

Chapter 2: Citywide Vision and Policies

Quality of Life

When asked to describe what they value about their community, residents of Boise City resoundingly responded—quality of life. While “quality of life” can mean different things to different people—whether views of the foothills, a quiet neighborhood, safety, access to parks and recreation, good schools, cultural amenities, being able to walk to work, frequent transit service, or something altogether different—Boise City residents were able to agree on seven common themes that will help protect their quality of life as the city prepares to welcome many new residents over the next ten to 20 years. As noted in Chapter 1, these seven themes represent the city’s vision for the future. Of equal weight and in no particular order, the seven themes are as follows:

- #1: Environmental Stewardship;
- #2: A Predictable Development Pattern;
- #3: A Community of Stable Neighborhoods and Vibrant Mixed-Use Activity Centers;
- #4: A Connected Community;
- #5: A Community that Values its Culture, Education, Arts, and History;
- #6: A Strong, Diverse Economy; and,
- #7: A Healthy, Safe, and Caring Community.

The process of achieving this vision will be approached holistically—not as a series of separate actions. In many cases, some rely directly on others; for example, the city will not be able to achieve its goal of protecting air quality if its land use decisions do not support increased transit usage and ultimately reduce vehicle miles traveled. Nor will the process of achieving this vision be something the city can accomplish through its actions alone.

The ideals set forth by the community for Boise City clearly reinforce the ideals captured by regional planning efforts such as Blueprint for Good Growth, Communities in Motion, and the Transportation and the Livable Streets Design Guide that preceded or paralleled this planning effort. As a result, their applicability does not end at the city’s Area of City Impact (AOCI) boundary. Implementation of

these ideals will require continued diligence and cooperation on the part of Boise City and its many regional partners. The reward for these efforts will be a better quality of life—not just for Boise residents, but for residents throughout the Treasure Valley.

Because the themes are closely interrelated, a balanced approach to decision-making should be employed in the day-to-day application of this Comprehensive Plan. Careful consideration should be given to the extent to which each decision relates to one or more of the seven themes. Generally, decisions should be supportive of the overall philosophy embodied in each theme.

Themes and Guiding Principles

An overview of each theme and its corresponding guiding principles is provided below.



#1: ENVIRONMENTAL STEWARDSHIP

Boise is committed to becoming a more sustainable community by taking steps to reduce its impact on the environment. In addition to establishing a strong foundation for a more sustainable pattern of growth through its land use and transportation policies, the city will also strive to address many other aspects of sustainability, such as climate change, air and water quality, waste reduction, energy conservation and alternative energy production, and the protection of environmentally sensitive areas, within the context of its comprehensive plan and development code. Boise City is committed to “think globally” and “act locally” by doing its part to address these issues.

CITYWIDE VISION AND POLICIES

Goals and policies to further Boise's commitment to becoming a more sustainable community are based on the following principles:

- Preserve and enhance natural resources;
- Promote the use of environmentally -friendly development practices;
- Promote energy conservation and alternative energy production;
- Preserve opportunities for urban agriculture;
- Inform and educate members of the community on their role in a sustainable future; and
- Monitor progress towards becoming a more sustainable community.



#2: A PREDICTABLE DEVELOPMENT PATTERN

Boise will strive to maintain a predictable development pattern in which each part of the community has a distinct character and style. Growth will be planned in a manner that protects the quality of life valued by the city's residents and helps the city maintain fiscal health. The city will be home to a range of housing choices, retail and service uses, and employment centers that serve the community's needs. Activity centers throughout the city have been chosen for their ability to potentially reduce vehicle miles traveled by single occupant vehicles, resulting in an increase in pedestrian/bicycle travel and transit users. This objective must be approached at both the local and regional levels. At a local level, the city will reinforce the region's goal of promoting more responsible growth by identifying opportunities for infill and redevelopment within established parts of the city and encouraging a more compact pattern of new growth throughout the AOCI. At a regional level, the city will continue to work with its regional

partners to promote an integrated approach to land use and transportation planning.

Goals and policies to achieve a predictable development pattern are derived from the following principles:

- Encourage compact growth;
- Plan for and coordinate growth within the city's AOCI; and
- Use and expand public facilities and services efficiently.



#3: A COMMUNITY OF STABLE NEIGHBORHOODS AND VIBRANT MIXED-USE ACTIVITY CENTERS

Boise residents value the safety, quality, and character of their neighborhoods and the accessibility of parks, open space, and basic services. New neighborhoods will incorporate the best features of the city's existing neighborhoods and be integrated with the surrounding community; be developed to include a mix of housing types and a pedestrian-oriented scale; and have access to a mixed-use activity center and indoor and outdoor spaces for residents to gather. Existing auto-oriented commercial centers will be revitalized as mixed-use activity centers over time to serve adjacent neighborhoods, increase housing options, and establish a more transit-supportive pattern of growth. Historic resources will be protected and enhanced as an important component of the city's past and future.

Goals and policies to achieve stable neighborhoods and vibrant activity centers are derived from the following principles:

- Ensure neighborhoods are served by a hierarchy of mixed-use activity centers including schools;

- Protect stable neighborhoods;
- Provide a variety of housing choices;
- Emphasize the importance of high-quality urban design in the built environment; and
- Protect the city’s historic resources.



#4: A CONNECTED COMMUNITY

To residents of Boise, being a “connected community” extends beyond the physical connections implied by multi-modal transportation objectives. It encompasses a community that is connected technologically and socially as well.

As a region, Boise and its partners have indicated a desire to strive for a connected Treasure Valley that provides safe and efficient facilities for pedestrians, bicycles, vehicles, and transit. The city also acknowledges the important role that transportation plays in its long- term sustainability. The city will further these objectives first through ongoing regional coordination and thoughtful land use decisions that support the expansion of the region’s transit network over time, encouraging the use of a wide range of travel options, and promoting an overall reduction in regional traffic congestion and vehicle miles traveled.

Second, the city will encourage continued expansion of a reliable technology infrastructure to serve and connect the community. Continued expansion of the city’s technology infrastructure will increase access to information and foster better communication between residents, businesses, institutions, and city government. Better technology connections will increase areas within the city where residents have the capability to work from home or in a live/work setting.

Finally, the city will support social connectivity in the community through its ongoing support of various social service organizations and by encouraging land use patterns and creating gathering places that attract people and promote social interaction.

Goals and policies that promote a physically, technologically, and socially connected community are based on the following principles:

- Promote an integrated approach to land use and transportation planning;
- Expand the city’s non-motorized transportation options;
- Expand the city’s transit options; and
- Support technological and social connectivity.



#5: A COMMUNITY THAT VALUES ITS CULTURE, EDUCATION, ARTS AND HISTORY

The quality of Boise’s cultural and performance facilities is a source of community pride. Arts and culture, including visual arts, performing arts, and local history, are integral to the city’s community identity and can be found in community celebrations and events, neighborhoods, and public institutions. The city noted the importance of supporting cultural endeavors when it created the Department of Arts and History in March 2008.

Similarly, educational facilities are a source of great pride for residents, including the city’s public and private schools as well as Boise State University, Idaho State University, and University of Idaho.

CITYWIDE VISION AND POLICIES

Goals and policies to promote the role of cultural activities, education, arts, and history in Boise are based on the following principles:

- Reinforce the role of visual and performing arts and history within the community;
- Support the development of public spaces that promote community gatherings and cultural events;
- Promote quality schools to serve the community;
- Support institutions of higher education that meet the changing needs of Boise's residents and business community; and
- Provide high-quality library services for city residents.



#6: A STRONG DIVERSE ECONOMY

Boise serves as the economic hub of southwest Idaho—providing financial, medical, and commercial services for the most populous part of the state. The city should strive to maintain its current position and continue to identify opportunities to strengthen the economic base of the community. Additional efforts should continue to focus on Downtown, which is recognized as a unique area of the community whose long-term health and viability are critical to the economic success of the community and region. Opportunities to diversify the city's economic base through the retention and expansion of smaller, "knowledge-based" and cottage industries should also be encouraged, in addition to supporting the region's larger employers.

The city and its citizens will foster a strong and diverse economy through activities that are directly targeted at economic development as well as those undertaken for other reasons that also strengthen

the economy. Examples of activities directed at economic development include allocating land for employment and commercial uses and planning for infrastructure needed to support such uses. Examples of activities with secondary benefits for economic development include providing an efficient and diverse transportation system that includes high-frequency transit, supporting the arts and cultural activity, encouraging high-quality schools, planning for a range of housing needs, promoting the creation of mixed-use activity centers throughout the community, and providing parks and recreational opportunities that improve quality of life and community health and make Boise attractive to employers. Goals and policies in this chapter are centered on the following principles:

- Maintain and enhance the city's primary job base diversity;
- Leverage the city's concentration of state and federal activities; and
- Reinforce the role of Downtown Boise as the city, state's, and region's civic, cultural, and employment center.



#7: A SAFE, HEALTHY, AND CARING COMMUNITY

Boise residents rely on the city's police and fire departments to keep them safe and to protect their property. Monitoring existing growth patterns and carefully planning for future growth helps to ensure that the city's emergency personnel have the equipment and manpower necessary to respond to calls throughout the community. Careful planning also ensures that the city's neighborhoods, schools, work places, and other gathering places are sited so as to minimize risks to life and property from natural hazards such as flooding and wildfires.

In addition to ensuring the safety of the community, Boise seeks to promote the health and wellness of its residents by ensuring health care services are accessible to the community, encouraging active lifestyles, and by ensuring residents have access to a range of indoor and outdoor recreational activities. Lastly, Boise strives to be a caring community—a community that values the health and wellness of each of its residents and that seeks to provide the range of social services necessary to address a full spectrum of need.

Goals and policies in this chapter are based on the following principles:

- Protect life and property from natural hazards;
- Promote a safe community;
- Promote active living and healthy lifestyles;
- Provide access to health care services; and
- Support a range of health and social services.

How to Use this Chapter

This chapter contains the citywide principles, goals, and policies that will guide Boise City in its decision making over the next ten to 20 years. Each of the comprehensive plan elements required by Idaho statutes is addressed within the context of the seven themes described above, as identified in Table 1. Table 2 illustrates the interconnected nature of the themes and the principles that accompany them. Many of the goals and policies listed under a particular theme support more than one theme. This table is intended as a tool for quickly locating policies related to a specific topic.

These citywide policies are intended to be applied in conjunction with the Land Use Plan and design principles contained in Chapter 3 and the planning area policies contained in Chapter 4.

Table 2: Themes and Principles

THEMES AND PRINCIPLES	Comprehensive Plan Elements													
	Land Use	School Facilities	Population	Transportation	Housing	Economic Development	Recreation	Natural Resources	Public Services, Facilities, and Utilities	Natural Hazard	Hazardous Areas	Growth Management	Community Design	Special Areas or Sites
#1: Environmental Stewardship														
Preserve and enhance natural resources	•						•	•		•	•	•		•
Promote the use of environmentally-friendly development practices	•							•		•	•	•		•
Promote energy conservation and alternative energy production								•	•	•	•			
Preserve opportunities for urban agriculture	•					•		•				•		
Inform and educate the community on their role in a sustainable future	•		•			•	•	•				•		
Monitor progress towards becoming a more sustainable community	•		•				•	•		•	•	•		
#2: A Predictable Development Pattern														
Encourage compact growth	•			•	•	•						•	•	
Plan for and coordinate growth within the city's AOCI	•	•										•	•	•
Use and expand public facilities and services efficiently	•	•		•				•						•
#3: A Community of Stable Neighborhoods and Vibrant Mixed-Use Activity Centers														
Ensure neighborhoods are served by a hierarchy of mixed-use activity centers, including schools	•	•				•						•	•	
Protect stable neighborhoods	•				•							•	•	•
Encourage a variety of housing choices			•		•								•	
Emphasize the importance of high-quality urban design in the built environment	•												•	
Protect the city's historic resources	•								•				•	•
#4: A Connected Community														
Promote an integrated approach to land use and transportation planning	•		•	•	•							•	•	
Expand city's the non-motorized transportation options	•		•	•	•								•	
Expand the city's transit options	•			•									•	
Support technological and social connectivity		•					•	•						

THEMES AND PRINCIPLES	Comprehensive Plan Elements													
	Land Use	School Facilities	Population	Transportation	Housing	Economic Development	Recreation	Natural Resources	Public Services, Facilities, and Utilities	Natural Hazards	Hazardous Areas	Growth Management	Community Design	Special Areas or Sites
#5: A Community That Values Its Culture, Education, Arts, and History														
Reinforce the role of visual and performing arts within the community							●						●	
Support the development of public spaces that promote community gatherings and cultural events							●	●					●	
Promote quality schools to serve the community		●				●		●						
Support institutions of higher education that meet the changing needs of Boise’s residents and business community		●				●		●						
Provide high-quality library services for city residents							●	●					●	
#6: A Strong, Diverse Economy														
Maintain and enhance primary job base diversity			●			●								
Leverage the city’s concentration of state and federal activities						●								
Reinforce the role of Downtown Boise as the city, region’s and state’s civic, cultural, and employment center						●	●						●	
#7: A Safe, Healthy, and Caring Community														
Protect life and property from natural hazards	●		●					●	●	●	●			●
Promote a safe community			●	●		●		●					●	
Promote active living and healthy lifestyles	●	●				●		●					●	
Provide access to health care services	●		●					●						
Support a range of health and social services	●		●					●						

#1: Environmental Stewardship



Boise is committed to becoming a more sustainable community by taking steps to reduce its impact on the environment. A sustainable community is one where the economic, social, and environmental systems are in balance, so as to provide a healthy, productive, and meaningful life for its residents without compromising the ability of future generations to meet their own needs. Many aspects of sustainability—energy, climate change, biodiversity—are viewed as global in nature, and it can be challenging to envision how local planning policies can affect these issues in a meaningful way. In actuality, the cumulative effects of local and regional decisions play a significant role in the sustainability not only of the community but the entire planet. Traditional elements of the city's comprehensive plan, such as land use, transportation, growth management, and environmental protection, provide a foundation for establishing a more sustainable pattern of growth at the local level. It is

within the context of these traditional comprehensive plan elements that issues such as climate change, air and water quality, waste reduction, energy conservation, and alternative energy production should be considered. Boise City is committed to “think globally” and “act locally,” by doing its part to address these issues. Goals and policies to further Boise's commitment to becoming a more sustainable community are based on the following principles:

- Preserve and enhance natural resources;
- Promote the use of environmentally-friendly development practices;
- Promote energy conservation and alternative energy production;
- Preserve opportunities for urban agriculture;
- Inform and educate members of the community on their role in a sustainable future; and
- Monitor our progress towards a more sustainable community.

Principles, Goals, and Policies for Environmental Stewardship (ES):

PRESERVE AND ENHANCE NATURAL RESOURCES

Preservation of the city's natural resources—air, water, and environmentally sensitive areas—is a key factor in promoting sustainability and protecting quality of life. Efforts to manage the surrounding foothills and the Boise River corridor in a sustainable manner have already been under way for several years. Building on these successes, the city will continue to preserve the economic, social, and environmental resources associated with the large tracts of land in the foothills and in high desert areas and riparian and flood prone areas. In addition, the city realizes numerous and significant benefits from the protection of human health and the environment, particularly related to air and water quality.

Goal ES1: Protect and enhance air quality and minimize health hazards associated with air pollution.



Clean air is vital to a healthy community.

ES1.1: BURNING BANS

Publicize voluntary burning bans when PM_{2.5} exceeds 80 micrograms per centimeter (mcg/cm) and require compulsory no-burn days when PM_{2.5} levels exceed 100 mcg/cm.

ES1.2: VEHICLE EMISSIONS

- (a) Support emission testing programs in seeking new technologies for testing and reducing vehicle emissions.
- (b) Coordinate with ACHD and Idaho Transportation Department (ITD) to improve traffic flow and minimize vehicle time spent idling and accelerating.
- (c) Support anti-idling programs throughout the Treasure Valley.

ES1.3: REGIONAL AWARENESS

Coordinate with the Idaho Department of Environmental Quality (IDEQ), local jurisdictions, the Ada County Air Quality Board, the Clean Cities Coalition and the ACHD to:

- Raise awareness about ozone issues;
- Work toward a better understanding of local ozone issues; and
- Develop necessary control measures.

ES1.4: DEVELOPMENT PATTERNS

Promote compact, walkable development patterns that support transit and reduce carbon emissions from vehicles and discourage development patterns that rely solely on vehicles for transportation in an effort to reduce vehicle miles traveled.

Goal ES2: Protect surface water quality by enhancing natural watershed processes and promoting efficient water use.

