendments and project conditions of approval.



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100