ES2.1: STORMWATER INFRASTRUCTURE MANAGEMENT

- (a) Encourage high-quality design and maintenance of stormwater management infrastructure and development of practices to significantly reduce runoff, erosion, and flooding, and to meet other drainage management needs. Design should include wetland restoration where appropriate.
- (b) Explore opportunities for a comprehensive green streets program and the benefits associated with replacing detention pond standards with standards for green streets.

ES2.2: STORMWATER CONVEYANCE PROTECTION

- (a) Support strategies for flood mitigation in flood-prone areas, such as the creation of flood storage areas.
- (b) Pursue the restoration of floodplains and flood

conveyance capacities, with preferences given to non-structural and vegetated stabilization measures (e.g., setbacks, preservation of riparian areas and other types of open space).

ES2.3: INTRA-JURISDICTION COORDINATION AND COOPERATION

- (a) Support intra-jurisdictional efforts to aggressively pursue treatment of pollutants on site or through natural filtration and management of urban runoff.
- (b) Identify and develop funding mechanisms to plan, construct, monitor, map, maintain, improve, expand, operate, and inspect stormwater infrastructure.

ES2.4: EFFICIENT WATER USE AND REUSE

- (a) Encourage efficient water use and reuse within for all development.
- (b) Support the co-location of infiltration infrastructure into landscaping as a method to “stack” multiple environmental and economic benefits.

ES2.5: MINIMIZE URBAN RUNOFF

Encourage aggressive use of “green infrastructure” that maximizes stormwater retention on-site and land development designs for urban runoff that minimize flooding and the need for additional or expanded flood control and conveyance facilities.

ES2.6: HIGH-FLOW CONVEYANCE MANAGEMENT & PROTECTION

Support the application of best conventional engineering to manage high flows and associated efforts to replace, repair, and improve aging stormwater infrastructure.



Native vegetation helps purify water and minimizes water pollution.

ES2.7: PRESERVE NATIVE VEGETATION LAND COVER AND FUNCTION

Pursue land use action to preserve a high percent of native vegetation and encourage appropriate use of native landscape materials; support landscape areas that minimize polluted runoff and mimic natural watershed processes.

ES2.8: REDUCE POLLUTANTS IN STORMWATER

Minimize sources of water pollutants in urban runoff through stormwater retention, on-site water treatment technologies, and the implementation of pollution prevention programs.



On-site retention helps purify water before it becomes ground water.

Goal ES3: Protect groundwater quality and quantity.

ES3.1: GROUNDWATER PROTECTION PLAN

Participate with the state in implementing the Groundwater Protection Plan and adopt appropriate implementing ordinances.

ES3.2: GROUNDWATER MANAGEMENT

Protect identified groundwater management areas, including the Southeast Boise Groundwater Management Area and Boise Front Groundwater Management Area, through proper land use and site planning. Development in these areas must comply with the adopted management plans and policies as applicable.

ES3.3: BEST MANAGEMENT PRACTICES

Promote implementation of Best Management Practices for residential, commercial, industrial, and construction activities to protect ground water quality.

ES3.4: LANDSCAPE MATERIALS

- (a) Promote landscape plant materials that require minimal use of pesticides and fertilizers.
- (b) Encourage use of organic pesticides and fertilizers to reduce impacts on area groundwater.

ES3.5: AQUIFER RECHARGE

- (a) Explore the contribution of unlined irrigation canals and drainage ditches in aquifer recharge and coordinate with the drainage districts and canal companies to ensure that these facilities remain unlined.
- (b) Support the use and preservation of natural ground water resources for recharge.

ES3.6: CITY OPERATIONS

- (a) Explore the expansion of Integrated Pest Management practices to all city-owned properties.
- (b) Develop specific goals for the reduction of pesticides.

Goal ES4: Identify areas of groundwater contamination and support remediation where feasible.**ES4.1: CONTAMINATION STATUS AND RESPONSE**

Assess areas of potential groundwater contamination and assist all appropriate agencies in prompt, adequate, and efficient response to incidents of contamination.

ES4.2: REMEDIATION AGREEMENTS

Review all development applications for evidence of groundwater contamination sources. If contamination is found, require the developer to work with the state to prepare a remediation agreement.

ES4.3: WELLHEAD PROTECTION

Coordinate with the Idaho Department of Water Resources (IDWR) and IDEQ in the identification of wellhead protection areas and apply principles for wellhead protection through the subdivision plat review process.

ES4.4: INTERAGENCY RESPONSE

Facilitate interagency responses to groundwater issues within the AOCl.

Goal ES5: Reduce the amount of solid waste being landfilled or incinerated.**ES5.1: SOLID WASTE STRATEGIC PLAN**

Implement the city's Solid Waste Strategic Plan, specifically recommendations related to:

- Waste reduction and recycling;
- Waste transfer;
- Promotion, education, and outreach; and
- Administration/organization.

ES5.2: WASTE STREAM REDUCTION

Reduce the community's solid waste stream through the implementation of the 2008 Solid Waste Management Plan. Community goals for waste stream reduction are as follows:

- 30% diversion rate by 2012;
- 50% diversion rate by 2016; and
- 70% diversion rate by 2020.

ES5.3: CITY OPERATIONS

Reduce waste and lead by example in the city's day-to-day operations by creating a waste reduction plan for city government.

ES5.4: COMPOSTABLE MATERIALS

Support composting through:

- Seasonal collection programs for yard waste and Christmas trees;
- Coordination with Ada County to periodically evaluate the benefits of collecting compostable materials using the current EPA model for greenhouse gases; and/or
- Creation of permanent community compost sites if further reduction of the city's carbon footprint would be achieved.

ES5.5: HAZARDOUS WASTE

Offer curbside hazardous waste collection to ensure the proper disposal of materials.

ES5.6: INTERAGENCY COOPERATION

Support planning and implementation of solid waste management programs through interagency cooperative efforts. Research the role of the City in Ada County's Eco-park efforts.

Goal ES6: Promote a healthy urban forest to enhance the city’s environment, air quality, and appearance.



The city’s urban forest improves the appearance and energy efficiency of the built environment, improves air quality, and enhances the overall character of the community.

ES6.1: TREE CANOPY

Complete a citywide tree canopy analysis to identify where significant gaps exist and trees are most needed to shade streets and parking lots. Based on the analysis:

- Develop a strategy for the city’s tree canopy to increase shade in the public right-of-way;
- Focus tree planting efforts, such as ReLeaf Boise, in areas demonstrated to have the greatest need; and
- Develop educational materials on the benefits of maintaining tree canopy on private property by using Class II and III trees.

ES6.2: MAINTENANCE AND REHABILITATION

Rehabilitate, restructure, and enhance the public urban forest through efforts to:

- Preserve healthy specimens of mature, robust, and long-living species;
- Ensure the health and survival of all intermediate-aged trees;
- Plant new juvenile trees to increase the quantity, distribution, and diversity of trees;
- Support the implementation of the city’s Comprehensive Planting Plan;

- Develop a tree care program for the city’s most urban areas, such as in Downtown and in designated activity centers, that includes partnering with developers, ACHD, Capital City Development Corporation (CCDC), and others; and
- Develop a pilot project to demonstrate available tree care alternatives and increasing soil volume for trees in public rights-of-way and parking lots.

ES6.3: COMMUNITY EDUCATION AND OUTREACH

Emphasize the significant role trees play in achieving a more sustainable community by expanding Boise City Forestry’s education and outreach program to include efforts to:

- Partner with other city departments, state agencies, neighborhood associations, schools, and other institutions; and
- Provide information to contractors, educators, and homeowners that explains the benefits of planting deciduous trees on the south side of homes and commercial buildings, identifies appropriate species, and provides planting and care specifications.

ES6.4: TREE PROTECTION

Expand the Boise Tree Ordinance to promote tree retention and replacement.

ES6.5: 2015 COMMUNITY FORESTRY STRATEGIC MANAGEMENT PLAN

Implement the *2015 Community Forestry Strategic Management Plan*.

Goal ES7: Protect and enhance the natural environment.

ES7.1: BOISE RIVER SYSTEM ORDINANCE

- (a) Implement and periodically update the Boise River System Ordinance to achieve the goals of flood protection, fish and wildlife protection, pollution and runoff control, recreation, and development opportunities.
- (b) Place priority on the protection of environmentally significant areas and waterways, identified as Class A and Class B in the Ordinance, in that order.
- (c) Allow for urban interface with the river when there is no demonstrated adverse impact on wildlife habitat.

ES7.2: HABITAT STUDIES AND MAPPING

- (a) Conduct analysis to define and map habitat areas along perennial and intermittent waterways that are not addressed by the Boise River System Ordinance, including Five and Eight Mile Creeks, Warm Springs Creek, Cottonwood Creek, Crane Creek, Freestone Creek, Stuart Gulch, existing gravel pits, irrigation canals, and feeder canals.
- (b) Condition development to provide interim setbacks from these waterways until detailed mapping is completed and permanent setbacks are established.
- (c) Assess mapped lands for significant wildlife value and possible preservation through studies and regulations.



Urban access to the Boise River should be allowed where there is no demonstrated adverse impact on wildlife habitat.

ES7.3 WINTERING BALD EAGLES

- (a) Implement 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.
- (b) Increase public awareness of Boise’s wintering bald eagle population and its habitat needs by encouraging 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.
- (c) 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. Preserve wintering eagle day-use habitat and protect perching eagles from human disturbance and maintain healthy diverse aquatic habitat in the Boise River to support wintering bald eagles.
- (d) Accommodate the rookery and feeding requirements of great blue herons in conjunction with other programs enacted on behalf of wintering bald eagles.

ES7.4: PROPERTY REVIEW

Review all public sales, purchases, or trades of properties in the Boise Front Foothills for consistency with this plan.

ES7.5: PUBLIC ACQUISITION

Explore public purchase of land, easements, and development rights in the Boise River floodplain, Boise Front Foothills, and along the selected waterways in the annual city budget and capital improvement program. Give priority to lands identified in the *Potential Public Preservation Sites 1993* plan.

ES7.6: GIFT DEEDS

Expand opportunities for open space protection provided by the Foothills Levy, by accepting gift deeds of foothills land in the mapped areas and other areas that are consistent with the public acquisition program.

ES7.7: SPECIAL RESOURCE WATER DESIGNATION

Retain the designation of Special Resource Water conferred by the State of Idaho on the Boise River from Lucky Peak Dam to Veterans Park.



The Boise River provides critical wildlife habitat and is a significant resource for the community.

ES7.8: PROTECT NIGHT SKIES

Minimize light trespass from developed areas, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments by adoption of night-sky lighting standards.

Goal ES8: Prevent and mitigate adverse impacts of excessive noise exposure.

ES8.1: NOISE MONITORING

- (a) Monitor and update available data on existing and projected ambient and stationary noise levels.
- (b) Conduct 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.

ES8.2: NOISE REGULATIONS

Modify and update noise ordinances, regulations, and guidelines as required by state and federal requirements and the adopted Airport Master Plan, and based on noise monitoring.

ES8.3: UNIFORM BUILDING CODE

Enforce provisions of the Uniform Building Code that prevent noise impacts between individual tenants and businesses in commercial structures, and between individual dwelling units in multifamily residential structures.

ES8.4: NOISE MITIGATION

Require mitigation measures for development of “noise-sensitive” land uses (such as single-family residences, hospitals, and schools) where noise studies show existing or future noise levels exceed an Ldn* of 60 dB(A) exterior and an Ldn of 45 dB(A) interior. This policy is not intended to restrict multi-level or high-rise construction that cannot be protected with standard noise mitigation measures.

ES8.5: STREET IMPROVEMENTS

- (a) Assess potential noise impacts on adjacent “noise-sensitive” land uses when expanding arterial and collector streets.
- (b) Require noise abatement when impacts are projected to exceed standards.

ES8.6: CONSTRUCTION ACTIVITIES

Require that construction activities adjacent to “noise-sensitive” land uses be regulated or conditioned, as necessary, to prevent adverse or excessive noise impacts.

PROMOTE THE USE OF ENVIRONMENTALLY-FRIENDLY DEVELOPMENT PRACTICES

The city will continue to explore initiatives, incentives, and requirements within its policies and development regulations that will help further the community's sustainability objectives. Sustainable site design and construction techniques such as orienting streets and buildings to optimize solar access, and promote energy conservation, utilizing sustainable stormwater management practices, and others will be encouraged at a policy and regulatory level, as appropriate, to achieve better decision-making that balances attention to the economy, the environment, and the community.

To have a meaningful effect, these techniques and practices must be applied in conjunction with a stronger linkage between land use and transportation, as embodied in the mixed-use and transit-supportive principles contained in this Comprehensive Plan. The benefits of energy-efficient buildings will be lost if the future occupants of those buildings must drive twenty minutes to the nearest grocery store and commute an hour each way to work. The goals and policies outlined below establish a range of ways—beyond encouraging a more compact pattern of development—in which future development and redevelopment can be designed to reduce its overall impact on the environment.

Goal ES9: Reduce water and energy consumption in new and existing development.



The library at Ustick and Cole is landscaped with drought-tolerant and native vegetation to help conserve water.

ES9.1: WATER CONSERVATION

Promote water conservation through ordinance revisions and public education that encourage the use of low-flow plumbing fixtures, drought-tolerant and native vegetation, and other low-impact site development techniques in new development and rehabilitation projects.

ES9.2: RESIDENTIAL CONSTRUCTION

Promote efficiency in new residential development through incentives for documented energy and water

use reductions that:

- (a) Meet minimum energy efficiency levels equal to EnergyStar NW requirements; and
- (b) Support efforts to achieve net zero energy use in new residential construction by 2030.

ES9.3: COMMERCIAL CONSTRUCTION

Promote efficiency in new commercial construction, through incentives for documented energy and water use reductions that:

- (a) Exceed the 2006 International Energy Conservation Code by a minimum of 20 percent; and
- (b) Increase water efficiency above the adopted Uniform Plumbing Code (UPC) by at least 30 percent.

ES9.4 RETROFIT INCENTIVES

- (a) Provide incentives for residential and commercial retrofits that reduce energy use and water consumption.
- (b) Place the highest priority on providing incentives for retrofits that will result in the most significant decrease in energy or water use, such as the installation of high-efficiency furnaces, air conditioners, and water heaters, and low-flow plumbing fixtures.

ES9.5 REUSE OF BUILDINGS

Promote the adaptive reuse of historic buildings rather than demolition to promote energy conservation, conservation of embedded energy and the reuse of building materials.

PROMOTE ENERGY CONSERVATION AND ALTERNATIVE ENERGY PRODUCTION

Promoting energy conservation is a key component of any sustainable community. Boise City has already taken many steps to promote energy conservation in its day-to-day operations by incorporating hybrid cars into its automobile fleet, providing incentives for its employees to ride the bus, walk and bicycle to work, and instituting recycling programs. However, the city is committed to exploring additional opportunities to promote energy conservation at the community-wide level through the creation of energy efficiency standards and incentives, demonstration projects, and through partnerships with utility companies and building associations, among others. The city is also committed to fostering the use of renewable energy and will ensure that its policies and regulations are supportive of alternative energy production at both the regional and local level. The goals and policies outlined below are intended to encourage energy conservation and improve the ease with which alternative energy production can be accomplished.

Goal ES10: Reduce water and energy usage in municipal buildings and facilities.

ES10.1: EXISTING MUNICIPAL FACILITIES

- (a) Audit existing municipal facilities to establish a baseline of current energy and water use and identify opportunities for reductions.
- (b) Implement all solutions with a demonstrated pay-back of seven years or less.
- (c) Monitor energy and water costs at all facilities and compare consumption based on similar parameters, such as square footage.
- (d) Share costs and other data from the city's experience with the development and construction community.
- (e) Consider use of the Environmental Management System, ISO 14001, as a method to assess and track opportunities for meeting the city's sustainability objectives.



Amity Elementary School is designed with earth cover as well as solar panels.

ES10.2: MUNICIPAL BUILDING DESIGN

- (a) Design new municipal buildings to meet, at a minimum, Leadership in Energy and Environmental Design (LEED) Silver standards.
- (b) Require the integration of features that will maximize energy reduction and water conservation.

ES10.3: SHADING

Install green roofs, "living walls" (including vine applications), and trees to shade municipal buildings and paving.

ES10.4: GREEN POWER

- (a) Source a minimum of ten percent of the electricity consumption in city facilities from non-hydro, renewable sources, such as purchased green power and power generated on-site.
- (b) Consider integration and net metering of on-site renewable energy production and use in municipal facilities, such as small-scale wind turbines and hydroelectric, geothermal, bio-energy, and solar sources.
- (c) Explore opportunities for the city to become a purveyor of alternative energy.



Solar panels can be installed on almost any rooftop and are a great source for green power.

ES10.5: SOIL CARBON SEQUESTRATION

Investigate soil carbon sequestration at Twenty-Mile South Farm and implement reasonable options.

ES10.6: SUSTAINABLE PURCHASING POLICIES

- (a) Implement sustainable purchasing policies for the city such as energy-efficient appliances and equipment, recyclable materials, and items with recyclable content.
- (b) Track and review purchases on an annual basis to find reduction opportunities.

Goal ES11: Promote increased use of geothermal systems and protection of the city's geothermal resources.

ES11.1: USAGE/MONITORING

- (a) Encourage and create incentives for the use of geothermal systems in new development and the retrofit of existing development.
- (b) Monitor the geothermal aquifer and manage development to ensure current and future usage does not diminish the long-term capabilities of the resource.

ES11.2: IMPROVEMENTS

- (a) Increase the efficiency and capacity of the city's geothermal resources, through support for ongoing improvements.
- (b) Explore funding and seek partners for further expansion of the system.

ES11.3: CONSERVATION MEASURES

Develop and implement conservation measures in coordination with other water programs to maintain the health of the geothermal system.

Goal ES12: Promote increased use of renewable energy.

ES12.1: INCENTIVES

Establish incentives for the use of non-hydro, renewable energy, such as solar and wind, in new development and the retrofit of existing development.

ES12.2: REMOVE REGULATORY BARRIERS

- Remove regulatory barriers to renewable energy usage and production in new development and the retrofit of existing development:
- Identify appropriate locations for and allow for small and large scale renewable energy facilities;
- Establish development standards to mitigate potential impacts from renewable energy facilities; and
- Establish guidelines for subdivision Covenants, Conditions, and Restrictions (CC&Rs) that prevent barriers to sustainable building design and energy- saving installations.

PRESERVE OPPORTUNITIES FOR URBAN AGRICULTURE

As the city continues to grow, opportunities for small-scale urban agriculture will be preserved and residential food production encouraged. Providing opportunities for community gardens, small-scale farms, and other food production within the AOCI will help reduce the community’s reliance on outside food sources, support the local economy, promote community interaction, increase access to fresh produce, promote community health, and help Boise City maintain an identity that is distinct from other communities. The goals and policies outlined below are intended to promote community-based and local food production and promote a healthy community. Theme #7, A Safe, Healthy, and Caring Community, supports this principle with goals and policies related to health care, social services, and other factors that contribute to the overall health of the community.

Goal ES13: Promote community-based and local food production.

ES13.1: LOCAL FOOD PRODUCTION

- (a) Designate appropriate public lands for community gardens within new and established neighborhoods.
- (b) Work with other public agencies such as ACHD to allow for use of community gardens on public lands.
- (c) Encourage public and private schools to allow community gardens and demonstration projects on school property.
- (d) Provide incentives for the incorporation of community gardens and urban agriculture in residential development.



Community gardens promote community-based and local food production and encourage interaction among neighborhood residents.

ES13.2: INCENTIVES

- (a) Encourage food production in the city through targeted zoning amendments that address allowed uses, their location, and use conditions to ensure compatibility with surrounding neighborhoods.

ES13.3: FARMERS MARKETS

Allow farmers markets by-right in designated activity centers.



Farmers markets provide local business opportunities as well as fresh food options for residents. They also serve as community gathering places.

GOAL ES14: PROTECT ACCESS TO AND PROMOTE USE OF THE CITY’S CANAL SYSTEM.

ES14.1: CANAL ACCESS AND FUNCTIONS

Coordinate with irrigation companies in the review of development applications on lands adjacent to canals for maintenance of access and canal operations.

ES14.2: WATER RIGHTS

Require the use of existing water rights as new development occurs, particularly to support urban agriculture and community gardens.

ES14.3: DISTRIBUTION SYSTEMS

Promote the use of separate distribution systems for irrigation in new developments.

ES14.4: RETROFIT OF EXISTING IRRIGATION SYSTEMS

Develop a program to retrofit existing development with irrigation from canals where water rights are still available or can be obtained.



Borah Park Community Garden 2012

INFORM AND EDUCATE THE COMMUNITY ON THEIR ROLE IN A SUSTAINABLE FUTURE

One of things Boise City can do to promote both local and global sustainability is to educate its citizens on the impacts of their day-to-day actions. The city will provide information to citizens about current practices such as recycling, energy conservation, and storm water runoff—as well as the overarching vision embodied in this Comprehensive Plan and the important role that land use plays in the sustainability of the city—as an important step towards encouraging action. The city will continue to expand the use of its web site, department newsletters, and other tools to educate residents and businesses on sustainable practices they can employ as well as on city initiatives related to sustainability. The city will also explore opportunities to partner with utility providers and regional agencies on its educational efforts. The goals and polices outlined below are intended to guide education and public information efforts related to the city’s sustainability objectives.

Goal ES15: Expand public education programs to promote sustainable practices in the community.



Public education campaigns can be used to expand awareness of the city’s efforts to reduce waste through composting, keeping yard waste on site, and other strategies.

ES15.1: COORDINATION OF SUSTAINABILITY EFFORTS

Explore options to improve coordination of sustainability efforts, including cooperative efforts with other agencies, businesses, cities and inter-departmental committees, and the appointment of a sustainability coordinator to provide leadership within the city and community and oversee public education efforts.

ES15.2: HOMEOWNER AND BUSINESS OWNER OUTREACH

- (a) Establish education programs to promote energy and water use reduction and groundwater protection for homeowners and existing commercial building owners.
- (b) Coordinate the programs with organizations such as utility providers, state and federal agencies, building associations, and interest groups.

ES15.3: OUTREACH PROGRAM

Implement an outreach program for residential developers, home builders, and other housing providers in partnership with local utility providers. The program should:

- Demonstrate how to build and market energy-efficient homes;
- Provide education on designing homes to facilitate the use of renewable energy including, but not limited to: pre-wiring and pre-plumbing for potential solar installations and small-scale wind production; and
- Provide information on the role of Smart Growth and LEED for Neighborhood Development principles in the implementation of this comprehensive plan.

ES15.4: DEMONSTRATION PROJECT

Consider a demonstration project to develop plans for homes of different sizes that implement the best energy and water conservation practices pertinent to the city’s climate zone. As part of this effort, explore opportunities to:

- Coordinate with builders associations and housing providers;
- Work with utility providers to jointly fund the perceived additional cost items;

- Monitor energy use for a period of two years; and
- Publish the results of the demonstration project.

ES15.5: RECYCLING AWARENESS

- (a) Expand the city's public education programs by promoting the "Re-think, Reduce, Reuse, and Recycle" slogan.
- (b) Provide incentives for residences, businesses, and local schools to generate less trash and increase the amount of materials recycled.

ES15.6: YARD WASTE

- (a) Provide public education and outreach about the benefits of keeping yard waste on site.
- (b) Work with retailers to provide information to customers and publicize specific methods, such as:
 - Retention of grass clippings on lawns for grass-recycling;
 - Use of mulching mowers; and
 - Use of backyard composting.



Marking storm drains increases public awareness of the relationship between stormwater runoff and the health of the Boise River.

ES15.7: BOISE RIVER PROTECTION

Educate the public on measures to keep pollution from the Boise River through programs, such as:

- “Partners For Clean Water”;
- The “Riversweep” annual volunteer river cleanup;
- Publication of “Streamlines” periodical;
- The Foothills Education Center;
- The Watershed Center; and
- Marking of storm drains.

MONITOR OUR PROGRESS TOWARD A MORE SUSTAINABLE COMMUNITY

Becoming a more sustainable city will require an ongoing commitment to the implementation of this Comprehensive Plan, to coordination with the city's partners in the region, and a willingness to change as new concepts and technologies evolve. As part of this commitment, the city will establish clear benchmarks to measure its progress towards the implementation of specific sustainability initiatives and the comprehensive plan as a whole. The goals and policies outlined below establish a framework for ongoing monitoring efforts.

Goal ES16: Develop indicators to monitor progress on sustainability initiatives and the implementation of the comprehensive plan.

ES16.1: SUSTAINABILITY INDICATORS

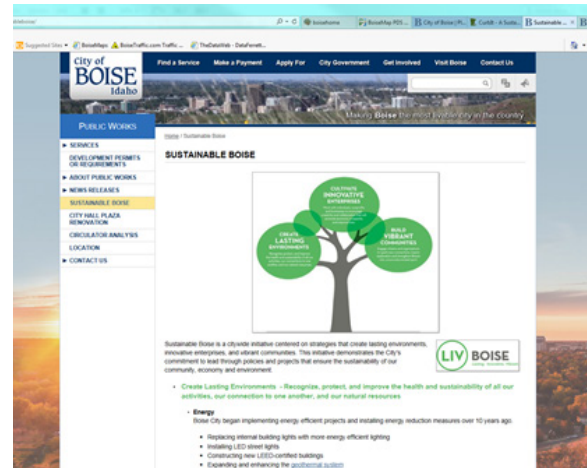
(a) Work with partner agencies and internal city departments to establish indicators to monitor the community's progress towards the implementation of the comprehensive plan. Indicators should include measurements in each of the categories below, as data becomes available:

- Land Use and Development Trends;
- Alternative Energy;
- Alternative Transportation;
- Energy Conservation;
- Green Building Practices;
- Waste Reduction and Recycling;
- Parks and Open Space; and
- Water Conservation.

(b) Base indicators on quantitative rather than qualitative information to the extent possible.

(c) Use data points already being tracked by the city or by a partner agency, or those that can readily be tracked in the future to ensure indicators can be easily established and maintained.

(d) Establish unique indicators for city facilities and operations versus the community as a whole.



The "Sustainable Boise" section of the city's website promotes awareness of the city's progress on a variety of sustainability initiatives.

ES17.2: SUSTAINABLE BOISE WEBSITE

Expand the "Sustainable Boise" section of the city's website to include:

- Real-time tracking of the community's progress on key sustainability initiatives;
- Separate indicators for city facilities and operations and the community as a whole;
- Comparative information from peer communities in the Treasure Valley and across the United States, as data becomes available; and
- A graphical interface that presents information in clear and interactive way.

#2: A Predictable Development Pattern



Boise will strive to maintain a predictable development pattern in which each part of the community has a distinct character and style. Growth should be planned in a manner that protects the quality of life valued by the city's residents and helps the city maintain fiscal health. The city will be home to a range of housing choices, retail and service uses, and employment centers that serve the community's needs.

This objective must be approached at both the local and regional levels. At a local level, the city will reinforce the region's goal of promoting more responsible growth by encouraging a more compact pattern of growth throughout the AOCI and identifying opportunities for infill and redevelopment within established parts of the city. The benefits of infill and redevelopment are not intended to come at the expense of the city's historic resources. At a regional level, the city will continue to work with its

regional partners to implement *Blueprint for Good Growth* and *Communities in Motion* and promote an integrated approach to land use and transportation planning.

Goals and policies to achieve a predictable development pattern are derived from the following principles:

- Encourage compact growth;
- Plan for and coordinate growth within the city's AOCI; and
- Use and expand public facilities and services efficiently.

Principles, Goals, and Policies for a Predictable Development Pattern (PDP):

ENCOURAGE COMPACT GROWTH

A variety of opportunities for future growth exist within the AOCI— ranging from larger greenfield development sites outside the city limits to small infill and redevelopment sites within established areas of the community. The city will promote a responsible and sustainable pattern of growth by encouraging a more compact pattern of development throughout the AOCI. One of the most effective means of achieving a more compact growth pattern is to identify opportunities to accommodate future growth within the city’s existing “footprint,” either on vacant sites or through the redevelopment of obsolete buildings or uses. In Boise, these opportunities will be concentrated in the Downtown, along existing and future transit corridors, and within designated activity centers; however, small-scale residential and mixed-use infill projects will continue to occur with appropriate protections for historic neighborhoods. The goals and policies outlined below establish broad parameters to encourage compact growth. Guidance regarding the desired character, form, and function of development within the AOCI is provided by goals and policies related to Theme# 3: Neighborhoods and Activity Centers and Theme #4: A Connected Community, as well as the land use policies and design principles contained in Chapter 3: Community Structure and Design.

Goal PDP1: Identify priority areas and establish incentives for infill and redevelopment.

PDP1.1: INFILL PRIORITY AREAS

Recognize the Downtown, designated mixed-use activity centers, major travel corridors, and other potential areas of change identified at the planning-area level as priorities for infill and redevelopment. (Planning-area policies contained in Chapter 4 should be applied to infill development, as applicable.)

PDP1.2: INCENTIVES

Establish incentives to encourage the production of housing and mixed-use development in infill priority areas. Incentives may include, but not be limited to:

- Density bonuses for infill projects based on a site’s proximity to specified existing services and infrastructure facilities;
- Reduced impact fees for infill development ;
- Accelerated development review as compared to greenfield development;
- Expansion of zoning allowances for high-density residential, mixed-use development, and accessory dwelling units; and
- Others incentives as appropriate.

PDP1.3: PRIORITIZE CAPITAL IMPROVEMENTS

To ensure adequate public infrastructure is in place to accommodate increased densities, place a high priority on public investments in transportation facilities, necessary water and wastewater improvements, and other essential urban services in areas targeted for infill and redevelopment as identified in this Comprehensive Plan.

PDP1.4 PUBLIC EDUCATION

Educate the public on the need and benefits of infill development.

Goal PDP2: Maintain and distribute information regarding housing demand and the availability of buildable land.

PDP2.1: VACANT AND UNDERDEVELOPED LAND DATABASE

(a) Establish a GIS-based database to monitor the availability of developable land within the AOCI and track the implementation of this Comprehensive Plan. The database should include the following information as available:

- Total acres of developable land within the city limits and AOCI;

- The location and size of vacant, infill, and potentially redevelopable sites;
- Current zoning and future land use designation for sites identified;
- Recent housing sales and trends;
- Pending and proposed developments;
- List of incentives available;
- General availability of utilities; and
- Other pertinent information.

Summarize data to allow users to quickly review information regarding different types of sites (e.g., large scale, small scale, and redevelopable and vacant infill sites).

(b) Update database regularly and make information available to the public through the city's website or other means, as appropriate.



Creating an inventory of vacant and underdeveloped land such as this may encourage interest in infill and redevelopment.

PLAN FOR AND COORDINATE GROWTH WITHIN THE CITY'S AREA OF IMPACT

The city will take a leadership role in planning for unincorporated areas within its AOCI to ensure future development is consistent with the community's vision and meets city standards for infrastructure and services. Sub-area plans will be prepared (or updated) where necessary and other tools established to guide new development to ensure it is supportive of the city's vision for these areas. The goals and policies outlined below establish a broad framework for decision-making related to regional planning efforts and planning within or adjacent to the AOCI. Guidance regarding the desired character, form, and function of development within the AOCI is provided by goals and policies related to Theme #3: Neighborhoods and Activity Centers and Theme #4: A Connected Community, as well as the land use policies and design principles contained in Chapter 3: Community Structure and Design.

Goal PDP3: Plan for a coordinated and sustainable pattern of growth within the AOCI.

PDP3.1: FUTURE LAND USE PLAN

Maintain a Future Land Use Plan and map that clearly identifies the location and distribution of densities and preferred uses.

PDP3.2: AOCI ANNEXATION AREAS

Annex lands within AOCI when it can be demonstrated that the proposed annexation is consistent with the goals and policies of the Comprehensive Plan. Consistency with the Comprehensive Plan includes substantial compliance with the level-of-service standards identified in Table 3.

PDP3.3: EAST COLUMBIA AREA

Develop a sub-area plan for the East Columbia area.

PDP3.4: AOCI FUTURE EXPANSION

Future expansions of the AOCI should be considered as part of coordinated regional planning efforts.

Goal PDP4: Take a leadership role in planning for and coordinating regional growth.

PDP4.1: REGIONAL COORDINATION

Maintain working relationships with other local governments in Ada, Canyon, and other contiguous counties to adopt regional policies regarding growth and development.

PDP4.2: REGIONAL PLANNING

Work with the Ada County Consortium, Community Planning Association (COMPASS), and other regional entities to implement the goals and policies of Blueprint for Good Growth, Communities in Motion, and related regional planning efforts.

PDP4.3: SUB-AREA PLANNING

Facilitate sub-area planning efforts for areas outside of and adjacent to the AOCI to ensure future development is consistent with this Comprehensive Plan.

USE AND EXPAND PUBLIC FACILITIES AND SERVICES EFFICIENTLY

New growth will be encouraged only in areas where adequate public water, sewer, fire protection and emergency services, schools, transit, and roads are currently available or are planned. Infrastructure will be viewed as a tool to help manage growth, not as a service that is provided in reaction to growth pressures. Efforts will be made to improve the linkage between infrastructure planning and land use planning, and all new development should be required to be served with public facilities that meet minimum levels of service standards. The goals and policies outlined below provide guidance on required infrastructure improvements, level-of-service standards, coordination, and related planning documents.

Goal PDP5: Require adequate public facilities and infrastructure for all development.

PDP5.1: LEVEL OF SERVICE STANDARDS

Develop and maintain public services and facilities as defined in Table 3: Level of Service Standards for Community Services and Facilities.

PDP5.2: CENTRAL SEWAGE AND COLLECTION SYSTEMS

Install public sewage treatment and collection systems to be available for use coincident with new development, except as otherwise provided in the Foothills Plan.

PDP5.3: ON-SITE STORMWATER IMPROVEMENTS

- (a) Require construction of adequate on-site treatment and/or storm-drain and flood-control facilities coincident with new development.
- (b) Update the Subdivision Ordinance to address residential (subdivision) or public right-of-way drainage.



On-site stormwater improvements help reduce the amount of water in the city's system during high precipitation while also removing pollutants.

PDP5.4: PHASING REQUIREMENTS

Approve developments for only the portion of the project that is consistent with Table 3: Level of Service Standards for Community Services and Facilities, and phase the remainder of the project to coincide with future availability of public facilities and services.

Goal PDP6: Plan for and coordinate the efficient expansion of public facilities and infrastructure to serve future growth.

PDP6.1: WASTEWATER FACILITIES PLAN 2020

- (a) The Wastewater Facilities Plan 2020, as amended, is adopted by reference.
- (b) Update the Wastewater Facilities Plan on a periodic basis to ensure consistency with this Comprehensive Plan.

PDP6.2: CAPITAL IMPROVEMENT PLANNING

Address the scheduling and funding of key facilities and services as part of the city's five-year Capital Improvement Plan.

Goal PDP7: Coordinate with utility providers to develop plans for services and facilities for the long-term energy and utility needs of the City of Boise and the AOCI.

PDP7.1: TREASURE VALLEY ELECTRIC PLAN

Recognize the Treasure Valley Electric Plan (TVEP), developed by a local Community Advisory Committee, and support the build-out of electricity infrastructure detailed in the Plan.

PDP7.2: RENEWABLE ENERGY

Encourage enhancement of the capacity and reliability of renewable energy resources.

PDP7.3: ENERGY SERVICES AND PUBLIC UTILITY FACILITIES

Promote the development of energy services and public utility facilities to meet public needs.

PDP7.4: CONDITIONAL USE PERMITS

Develop criteria for longer-term conditional use permits for utility facilities to enable utility providers to purchase property for facilities in advance and to inform the public of planned facilities.

PDP7.5: UTILITY CORRIDOR SITING

- (a) Encourage the multiple-use of utility corridors by utility providers.
- (b) Support siting of utility corridors to ensure that they connect to similar facilities in adjacent jurisdictions.
- (c) Support siting of utility corridors within identified or designated transportation corridors.
- (d) Allow the appropriate placement of electric utility facilities on public rights of way.

PDP7.6: UNDERGROUND UTILITY DISTRICTS

Work with Idaho Power Company and affected property owners to establish underground utility districts for selected gateways and corridors.

PDP7.7: UTILITY CORRIDOR SITING

Support the protection of wetlands and other critical areas with recognition that utility corridors sometimes must cross these areas, and that access is essential for repair and maintenance of these facilities.

PDP7.8: NATURAL GAS

Work with Intermountain Gas Company to ensure that facilities are designed and sited to be compatible with adjacent land uses.

Goal PDP8: Require that the financial, safety and environmental impacts from development be addressed and mitigated.

PDP8.1: APPLICATION FEES

Require that development application fees cover a portion of the costs of processing and providing services from the city departments responsible for application review.

PDP8.2: SPECIAL DISTRICTS

Create benefit assessment or community facilities districts, where appropriate, in which those who benefit from specific city improvements pay a proportionate share of the costs.

PDP8.3: DEVELOPER-PROVIDED SERVICES

Allow development where public services and infrastructure are not available or planned only when: The developer can provide them according to adopted service standards, and Where the development is in accordance with the Comprehensive Plan.

PDP8.4: FIRE STATION SITES

- (a) 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 for added fire protection.
- (b) Coordinate land acquisition for emergency services facilities with other city departments (e.g., Parks, Public Works, and Police) to maximize benefits to the city.

PDP8.5: TRAFFIC SIGNAL CONTROL DEVICES

Work with ACHD to install traffic control facilities at all appropriate intersections, and require developers to do so when necessary.

PDP8.6 DEVELOPMENT IMPACT FEES

Collect development impact fees that represent a development's proportionate share of costs for eligible public infrastructure needed to serve the new development.

PDP 8.7: CAPITAL IMPROVEMENT PLAN

The *Boise City 2016 Capital Improvement Plan and Impact Fee Study - Final Report 2016* is adopted by reference, and, as amended. The plan includes a general description of all existing public facilities; an analysis of the total capacity of existing capital improvements; a description of the land use assumptions; a description of all system improvements, and the costs associated with new development; projected demand for system improvements; identification of sources and levels of funding available; and, a general schedule for estimated dates of construction of improvements.

Goal PDP9: Provide convenient access to public facilities and services.

PDP9.1: LOCATION AND TIMING

Work internally and with partner agencies to ensure that public facilities are well-located and are constructed in a timely manner.

Table 3: Level of Service for Community Services and Facilities required concurrent with the issuance of any development permit*

SERVICE AREA	SERVICE STANDARDS	SERVICE
Fire**	4 min. response, unless excepted by Fire Department	1.5 mile
Water	35 psi residential/1,500 gpm fire flow 40 psi non-residential/1,500 gpm fire flow	Community
Sewer	Available to site Treatment: Federal Standards + capacity Collection: capacity	Community
Schools	System capacity	Community
Streets	In accord with Master Street Map, adopted transportation plans, project concept plans, and transit plans. In accord with housing and employment forecasts used to prepare long-range regional transportation plan.	Community
Police	Available	Community
Solid Waste	Weekly pick-up	Community
Electricity	Available	Community
Telephone	Available	Community
Storm Drainage	Approved on site or public system	Community

*See Theme #1 for policies related to water, sewer, solid waste, and storm drainage; Theme #4 for policies related to streets; and Theme #7 for policies related to parks and open space, police, and fire.

**Fire Station “set-aside” shall be required within the AOCI.

Table 4: Level of Service for Community Services and Facilities for planning purposes*

SERVICE AREA	SERVICE STANDARDS**		SERVICE
PARKS AND OPEN SPACE	LEVEL OF SERVICE STANDARDS PER 1,000 POPULATION		
	2010	2030	
Neighborhood Parks	1.1 acres	1.15 acres	½ mile radius
Community Parks	.71 acres	.81 acres	½ mile radius
Large Urban Parks	.69 acres	.92 acres	1 mile radius
Regional Parks	.43 acres	.49 acres	Region
Linear Parks	.83 acres	.62 acres	Region
Special Use Areas	2.55 acres	1.75 acres	Region
Natural Open Space	20.58 acres	16.02 acres	Community
FIRE			
Response Time	4 min. response, unless excepted by Fire Department		1.5 mile
POLICE			
Response Time	Priority 1—3 min. response		Community
SCHOOLS			
Elementary School	Site size should be based on educational needs.		Varies
Jr. High School	Site size should be based on educational needs.		Varies
High School	Site size should be based on educational needs.		Varies
INFRASTRUCTURE			
Storm Drainage	Federal standard		Community
Streets	Adherence to the Transportation and Land Use Integration Plan including the Livable Streets Design Guide and the Complete Streets Policy.		Community

*See Theme #1 for policies related to storm drainage; Theme #4 for policies related to streets; and Theme #7 for policies related to parks and open space, police, and fire.

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

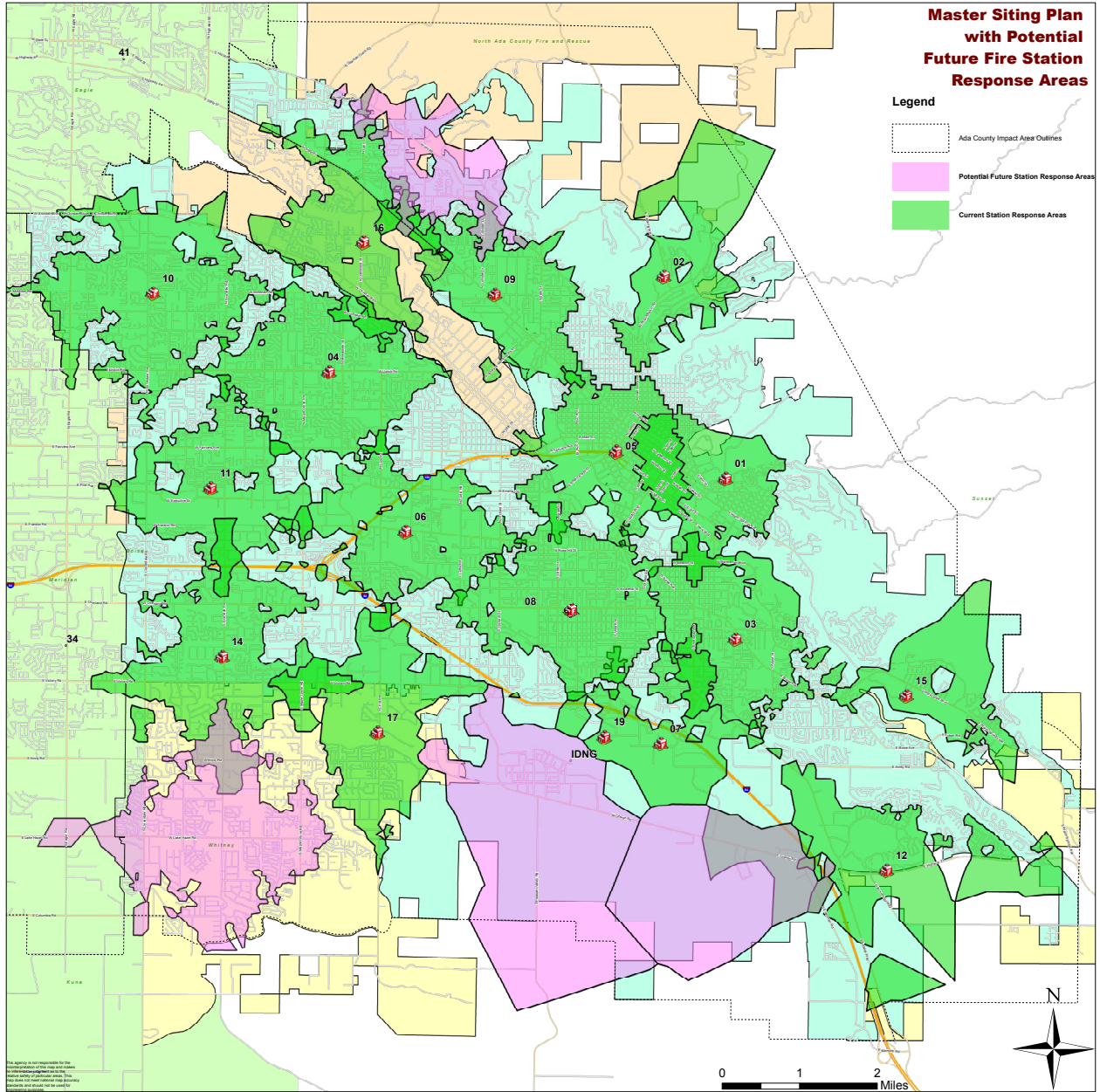


Figure 1: Fire Department Master Siting Plan

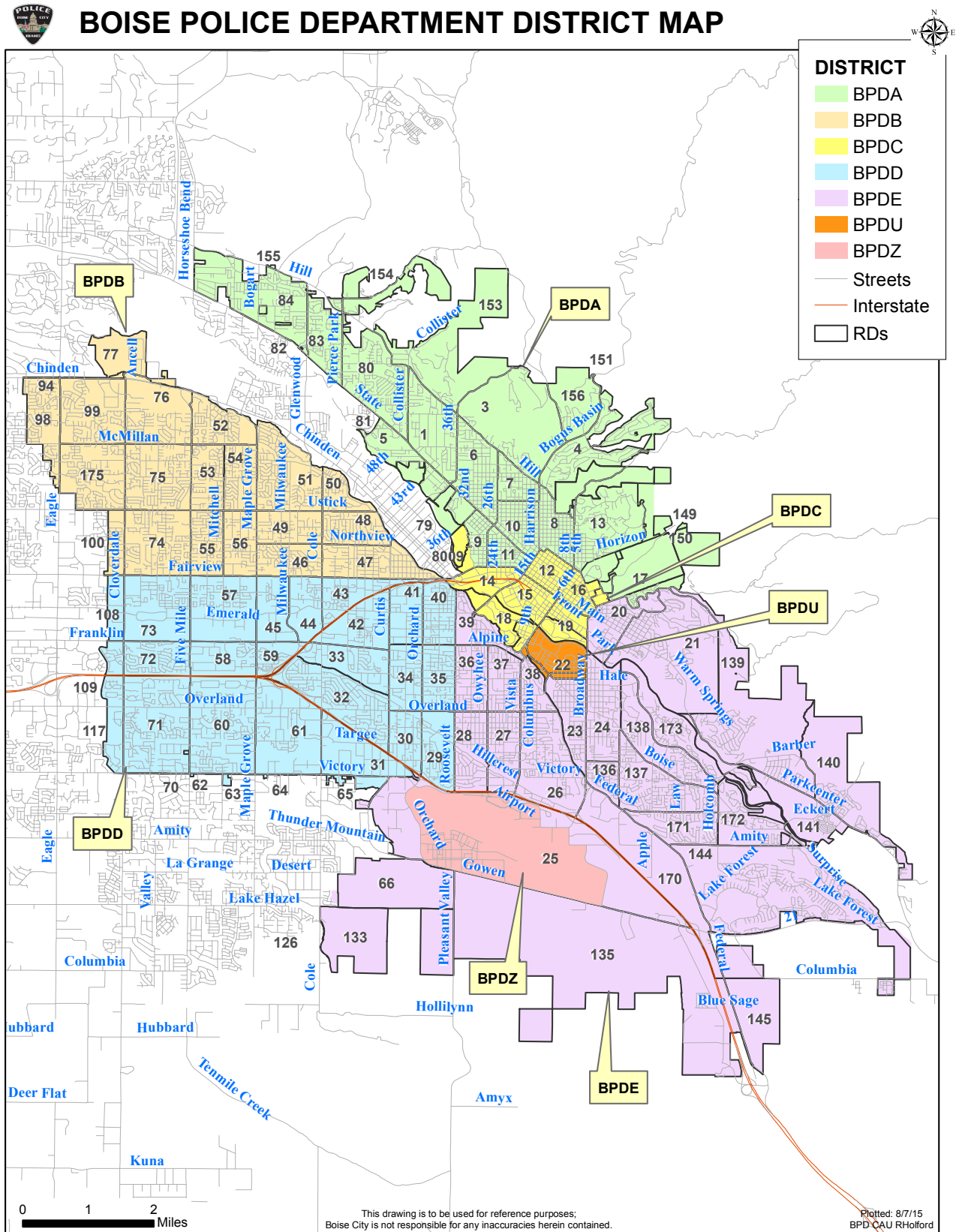


Figure 2: Police Long Range Plan

#3: A Community of Stable Neighborhoods and Vibrant Mixed-Use Activity Centers



Boise residents value the safety, quality, and character of their neighborhoods and the accessibility of parks, open space, and basic services. New neighborhoods should incorporate the best features of the city's existing neighborhoods and be integrated with the surrounding community; be developed to include a mix of housing types and a pedestrian-oriented scale; and have access to a mixed-use activity center and indoor and outdoor spaces for residents to gather. Existing automobile-oriented commercial centers will be revitalized as mixed-use activity centers over time to serve adjacent neighborhoods, increase housing options, and establish a more transit-supportive pattern of growth. Historic resources will be protected and enhanced as an important component of the city's past and future.

Goals and policies to achieve stable neighborhoods and vibrant activity centers are derived from the following principles:

- Ensure neighborhoods are served by a hierarchy of mixed-use activity centers, including schools;
- Protect stable neighborhoods;
- Encourage a variety of housing choices;
- Emphasize the importance of high-quality urban design in the built environment; and
- Protect the city's historic resources.

Principles, Goals, and Policies for Stable Neighborhoods and Vibrant Mixed-Use Activity Centers (NAC):

ENSURE NEIGHBORHOODS ARE SERVED BY A HIERARCHY OF MIXED-USE ACTIVITY CENTERS, INCLUDING SCHOOLS

Boise’s traditional compact neighborhoods are particularly valued by residents for their close-in location, which allows them to walk to shopping, schools, parks, and, in some cases, jobs. New developments will be encouraged to include similar features, such as mixed-use centers, traditional neighborhood design, and other urban development concepts. Policies and regulations that promote the integration of mixed-use activity centers into or adjacent to new and established neighborhoods throughout the AOCI will help reinforce this ideal and streamline the ease with which the concept may be implemented. The goals and policies outlined below are intended to establish the location of new mixed-use activity centers and to promote the revitalization of existing centers over time. Chapter 3 contains detailed land use policies for different types of activity centers as well as design principles for mixed-use development (either within an activity center or along a designated transit corridor). Land use policies and design principles in Chapter 3 provide guidance on the desired scale, mix of uses, relationship to the surrounding neighborhood, and other factors that should be considered in conjunction with the goals and policies below.

Goal NAC1: Provide opportunities for residents to meet most daily needs within walking distance.

NAC1.1: DESIGNATED ACTIVITY CENTERS

Designate locations of existing and proposed Regional, Community, and Neighborhood Mixed-Use Activity Centers on the Land Use Map. Additional activity centers may be designated provided they are consistent with locational criteria contained in Policy NAC1.2.



Activity centers cluster retail and services providing for the daily needs of residents within close proximity.

NAC1.2: LOCATIONAL CRITERIA

Evaluate proposed activity centers based on the locational criteria outlined below. Designate additional activity centers that:

- Are comprised of a mix of uses and are of a scale that is compatible with the surrounding neighborhood (whether existing or proposed);
- Are located in an area where the topography is suitable for higher-intensity development;
- Will provide a range of commercial/retail services not currently available in the immediate neighborhood;
- Will be served by and/or focused around an existing or planned rapid transit stop; and
- Are consistent with the goals, policies, and principles contained in this Comprehensive Plan

NAC1.3: AREAS OF CHANGE AND STABILITY

Give priority to proposed activity centers that are located in areas of potential change within the applicable planning area, as addressed in Appendix C of this Comprehensive Plan.

NAC1.4: SPECIFIC PLANS

Encourage the use of the Specific Plan tool for proposed mixed-use activity centers as a means of promoting creativity and flexibility in design.

Goal NAC2: Promote the addition of new centers and the revitalization of underutilized existing centers over time.

NAC2.1: MIXED-USE ZONE DISTRICTS

(a) Establish mixed-use zone districts suitable for regional, community, and neighborhood activity centers. Include opportunities for varied intensity, and mix of uses based on the type of activity center and location.

(b) Encourage existing single-use centers to incorporate a greater mix of compatible uses, such as offices, housing, and live-work units, through infill, adaptive reuse, or redevelopment.

NAC2.2: INCORPORATE HOUSING

Encourage high-density residential development as part of new activity centers and the revitalization of existing centers, provided that the project is consistent with the Design Principles contained in Chapter 3.

NAC2.3: PHYSICAL ENHANCEMENTS AND REVITALIZATION

Encourage façade improvements, landscaping, and other physical enhancements to existing centers where redevelopment or major rehabilitation is not feasible in the near-term.



Façade improvements and landscaping can help improve the appearance of existing centers when major rehabilitation is not feasible in the near-term.

NAC2.4: ARTS AND CULTURE

Encourage the use of arts and culture to promote neighborhood identity in new centers and as a means for the revitalization of existing centers.

PROTECT STABLE NEIGHBORHOODS

Boise is characterized by its many strong, healthy neighborhoods that are well-defined by geography, history, unique design, and by the social interaction of the residents. There is a feeling of community in these neighborhoods, and individual identity has not been lost. The cultural diversity of these neighborhoods is accepted and encouraged. Although many of the city’s neighborhoods will continue to evolve over time, protective measures may be necessary in some locations to ensure that each neighborhood’s distinguishing characteristics are retained. Additional measures to help stabilize and revitalize established but declining neighborhoods may also be necessary. Goals and policies outlined below are intended to guide infill and redevelopment, rehabilitation, and planning efforts in the city’s neighborhoods over time.

Goal NAC3: Enhance the character of established neighborhoods.



Infill development, such as the new home on the left, can complement the character of established neighborhoods.

NAC3.1: INFILL DESIGN PRINCIPLES

- (a) Encourage residential infill that complements the scale and character of the surrounding neighborhood by applying the Infill Design Principles contained in Chapter 3.
- (b) Develop zoning standards to implement the Infill Design Principles.

NAC3.2: AREAS OF CHANGE AND STABILITY

Direct residential infill and redevelopment to areas identified as suitable for change within each planning area, as addressed in Appendix C of this Comprehensive Plan.

Goal NAC4: Encourage the maintenance and rehabilitation of existing housing stock.

NAC4.1: HOUSING MAINTENANCE

Utilize programs that promote maintenance and improvement in the condition of existing housing, particularly dwellings occupied by households utilizing governmental and/or nonprofit housing assistance.

NAC4.2: PROPERTY OWNER AND RESIDENT AWARENESS

Promote awareness of the importance of property maintenance to long-term housing value and neighborhood stability through efforts such as the Code Enforcement Advisory Committee (CEAC).

NAC4.3: REHABILITATION ASSISTANCE

- (a) Establish target areas for future housing rehabilitation and maintenance programs.
- (b) Provide economic assistance, as funds are available, to improve physically deteriorated structures in priority areas.

NAC4.4: SUBSTANDARD UNITS

Work with property owners, neighborhood associations, and non-profit organizations to bring substandard units into compliance with city codes and improve overall housing conditions.

NAC4.5: IMPROVE BLIGHTED AREAS

Use the State Urban Renewal Law, the CEAC, and other techniques to replace or upgrade blighted conditions in the city.

Goal NAC5: Give all citizens the opportunity to participate in shaping the future of their neighborhoods.

NAC5.1: DEVELOP A FRAMEWORK FOR NEIGHBORHOOD PLANS

- (a) Develop a framework for the completion and updating of neighborhood plans where appropriate. Neighborhood plans should reflect consistency with the Comprehensive Plan, neighborhood values, local conditions, history, neighborhood character, and specific needs.
- (b) Initiate neighborhood plans with city support.

NAC5.2: PLAN CONSISTENCY

- (a) Review neighborhood plans in concert with review of the Comprehensive Plan on an annual basis.
- (b) Maintain consistency between neighborhood plans and the city’s Comprehensive Plan. In the event of an inconsistency between the Comprehensive Plan and a proposed neighborhood plan, consider amendments to either the Comprehensive Plan or neighborhood plan to remain consistent with the core values of the Comprehensive Plan.
- (c) Notify the neighborhood association of any inconsistencies.

NAC5.3: ADOPTED NEIGHBORHOOD PLANS

The following neighborhood plans are adopted by reference.

- *North West Neighborhood Plan* (2020)
- *West Downtown Neighborhood Plan* (2019)
- *Warm Springs Mesa Neighborhood Plan* (2013)
- *Central Bench Neighborhood Plan* (2019)
- *East End Neighborhood Plan* (2019)
- *Lusk District Plan* (2013)
- *Collister Neighborhood Plan* (2007)
- *Depot Bench Neighborhood Plan* (2007)
- *Highlands Neighborhood Plan* (2005)
- *Central Rim Neighborhood Plan* (2004)
- *Big Sky Neighborhood Plan* (2004)
- *Original South Boise Neighborhood Plan* (2003)
- *Sunrise Rim Neighborhood Plan* (2003)
- *West Valley Community Center Plan* (2002)
- *Oregon Trail Parkway Plan* (2001)
- *East End Neighborhood Policy Guide* (1999)
- *Veteran’s Park Neighborhood Policy Guide* (1999)
- *Vista Vision Neighborhood Plan* (1999)
- *Sycamore Neighborhood Plan* (1998)
- *Ustick Concept Master Plan and Guiding Principles* (1998)

- *Southwest Community Comprehensive Plan* (1991)
- *North End Neighborhood Policy Guide* (1985)

These plans will remain in effect as adopted, but in the event of conflicts between the neighborhood plans and the policies of this Comprehensive Plan, the Comprehensive Plan will take precedence.

NAC5.4: NEIGHBORHOOD PLAN REVIEW

Encourage neighborhood associations to review plans to ensure that they continue to reflect the needs and desires of neighborhood residents.

NAC5.5: NEIGHBORHOOD PLAN RECOMMENDATIONS

- (a) Consider recommendations from neighborhood plans in the context of the city as a whole.
- (b) Prioritize plan recommendations for capital expenditures and other actions in light of the city’s legal, administrative, and fiscal constraints.

NAC5.6: COMMUNITY INVOLVEMENT

- (a) Engage neighborhood associations in all facets of their community outside of the development review process.
- (b) Encourage revitalization of the Neighborhood Alliance to facilitate communication and resource sharing across neighborhood boundaries.
- (c) Conduct neighborhood conferences.

NAC5.7: NEIGHBORHOOD ASSOCIATIONS

Require that neighborhood associations prepare and adopt, with city support, articles of association or articles of incorporation and associated bylaws in order to be registered as a City Neighborhood Association.

Goal NAC6: Ensure that adequate resources are available for neighborhood planning purposes.

NAC6.1: NEIGHBORHOOD REINVESTMENT PROGRAM

Develop a project rating and ranking system for the Neighborhood Reinvestment Program in cooperation with neighborhood associations and the business community.

NAC6.2 NEIGHBORHOODS WITHOUT PLANS

Organize and develop plans for neighborhoods without plans as needed.

ENCOURAGE A VARIETY OF HOUSING CHOICES

Boise’s average household size has been shrinking and is expected to continue to do so as the city’s population ages. This trend has sparked a growing demand for a broader variety of housing types, particularly in Downtown and the city’s older neighborhoods. The city will strive to balance its large inventory of detached single-family housing with a range of housing choices to meet the fiscal and functional needs of its residents. This range should include attached homes (duplexes, townhomes), multi-family dwellings (including condominiums), live/work opportunities, accessory dwellings, and housing included as part of mixed-use developments. As part of this objective, the city will seek ways to increase home ownership opportunities, utilize under-developed and re-developing lands for housing, and maintain a sufficient supply of workforce housing. The city will review and update existing regulations to ensure new housing types are consistent with its community character objectives for each neighborhood, providing for design characteristics that fit into existing neighborhoods. The goals and policies outlined below address at a broad level the desired mix and types of housing desired within the city. The land use policies and design principles contained in Chapter 3 provide a more detailed discussion about the density, location, and design of housing throughout the city.

Goal NAC7: Facilitate an integrated mix of housing types and price ranges in neighborhoods.

NAC7.1: MIX OF HOUSING

Encourage a mix of housing types and densities in residential neighborhoods, particularly for projects greater than two acres.



A variety in housing types and densities yields a range of price points and increases housing options for the community.

NAC7.2: MANUFACTURED HOUSING

Encourage the maintenance and improvement of existing manufactured housing and mobile home developments and allow for new manufactured housing development within the city.

NAC7.3: ZONING

- (a) Allow a mix of housing types and densities by-right in areas designated as Mixed-Use Activity Centers, Compact, and High Density Residential on the Land Use Plan map.
- (b) Implement standards that require a mix of housing types proportionate to the size of the development and provide incentives (e.g., density bonus or similar) for projects that exceed minimum requirements.

NAC7.4: DESIGN STANDARDS

Develop design standards to implement the principles outlined in Chapter 3 and that promote compatibility between housing of varied densities.

Goal NAC8: Provide residents the opportunity to seek housing in a neighborhood of their choice.

NAC8.1: FAIR-SHARE HOUSING PROGRAM

- (a) Support fair-housing goals by cooperating in the establishment of a regional, fair-share housing program.
- (b) Prohibit discrimination in the sale or rental of housing on the basis of age, race, color, religion, sex, familial status, national origin, or disability.

NAC8.2: PUBLIC AWARENESS

Inform the general public of their rights and obligations under fair-housing laws and the grievance procedures available in case of violation.

Goal NAC9: Assist in the provision of housing for low- and moderate-income households throughout the community.



Workforce housing should be distributed throughout the community.

NAC9.1: WORKFORCE HOUSING

- (a) Encourage an adequate supply of safe, sanitary housing at costs appropriate to the varied financial capabilities of city residents.
- (b) Encourage diversity in the type, density, and location of housing through partnerships with members of the real estate community and area employers..
- (c) Promote dispersal of low- and moderate-income housing throughout the city.

- (d) Consider incentives to support workforce housing, particularly within mixed-use activity centers and other areas that may be readily served by transit.

NAC9.2: MOBILE HOME PARKS

Grandfather the existing density of mobile home parks in the event of residential reuse to minimize the net loss of units in the city.

NAC9.3: HOUSING PROGRAMS

Encourage and support housing programs financed by other levels of government for low- and moderate-income and senior citizens.

NAC9.4: ACCESSIBLE UNITS

Encourage development of residential units that are accessible to persons with disabilities and adaptable for conversion to use by persons with disabilities consistent with requirements of the building code.

NAC9.5: NON-TRADITIONAL HOUSING

Explore the feasibility of nontraditional housing models such as cooperative housing and single-room- occupancy units to provide affordable housing and temporary or transitional shelter for those with special needs such as for the abused, homeless and disabled.

NAC9.6: SELF-HELP HOUSING PROGRAMS

Encourage development of self-help housing programs through nonprofit organizations.

EMPHASIZE THE IMPORTANCE OF HIGH-QUALITY URBAN DESIGN IN THE BUILT ENVIRONMENT

As a community, Boise City has come to expect quality, creativity, and character in both new and infill development in its neighborhoods and activity centers. The city will clearly convey its expectations about the types of development desired for different areas of the city and ensure the appropriate tools are in place to implement its vision. In addition, the city will work with the Ada County Highway District to ensure that the design and appearance of its streets contribute to the overall character of the community. The goals and policies outlined below underscore the importance of high-quality urban design in Boise’s built environment. These goals and policies are supported by the detailed land use policies contained in Chapter 3 of this Comprehensive Plan, which address specific urban design objectives for development based on location and type.

Goal NAC10: Establish clear urban design objectives for development in different areas of the city.



Design standards must address infill and redevelopment as well as new development.

NAC10.1: DESIGN STANDARDS

Develop illustrative design standards that encourage creativity and performance based design for employment, mixed-use, commercial, and neighborhood development to implement the Community Design Principles contained in Chapter 4. Ensure design standards address infill and redevelopment as well as new development.

NAC10.2: NEIGHBORHOOD PLANNING

Ensure that neighborhood plans contain policies pertaining to desired urban design characteristics consistent with this Comprehensive Plan. Use these policies to supplement the Community Design Principles and Planning Area Policies contained in this Comprehensive Plan.

NAC10.3: PUBLIC FACILITIES

Require public facilities to be consistent with the Community Design Principles and other policies contained in this Comprehensive Plan so that they serve as a positive design example.

Goal NAC11: Promote creativity in urban design.

NAC11.1: INCENTIVES

Provide incentives for projects to exceed minimum design requirements on portions of the development visible from public spaces.

NAC11.2: SUSTAINABLE DESIGN

Reinforce the link between creative urban design, public art, and sustainable development practices by encouraging the use of new construction techniques and sustainable building materials.



The 36th Street Garden Center received a Silver LEED certification from the U.S. Green Building Council for its sustainable design.

NAC11.3: ZONING UPDATES

- (a) Ensure that the zoning districts are updated to reflect the goals and policies contained in this plan.
- (b) Remove barriers to desirable development patterns, particularly in those areas identified as areas of change in Chapter 4: Planning Area Policies.

NAC11.4: DESIGN REVIEW AWARDS

Recognize projects that incorporate exemplary urban design through the Mayor's Excellence in Design Awards.

Goal NAC12: Promote high-quality, pedestrian-oriented design within the public realm.



High-quality, pedestrian-oriented design enhances the public realm.

PROTECT THE CITY’S HISTORIC RESOURCES

Boise has already taken steps to protect many of its historic resources through the creation of historic overlay districts, landmarks, and façade easements. The city will monitor and periodically update these districts to better serve existing and future residents and to ensure they may be easily enforced. The city will work to preserve the city’s historical architecture, artifacts and information in order to maintain a sense of place for current and future generations. Historic preservation efforts should continue to be encouraged through the use of financial, building, and similar incentives for the restoration and rehabilitation of historic structures and facilities. The adaptive reuse of historic structures or properties no longer being used for their original purpose is also encouraged. The goals and polices outlined below are intended to reinforce the objectives outlined in the Historic Preservation Plan and to promote sensitivity to the city’s historic resources in the context of day-to-day decision making processes.

Goal NAC13: Protect historically and culturally significant resources that contribute to community identity and history.



The city’s many historic buildings contribute to the image and identity of the community and its neighborhoods.

NAC13.1: HISTORIC PRESERVATION PLAN

Periodically update the Historic Preservation Plan to reflect changes in city regulations, standards, and planning objectives.

NAC13.2: INVENTORY OF HISTORIC PLACES

Develop and maintain a comprehensive inventory of historic places in accordance with the goals of the Historic Preservation Plan.

NAC13.3: DESIGNATION OF HISTORIC PLACES

- (a) Designate historic places based on the site’s compliance with statutory requirements and the goals and policies of the Historic Preservation Plan.
- (b) Identify and monitor areas with the potential to become historically significant over time.

NAC13.4: MONITORING OF EXCAVATION ACTIVITIES

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.

NAC13.5: SITES OF ARCHAEOLOGICAL INTEREST

Identify, inventory, and evaluate potential historic districts of particular archaeological interest.

NAC13.6: DESIGNATION OF DISTRICTS

Preserve the city’s historic districts and resources by developing special protective measures, such as historic and conservation districts in accordance with the Historic Preservation Plan.

Goal NAC14: Protect, enhance, and preserve Boise’s designated historic landmarks and districts.

NAC14.1: GOALS AND POLICIES FOR HISTORIC PRESERVATION

Develop goals and policies for historic preservation to be included in urban renewal and specific urban design plans of the city.

NAC14.2: ZONING

Recommend amendments to the zoning code that facilitate historic preservation and conservation of quality urban design.

NAC14.3: PROTECTIVE MEASURES

Recommend, as appropriate, actions such as acquisition of historic easements or facade easements; historic preservation and rehabilitation through tax incentives; and, in emergency situations, lease or purchase of threatened or deteriorated property having significant historic or aesthetic merit.



The Union Block, completed in 1902, is listed on the National Register of Historic Places.

NAC14.4: PRIVATELY SPONSORED PROGRAMS

Encourage privately sponsored programs for historic preservation and rehabilitation when consistent with the public interest and to fulfill the purpose of the Historic Preservation Plan.

Goal NAC15: Promote public understanding and appreciation for Boise’s historic heritage.

NAC15.1: PUBLIC PARTICIPATION

- (a) Solicit active participation and cooperation of people interested in the Historic Preservation Commission’s programs and Arts and History Department’s programs.
- (b) Encourage volunteers to assist in implementing the Historic Preservation Ordinance, and Arts and History Department archival projects, particularly for compilation and research required for the inventory of historic places.

NAC15.2: INFORMATION SHARING

Make inventories, historical data, references, and other material developed by the Historic Preservation Commission and Arts and History Department available to researchers, writers, students, and other interested persons, with the exception of information that may be legally privileged.

NAC15.3: PROPERTY IDENTIFICATION

Encourage individual property owners and neighborhood associations to identify designated

Boise City Historic Districts, properties, or landmarks with appropriate signs or plaques.

NAC15.4: EDUCATIONAL AND INTERPRETIVE PROGRAMS

Promote opportunities for scholarship, publication, and academic credit to stimulate interest in and appreciation for Boise’s historic legacy through the Arts and History Department. Undertake original historical research and interpretation to further community understanding of Boise’s past.



Sites such as these promote appreciation for Boise’s historic heritage.

Goal NAC16: Integrate historic preservation and conservation into Boise’s public planning process.

NAC16.1: EDUCATIONAL AND INTERPRETIVE PROGRAMS

Explore options for additional funding of local historic and archaeological resource programs.

NAC16.2: NEIGHBORHOOD OUTREACH

Solicit the advice and assistance of neighborhood associations in developing the Historic Preservation Commission and Arts and History Department’s plans and programs and extend support to neighborhoods in preserving properties and conserving architectural character.

NAC16.3: COORDINATION

Integrate historic preservation with the city’s urban, land-use, and other public planning processes that relate to the visual, aesthetic, and cultural environment.

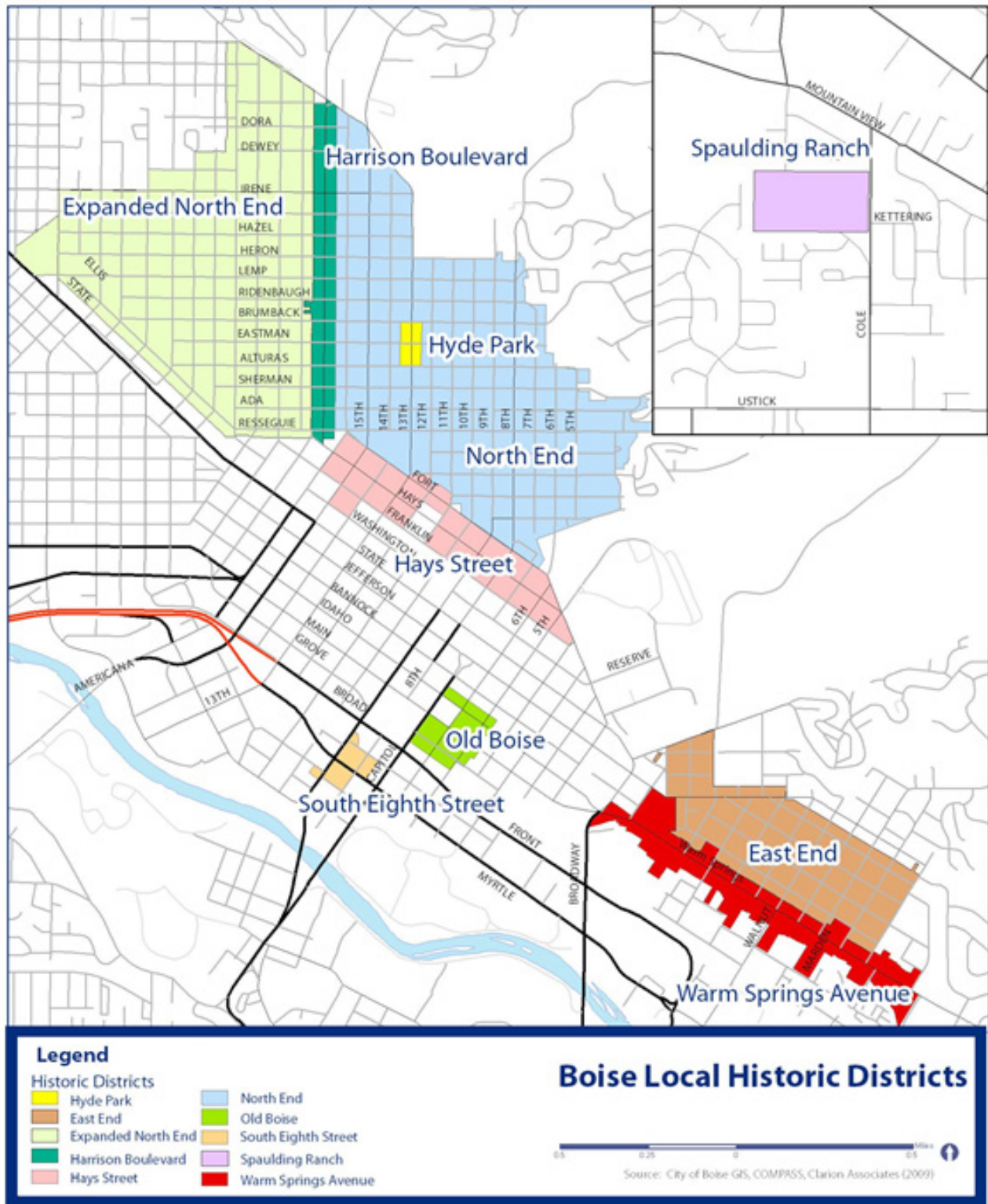


Figure 3: Boise Local Historic Districts

#4: A Connected Community



To residents of Boise, being a “connected community” extends beyond the physical connections implied by multi-modal transportation objectives. It encompasses a community that is connected technologically and socially as well.

As a region, Boise and its partners have indicated a desire to strive for a connected Treasure Valley that provides safe and efficient facilities for pedestrians, bicycles, vehicles, and transit. The city also acknowledges the important role that transportation plays in its long term sustainability. The city will further these objectives through ongoing regional coordination and thoughtful land use decisions that support the incremental expansion of the region’s transit network over time, encourage the use of a wide range of travel options, and promote an overall reduction in regional traffic congestion and vehicle miles traveled.

The city will also encourage continued expansion of a reliable technology infrastructure to serve and connect the community. Continued expansion of the city’s technology infrastructure will increase access

to information and foster better communication among residents, businesses, institutions, and city government. Better technology connections will increase areas within the city where residents have the capability to work from home or in a live/work setting.

Finally, the city will support social connectivity in the community through ongoing support of various social service organizations and by encouraging land use patterns and creating gathering places that attract people and promote social interaction.

Goals and policies that promote a physically, technologically, and socially connected community are based on the following principles:

- Promote an integrated approach to land use and transportation planning;
- Expand the city’s non-motorized transportation options;
- Expand the city’s transit system; and
- Support technological and social connections.

Principles, Goals, and Policies for a Connected Community (CC):

PROMOTE AN INTEGRATED APPROACH TO LAND USE AND TRANSPORTATION PLANNING

The importance of integrating land use and transportation planning decisions has been emphasized in recent years through regional planning efforts such as Blueprint for Good Growth and the long-range transportation plan, Communities in Motion. The city’s commitment to this integration is embodied in this Comprehensive Plan and will be paramount to its implementation and success. For example, land use policies outlined for Downtown Boise and the city’s transit corridors and mixed-use activity centers, in particular, are intended to support existing and future transit and to enable more residents the ability to choose alternative modes of travel. Without the implementation of such land use policies—and the concentrations of housing, services, and jobs that will ultimately result from them—the viability of rapid transit will remain questionable in many locations, and fewer residents will be able to walk or ride their bikes to work, school, and other activities. The city will collaborate with the Ada County Highway District on land use polices and regulations to ensure future land use designations and adjacent street types and transit modes are mutually supportive. The goals and polices outlined below reflect the city’s commitment to the integration of land use and transportation decisions at a variety of levels. They should be reviewed and applied in conjunction with the land use policies and design principles contained in Chapter 3 of this Comprehensive Plan.

Goal CC1: Minimize the impact of transportation systems on climate change.

CC1.1: REDUCE VEHICLE MILES TRAVELED (VMT)

- (a) Encourage infill development in order to avoid costly extensions of transportation facilities and to minimize travel distances.
- (b) Encourage compact development with a mix of uses as a means to decrease VMT.
- (c) Measure and manage the VMT by city fleet vehicles.

CC1.2: TRANSPORTATION INVESTMENTS

The city’s top priority for investment of federal and local transportation dollars is to maintain the roadway, transit, and pedestrian/bicycle system. Expand the capacity of the transit system and the bicycle and pedestrian facilities. All improvements to the roadway system will be designed to accommodate all modes.



Transportation investments should be designed to accommodate pedestrians, bicyclists, and motor vehicles comfortably.

CC1.3: FUEL ECONOMY

- (a) Create incentives to encourage the use of efficient vehicles, such as free meter parking for hybrid, van pool, or car pool vehicles.
- (b) Pursue the acquisition of city fleet vehicles with better fuel economy.
- (c) Develop a database with information on fuel use and mileage records for each city vehicle.
- (d) Promote the use of low-emission motorcycles and scooters and non-motorized vehicles.

CC1.4: FUEL TYPE

(a) Use alternative fuels in fleet vehicles to decrease the level of carbon dioxide and other greenhouse gases (GHG) based on net energy usage.

- All alternative fuels should undergo quality analysis and biodiesel products should conform to appropriate international standards.
- Additionally, emissions from vehicles using alternative fuels should be evaluated to ascertain air quality impacts.

(b) Pursue acquisition of city fleet vehicles that operate on natural gas and/or other alternative fuels with lower emissions impacts, and encourage the acquisition of alternative fuel vehicles by Valley Regional Transit (VRT).

(c) Provide education and information about the location of service stations for the general public that provide alternative fuels.

CC1.5: EMISSIONS

(a) Implement recommendations of the Climate Protection Program Advisory Committee to decrease emissions.

(b) Coordinate with ACHD, ITD, and COMPASS to identify areas of high congestion and delay and to create solutions that improve traffic flow and minimize vehicle time spent idling and accelerating while balancing the needs of alternative transportation modes.

(c) Evaluate the results of the COMPASS annual Congestion Management Report for corridors where increased investments in transit and pedestrian and bicycle facilities may be needed to improve mobility.

CC1.6: REDUCE USE AND EMISSIONS

(a) Reduce fossil fuel use by 40% by 2014.

(b) Achieve emission levels seven percent lower than 1990 levels by the year 2012 consistent with the goals set by the U.S. Mayors Climate Protection Agreement.

Goal CC2: Create an interconnected network of complete streets that serve all modes of transportation.

CC2.1: CONNECTIVITY

(a) Develop a street network that interconnects and distributes vehicle, bicycle, and pedestrian traffic to multiple streets.

(b) Establish a connectivity measure to promote a connected system of roadways to alleviate traffic congestion, reduce travel distances, and increase travel options.

(c) Explore opportunities to improve connectivity in existing neighborhoods without widening existing streets.

(d) Prioritize maintenance of existing roadway facilities over construction of new roadways.

(e) Balance the needs of through freight movements and local transportation needs.

(f) Evaluate the city truck route system's ability to serve current and future truck-related demand.



Extended corners protect pedestrians from vehicular traffic by narrowing the street and causing cars to slow down.

CC2.2: STREET DESIGN

(a) Use street typologies in the ACHD Transportation Land Use Integration Plan to guide how streets relate to adjacent land uses and how specific streets are intended to provide a high degree of mobility.

(b) Consider all travel modes in the design of streets. While vehicular traffic flow should be carefully considered, reasonable reduction in vehicular traffic capacities and level of service should be allowed at intersections and crossings with high pedestrian and bicycle activity to safely accommodate their crossing.

(c) Provide for street lights in accordance with the City's Street Light Placement Policy.

- Provide street lights 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 spacing

criteria applies 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.

- Lighting along arterial and major collector streets located predominately industrial and commercial areas are required to be in accordance with national standards established by the Illuminating Engineering Society and The American Association of State Highway and Traffic Officials.
- Both new and substantial remodels of commercial development are subject to the City's Street Light Placement Policy.
- Special Lighting requirements apply to all development located within designated Historical Lighting Districts.

CC2.3: LEVEL-OF-SERVICE AND SAFETY STANDARDS

- (a) Evaluate the use of a variable or flexible vehicular level-of-service standard for roadways.
- (b) Create pedestrian and bicycle level-of-service standards.
- (c) Monitor crash data for all modes and for areas with higher-than-expected crash rates to identify needed improvements in design or safety controls.

CC2.4: ADOPTED TRANSPORTATION PLANS

The following plans are adopted by reference:

- *ACHD Roadways to Bikeways Plan*
- *Communities in Motion Long-Range Regional Transportation Plan*
- *Transportation Action Plan*
- *Valley Connect 2.0*

CC2.5: MASTER STREETS MAP

- (a) The Master Streets Map is adopted by reference.
- (b) Coordinate the implementation of the Master Street Map with ACHD, ITD, and VRT.

Goal CC3: Promote transit-ready development patterns.



Public transportation reduces traffic congestion and air pollution while providing residents an alternative mode of transportation.

CC3.1: NETWORK DEVELOPMENT

- (a) Work with ACHD, ITD and VRT to preserve right-of-way necessary for future public transit when planning or upgrading corridors.
- (b) Promote development patterns with high-intensity activity centers or nodes consistent with the regional long-range transportation plan, Communities in Motion, Blueprint for Good Growth, State Street Transit and Traffic Operational Plan, and the State Street Corridor Transit Oriented Development Plan.

CC3.2: TRANSIT FACILITIES

- (a) Identify appropriate sites for future transit development or expansion.
- (b) Integrate transit stops and stations into new and redeveloped sites and/or improve access to existing transit facilities.
- (c) Prioritize improvements of pedestrian and bicycle facilities in areas served by transit.
- (d) Follow best practices for pedestrian safety at intersection and crossing locations near transit stops.

CC3.3: PERFORMANCE AND MONITORING

Enhance the COMPASS Communities in Motion Performance Report to create a baseline and evaluate new transit investment's impact on development activity, property values and lease rates, and residential and employment shifts.

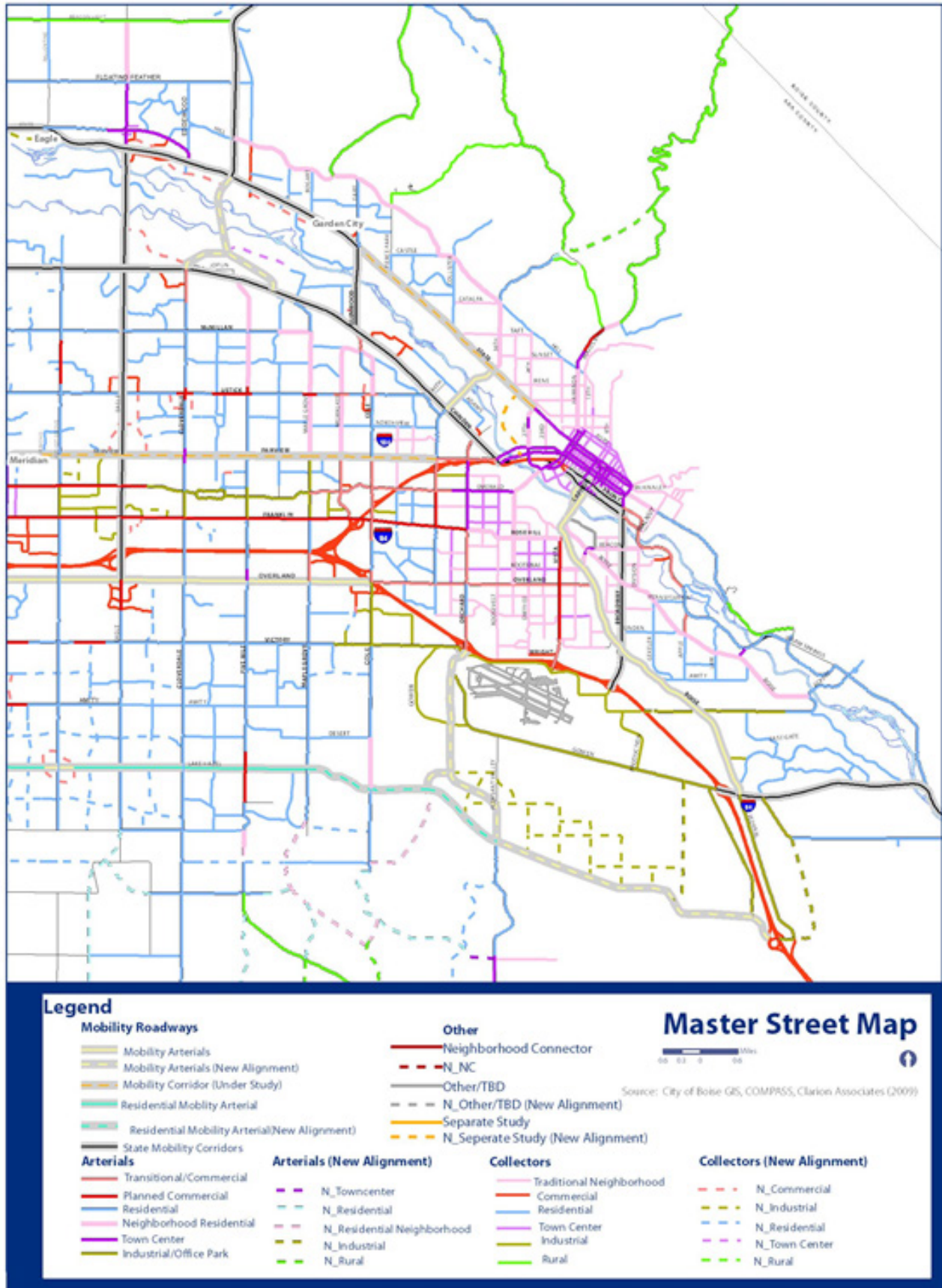


Figure4: Master Street Map

Goal CC4: Improve the efficiency of Boise's transportation system by using Travel Demand Management (TDM).

Support Commuteride programs that promote TDM through advertising and direct outreach to businesses and workers.

CC4.2: RIDESHARING

- (a) Coordinate with VRT, ITD, COMPASS, and ACHD Commuteride to develop a city-wide park-and-ride system to support and encourage transit use and ridesharing.
- (b) Provide incentives for shared parking agreements to minimize the need for new surface lots.
- (c) Broaden the number of routes and schedules.

CC4.3: EMPLOYER PROGRAMS

- (a) Support Commuteride's employer programs through referrals of new businesses.
- (b) Promote and give public recognition to participants involved in successful trip conversion programs sponsored by agencies and companies.
- (c) Rather than providing free employee parking, 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.

CC4.4: PARKING

- (a) Create incentives, such as reduced parking requirements or deferred development impact fees, when specific TDM parking techniques are implemented.
- (b) Work with ACHD and the ITD to reduce free on-street parking in non-residential areas that are well-served by transit. Review on-street parking meter prices and parking fines to discourage long-term (more than two hours) parking, especially in areas designated as transit corridors and transit-oriented development centers.
- (c) To reduce the amount of parking required, establish maximum parking requirements for all non-residential uses. Parking standards should recognize:
 - The availability and capacity of transit service;
 - Availability of alternative commute modes;
 - Access to off-site and on-street parking facilities; and
 - The availability of joint-use parking in mixed-use areas.

- (d) City-owned garages should provide a range of parking alternatives for Downtown employers.

CC4.5: SCHOOLS AND TDM

- (a) Encourage transit ridership among high school students by distributing information to students on alternative transportation options, locating new schools close to established transit routes, limiting student parking, and/or establishing closed campuses to reduce traffic impacts.
- (b) Support the VRT program of reduced bus fares for students.
- (c) Discourage and explore ways to reduce on-street parking by students and staff in adjacent residential neighborhoods.
- (d) Establish parking overlay districts and neighborhood parking programs around schools where parking capacity problems exist.
- (e) Coordinate the development of Safe Routes to School plans with the Boise School District and Meridian School District to identify obstacles to the use of sidewalks, bike lanes, and pathways for travel to school.
- (f) Encourage schools to monitor the use of alternative modes of travel to school each year.

CC4.6 CAR-SHARING PROGRAM

Explore the feasibility of a car-sharing program to increase alternatives to car ownership.



Car-sharing programs, such as Flexcar, provides members with an alternative transportation option and the possibility of decreasing car ownership throughout the city.

Goal CC5: Promote safe and efficient rail service to the Boise area.

CC5.1: IMPLEMENTATION

- (a) Ensure that zoning and development standards for properties adjacent to rail corridors are appropriate to avoid noise and encroachment impacts.
- (b) Minimize at-grade crossings of the tracks for new projects.
- (c) Preserve rail corridors for a future multi-modal transportation system that includes light rail.
- (d) Encourage development of rail service in the Treasure Valley in partnership with other communities.

CC5.2: SAFETY

- (a) Coordinate with railroad companies and the ACHD to provide appropriate signage, traffic controls, and public education to promote safety at rail crossings.
- (b) Monitor crash data to identify areas with high crash or fatality incidents.
- (c) Investigate need for design changes and/or public education.

Goal CC6: Protect the long-term viability of the Boise Air Terminal as part of the City’s multi-modal transportation system.

CC6.1: AIRPORT COMPATIBILITY

- (a) The Airport Master Plan is adopted by reference as amended.
- (b) Adopt land use, zoning, and subdivision standards necessary to prevent the establishment of uses that are noise-sensitive or conflict with safe operations of the airport.

- (c) Ensure the ability to expand the Boise Air Terminal as needed to meet regional air travel needs.
- (d) Provide access to the Boise Air Terminal for all modes of travel and improve public information and signs regarding public transportation service.



The Boise Air Terminal should be well-connected to the city by all modes of transportation, making it easy for residents and visitors to access the city and the airport.

CC6.2: ACCOMMODATE HIGH-OCCUPANCY VEHICLES

Incorporate high-occupancy vehicle facilities in future airport improvements, such as bus pullouts, loading platforms, shelters, and passenger information facilities.

CC6.3: ANNUAL REPORTS

Continue annual reporting of enplanements and roadway system demand in the vicinity of the airport to ensure convenient access to the airport is provided.

EXPAND THE CITY'S NON-MOTORIZED TRANSPORTATION OPTION

Many of Boise's traditional neighborhoods were designed with walking and biking in mind. Continuous sidewalks and bike lanes and small, walkable blocks make the use of alternative modes safe and easy. As the city continues to grow, new neighborhoods should be designed with similar features that provide for high levels of connectivity. The city will review and update its regulations and policies to ensure its pedestrian and bicycle framework extends throughout the community—providing all residents with the ability to choose a non-motorized mode as their primary means of traveling to and from work, school, and other destinations. In addition, the city will ensure that plans for pedestrian and bicycle facilities are coordinated with applicable land use and transportation decisions and this Comprehensive Plan to provide for an overall network of connected facilities. Goals and policies outlined below establish the city's commitment to safe and efficient pedestrian and bicycle travel throughout the community.

Goal CC7: Enhance pedestrian connectivity and comfort.



Pedestrian pathways increase the recreation and transportation opportunities throughout the city while keeping pedestrians safe from motor vehicles.

CC7.1: PEDESTRIAN SYSTEM

- (a) Connect destinations with pedestrian facilities and encourage walking for a wide variety of trips by adding sidewalk connections, restoring damaged sidewalks, and requiring sidewalks as part of development approvals.
- (b) Collaborate with ACHD, ITD, neighborhood associations, and schools to fix “gaps” in the pedestrian system that were identified through the ACHD Pedestrian-Bicycle Transition Plan.
- (c) Partner with the Meridian and Boise School Districts, private schools, neighborhood associations, ACHD, and ITD to develop and implement Safety Improvement Plans to ensure safe routes to all schools.
- (d) Improve complementary accessory uses,

such as restrooms, drinking water, and public telephones along major bicycle and pedestrian routes.

CC7.2: DESIGN FOR PEDESTRIAN COMFORT

- (a) Support new development designed with compact, mixed-use patterns that are conducive to walking and bicycling.
- (b) Minimize pedestrian conflict with vehicles by providing buffers between the sidewalk and automobile traffic and by combining adjacent property driveways to limit curb-cuts.
- (c) To protect the most vulnerable street users, maximize pedestrian safety and comfort in the design of pedestrian crossings
- (d) Design pedestrian pathways to be well-lit, secure, and with convenient connections between destinations. Avoid meandering pathways except where necessary to protect trees or avoid obstructions.

CC7.3: PERFORMANCE AND MONITORING

- (a) Use annual resident transportation surveys and biennial employee and university faculty, staff, and student transportation surveys to identify travel trends over time and track progress toward meeting mode share goals.
- (b) Monitor crash data for areas with high pedestrian crash or fatality incidents for design and safety improvements.
- (c) Create and use pedestrian level-of-service standards to evaluate the pedestrian network and prioritize improvements.
- (d) Evaluate progress in implementation of the ACHD Bicycle-Pedestrian Transition Plan (BPTP) recommendations.

Goal CC8: Enhance bicycling connectivity and comfort.

CC8.1: CONNECTIVITY

(a) The *ACHD Pedestrian-Bicycle Transition Plan* and the *ACHD Roadways to Bikeway Plan* are adopted by reference as amended.

(b) Close “gaps” in the bicycle network and improve bicycle connectivity.



Bicycle routes can provide residents an easy and sustainable way to travel around town.

CC8.2: IMPROVE FACILITIES

(a) Coordinate with other governments to identify and program projects to improve complementary accessory uses, including but not limited to restrooms, drinking water, and emergency telephones along major bicycle and pedestrian routes.

(b) Promote the provision of safe, secure, appropriately designed, and conveniently located bicycle parking and shower/locker/storage facilities.

(c) Construct and upgrade bicycle routes to the standards described in the *ACHD PBTP* and the *Roadways to Bikeways Plan*.

CC8.3: USE AND SAFETY

(a) Use annual resident transportation surveys and biennial employee and university faculty, staff, and student transportation surveys to identify travel trends over time and track progress toward meeting mode share goals.

(b) Monitor accident data for areas with high bicycle crash or fatality incidents for design and safety improvements.

(c) Create and use bicycle level-of-service standards to evaluate the bicycle network and prioritize improvements.

(d) Evaluate progress implementing recommendations of the *ACHD BPTP* and the *Roadways to Bikeways Plan*.

CC8.4 PUBLIC EDUCATION

Provide information to the public about bicycle safety, laws, and routes.

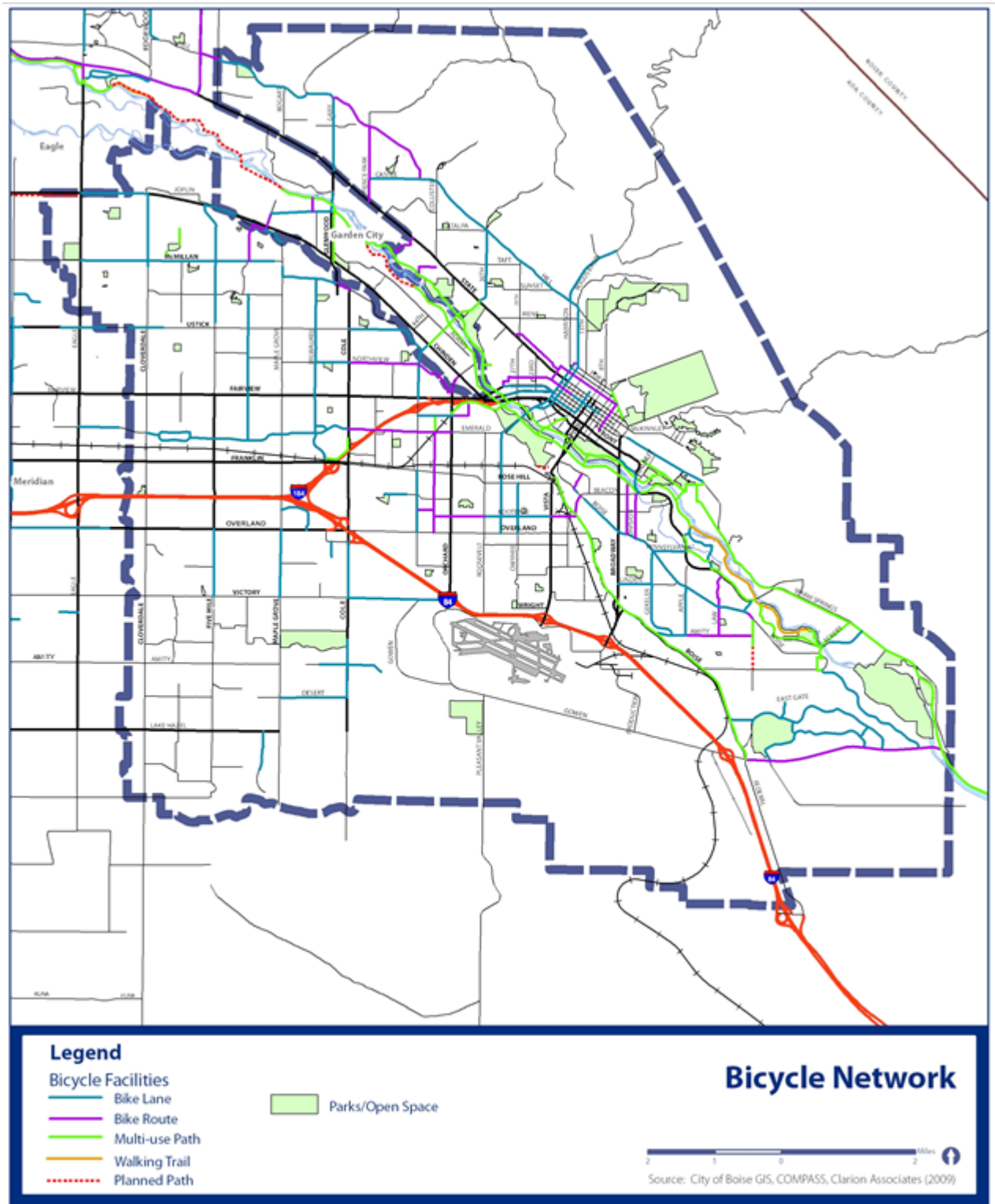


Figure 5: Bicycle Network

EXPAND THE CITY'S TRANSIT SYSTEM

More than 30 percent of Boise's population is dependent on alternatives to the car for their daily travel needs. A viable transit system will not only provide mobility to a large segment of the city's residents, but will also help to improve air quality and reduce traffic congestion. Future land use decisions will promote a more compact pattern of development along planned transit corridors and in designated mixed-use activity centers. Boise's future will include enhanced transit service that expands the service hours and frequency on major bus routes, provides new bus routes in areas that are not currently served, and adds other types of public transportation to the city and other areas in the Treasure Valley. Goals and policies outlined below establish the range of ways in which the city will seek to support this objective through its day-to-day decision making process.



Expanding the city's transit system in addition to appropriate land use decisions will increase ridership, decrease traffic congestion, and increase the mobility of residents.

Goal CC9: Provide a high-quality public transit system.

CC9.1: EXPAND NETWORK POSSIBILITIES

- (a) Promote development patterns that support existing transit routes and that will help build new routes and enhanced service over time. Transit-supportive development patterns are particularly important along transit corridors and within mixed-use activity centers where higher densities can be accommodated.
- (b) Support local-option taxing authority to maintain and improve transit service within Boise and to increase intercity service. Continue to support transit through local funding until a dedicated funding source is identified.
- (c) Implement expanded bus service identified in the Treasure Valley in Transit Plan, such as linking activity centers with high-quality transit service.
- (d) Support the completion of the Treasure Valley

High-Capacity Transit Study that will identify service options for the Downtown streetcar system, the Downtown location of a multi-modal center, and the options for regional travel to Downtown Boise.

- (e) Actively complete other studies required to be eligible for federal New Starts transit funding.
- (f) Pursue transit programs such as rail and streetcar systems as a means of achieving other nonpolluting methods of transportation.
- (g) Sustain the coalition of business, local governments, and users to advocate for a dedicated source of transit funding.



Enhanced bus shelters make public transportation more attractive and provide users with protection from weather.

CC9.2: STREET AND TRANSIT STOP DESIGN

- (a) Identify street typologies with dedicated space for high-frequency or fixed guideway transit.
- (b) Evaluate corridors with ridership potential for transit systems such as rail, bus, bus rapid transit (BRT), or streetcar.

- (c) Encourage the use of public transportation and enhance the appearance of transit stops through- support for the installation of shelters and benches at stops and stations in neighborhoods and business areas.
- (d) Provide clear pedestrian access to transit stops through the application of the Mixed-Use and Corridor Design Principles contained in Chapter 3.

CC9.3: EVALUATION

- (a) Establish performance measures with VRT that balance coverage and service to transit-dependent citizens.
- (b) Monitor development patterns of transit-supportive densities and evaluate against existing transit service.



Main Street Station is the location of the Downtown multi-modal center, opened in 2016. It greatly enhances the local transportation service grid, and expands the options for regional travel to Downtown Boise.

SUPPORT TECHNOLOGICAL AND SOCIAL CONNECTIONS

To Boise, being a “connected community” extends beyond the physical connections implied by the multi-modal objectives outlined in this chapter. Ensuring that the city has strong technological connections that link residents, employees, and visitors to one another and the outside world facilitates activities—such as telecommuting and enhanced communications—that in turn support many of the broad goals established by this Comprehensive Plan. The city plays an important role in bringing together numerous organizations, neighborhood groups, residents, and property and business owners to coordinate programs and resources. The city also encourages land use patterns and creating places that attract people and promote social interaction. The goals and policies outlined below establish the city’s commitment to the continued expansion of a reliable technology infrastructure to serve the community and to promoting connections and building relationships that will benefit the greater good of the community.

Goal CC10: Facilitate expanded access to advanced telecommunications technologies.

CC10.1: EXPANDED COVERAGE AREAS

Expand access of advanced telecommunications technologies to activity centers throughout Boise as a means of encouraging live/work and telecommuting opportunities.

CC10.2: DEVELOPMENT GUIDELINES

Establish development guidelines for building design that encourage or allow:

- Structured wiring systems;
- More than one connection point for power and communications to enhance survivability of systems;
- Inclusion of wireless technology;
- Use of personal communication systems and devices inside buildings;
- Multiple providers for communication services;
- Energy management systems; and

- Use of communications infrastructure as part of building security systems.

CC10.3: JOINT TRENCHING

Explore opportunities to accomplish joint trenching for communication and power lines, particularly in areas such as Downtown Boise and in mixed-use activity centers where opportunities are likely to arise through infill and redevelopment.

Goal CC11: Facilitate connections with partner groups and agencies.

CC11.1: COORDINATION OF RESOURCES

Continue to convene gatherings with partner agencies, neighborhood groups, health and service organizations, and others on issues of mutual interest and need.

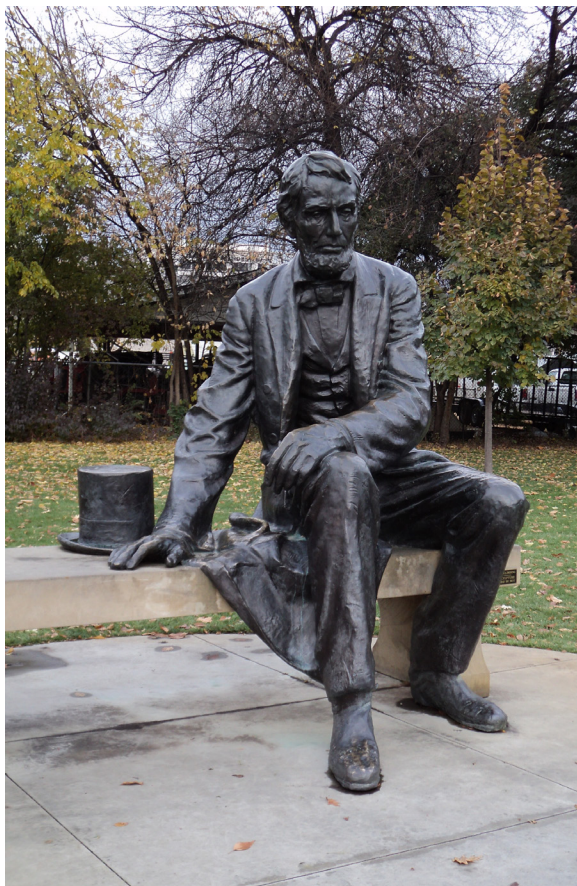
CC11.2: SHARED RESOURCES

Seek opportunities to leverage available resources, including buildings as well as human capital, in addressing issues of mutual interest and need.



Boise values its culture, arts and history. These places embody the benevolent public and private support for the development of places that foster community gatherings and cultural events.

Top left is the Julia Davis Memorial in the Rose Garden of Julia Davis Park; top right is the Idaho Anne Frank Human Rights Memorial park inspired by Anne Frank's faith in humanity; lower left is the Abraham Lincoln statue in Julia Davis Park. Lower right is the Native Idahoan dedication of the Boise Airport Terminal.



#5: A Community that Values its Culture, Education, Arts and History



The quality of Boise's arts, cultural, and performance facilities is a source of community pride. The visual arts, performing arts, and local history are integral to the city's community identity and economy and can be found in community celebrations and events, neighborhoods, and public institutions. The city noted the importance of supporting cultural endeavors when it created the Department of Arts and History in March 2008. The Department provides services and funding to citizens and local cultural organizations. The department also helps to collect, preserve, and interpret our cultural heritage. The connection between the availability of homegrown culture to the livability and growth of the regional economy will continue to strengthen as participation in arts, history, and other cultural opportunities increase.

Similarly, educational facilities are a source of great pride for residents including the city's public schools as well as Boise State University, Idaho State University, the College of Western Idaho (CWI), and the University of Idaho.

Goals and policies to promote the role of cultural activities, education, arts, and history in Boise are based on the following principles:
Reinforce the role of visual and performing arts within the community;

Support the development of public spaces that promote community gatherings and cultural events;

- Promote quality schools to serve the educational and social needs of the community;
- Support institutions of higher education that meet the changing needs of Boise's residents and business community; and
- Provide high-quality library services for city residents.

Principles, Goals, and Policies for Culture, Education, Arts and History (CEA):

REINFORCE THE ROLE OF VISUAL AND PERFORMING ARTS WITHIN THE COMMUNITY

The arts have flourished in Boise because of strong community support and excellent organizing structures. Music, theater, dance and other cultural activities draw visitors from around the region and Idaho. Visual and performing arts are an important part of our visual culture, as are the many museums and organizations that share our heritage. The city will continue to support the presence of these activities and facilities as part of future planning efforts.

Goal CEA1: Promote public and private cultural opportunities for people of all economic, ethnic, and age groups.



Cultural opportunities should not be limited to those who can afford them; a variety of programs should be available to all residents.

CEA1.1: PROGRAM EXPANSION

Maintain and expand opportunities for artists and historians through ongoing civic support, such as funding, promotion, use of city facilities and staff, ordinance amendments, and development processing.

CEA1.2: PUBLIC AND PRIVATE FUNDING SOURCES

Pursue and encourage stable public and private funding sources to support art and history programs. Encourage the formation of an endowment to provide a consistent funding source for arts.

CEA1.3: ARTS AND HISTORY DEPARTMENT

Provide leadership and advocacy for cultural programs and production through the Boise City Department of Arts and History.

CEA1.4: ACCESS

Expand access to the arts for persons with limited income or physical disability through activities such as grant programs, website development, and public outreach efforts.

CEA1.5: CULTURAL DIVERSITY

Expand opportunities for artists of diverse cultural backgrounds to participate in Boise's cultural life through special events.

Goal CEA2: Strengthen the number and quality of arts education programs available in Boise.

CEA2.1: SCHOOL-BASED ARTS EDUCATION

Establish creative partnerships to enhance school-based arts education, such as after-school arts classes, summer arts camps, collaborative training for arts instructors, and training for volunteers.



Arts are an important part of education, and a variety of opportunities should be made available to children.

CEA2.2: NONPROFIT ARTS ORGANIZATIONS

Support educational programs offered by Boise's nonprofit arts and history organizations, and expand these programs through community education and outreach efforts.

CEA2.3: PUBLIC/PRIVATE PARTNERSHIPS

Support and expand collaborative arts education ventures between the public and private sectors, such as Arts for Kids.



The Boise Contemporary Theater has been a recipient of an economic development grant, and, the Mayor's Awards for Excellence In Arts and History. The theater is an anchor in the Boise Cultural District, and implements the "Boise Cultural District Master Plan," 1998. The building received CCDC funding to support the renovation of a historic warehouse into a performance space, currently owned and operated by Boise Contemporary Theater.

CEA2.4: PARKS AND RECREATION DEPARTMENT

Expand arts programs and facilities of the Boise Parks and Recreation Department.



The Morrison Center for the Performing Arts, located on the campus of Boise State University, opened its doors in 1984 and serves as the valley's premier performing arts facility, seating 2,037.

SUPPORT THE DEVELOPMENT OF PUBLIC SPACES THAT PROMOTE COMMUNITY GATHERINGS AND CULTURAL EVENTS

Boise’s mild climate allows residents to enjoy the outdoors nearly year-round. Outdoor public spaces such as plazas and neighborhood parks should be integrated throughout the community to encourage social interaction, foster a distinct sense of place, and provide a venue for public art displays. While many such spaces exist in the core of the city and serve this function, regulations should be reviewed and updated to ensure public spaces are provided in mixed-use activity centers and neighborhoods throughout the community.

CEA3: Create public spaces where people can experience art in their daily lives.



Public art in a plaza is one way for people to experience art.

CEA3.1: CULTURAL DISTRICT

Support the Downtown Cultural District where arts and history will be promoted and accommodated.

CEA3.2: PUBLIC ART PROJECTS

- (a) Incorporate public art in public projects, such as buildings, parks, recreation facilities, public works facilities, at bus stops, inside buses, within traffic circles, at city gateways, in parking garages, and other transportation facilities.
- (b) Involve art and history professionals from concept through final design as integral members of design teams, and in consultation with the Department of Arts and History.
- (c) Provide citizen oversight through the Department of Arts and History.

CEA3.3: ART AND HISTORY IN PRIVATE PROJECTS

Develop incentives that encourage the incorporation of public art in private projects and the involvement of artists in early design stages.

CEA3.4: NEIGHBORHOOD REINVESTMENT PROGRAM

Encourage the use of public art, historical documentation, and interpretive programs to provide a sense of place and shared identity in the city’s neighborhoods through neighborhood planning efforts and appropriate grants.

CEA3.5: CULTURAL FACILITIES

Expand Boise’s public and private cultural facilities to better meet the needs of the city’s creative and historic organizations and improve community access to art and history events, programs, and educational opportunities.

CEA3.6: LIVE/WORK SPACE FOR ARTISTS

Remove barriers to the creation of live/work spaces for artists through changes in the city’s development and building regulations.

CEA3.7: DOWNTOWN AS CULTURAL CENTER

Work with CCDC to promote Downtown as the cultural center of the Boise area with a variety of programming opportunities and cultural initiatives.

CEA3.8: ART IN ESTABLISHED CENTERS

Promote the use of public art as a means to revitalize older commercial centers.

CEA3.9: CULTURAL ARTS PLAN FOR THE 30TH STREET NEIGHBORHOOD

Encourage the implementation of A Cultural Arts Plan for Boise’s 30th Street Neighborhood.



Public art can add something new to an older plaza and create an interesting attraction.

Goal CEA4: Promote artistic endeavors serving broad audiences, involving local artists, and fostering multi-cultural artistic expression.



A community park event gives residents the opportunity to share their art with the community.

CEA4.1: COMMUNITY ART EVENTS AND PROJECTS

Support art and community art events in gathering places Downtown and throughout the city.

CEA4.2: AWARDS FOR EXCELLENCE IN THE ARTS AND HISTORY

Present the biannual Mayor's Awards for Excellence in the Arts and History.

CEA4.3: CULTURAL TOURISM

Develop and implement a long-range plan to promote cultural tourism, working with the Boise City Department of Arts and History, Economic Development Department, Chamber of Commerce, Boise Convention and Visitors Bureau, and other public and private entities.

PROMOTE QUALITY SCHOOLS TO SERVE THE EDUCATIONAL AND SOCIAL NEEDS OF THE COMMUNITY

The city will continue to support the maintenance and enhancement of the public and private educational system. A strong emphasis will be placed on providing quality school facilities in conjunction with new development and on retaining existing neighborhood schools as a means of stabilizing declining areas, reinforcing neighborhood history and identity, promoting sustainable development, and providing community gathering places. As part of the city’s increased emphasis on neighborhoods, this plan promotes the concept of the neighborhood school as an ideal model, with schools located and designed to function as focal points for family and community activities throughout the city. The co-location of community gardens and community centers with schools are also encouraged as a teaching and community-building tool. The goals and policies outlined below are intended to guide the location, accessibility, and function of school facilities, both within established areas of the community and in new neighborhoods.

Goal CEA5: Ensure that adequate school sites are provided and that the intended capacity of schools is not exceeded.

CEA5.1: DEVELOPMENT IMPACTS

Work with the school districts to evaluate the impact on school enrollments and capacities when reviewing higher-density infill projects, zone changes, and land-use plan amendments.

CEA5.2: FUTURE SCHOOL SITES

- (a) Work with the school districts to identify future school sites based on the city’s Land Use Plan.
- (b) Require that developers donate or purchase school sites identified on the facilities map, in proportion to the demand that their developments will create.
- (c) Ensure that school sites include room for future expansion if needed.

Goal CEA6: Create schools that are safe, accessible, and compatible with their neighborhoods.

CEA6.1: SCHOOL SITING

- (a) Site schools in accordance with the location criteria outlined for Educational land uses in Chapter 3.
- (b) Coordinate the siting and expansion of school facilities with other community and neighborhood facility and infrastructure needs, including parks, to promote schools as neighborhood centers.
- (c) Ensure that neighborhoods are provided the opportunity to comment and review plans for new schools or the closure of existing schools.



The architecture and landscaping of this school helps to blend it in with the neighborhood.

CEA6.2: ACCESS

Work with schools and neighborhoods to map pedestrian and bicycle access to elementary and secondary schools on local streets and/or micropaths.

CEA6.3: SAFE ROUTES TO SCHOOLS

- (a) Install sidewalks, cross walks, special signage, and traffic control measures along routes to all schools.
- (b) Require that new developments near schools provide these features as a condition of approval, and retrofit existing neighborhoods as funding becomes available or as land uses are redeveloped.

CEA6.4: SIZE AND FREQUENCY

Work with the school districts to provide smaller and more frequent school sites than minimum state standards to support the “Neighborhood Schools” concept.

CEA6.5: JOINT USE OF SCHOOL SITES

Work with the school districts to identify feasible sites to use as shared community centers.



Community centers can be often be housed within existing schools to minimize costs.

CEA5.6: AFTER HOURS PROGRAMS

Work with the school districts to make schools available for civic functions when classes are not in session.

CEA6.7: SUSTAINABILITY

- (a) Encourage the school districts to design and renovate schools with sustainable materials and operations.
- (b) Promote LEED Certification in new schools.
- (c) Support the rehabilitation of the city’s historic schools. Encourage the adaptive re-use of historic structures no longer being used for educational purposes.

CEA6.8: PARTNERSHIPS

Build better, more cooperative efforts between the city and schools to meet the complementary needs of education and provision of quality city services.

CEA6.9: NEIGHBORHOOD CONTEXT

Encourage the incorporation of building and site design features that complement the established neighborhood context as part of new schools and the renovation of existing schools.

Goal CEA7: Foster schools as community gathering places.

CEA7.1: SCHOOL PLACEMENT AND ACCESSIBILITY

Work with the school districts and private schools to reinforce the role of schools as gathering places within existing neighborhoods, and in the location of schools to provide focus and identity in new neighborhoods.

CEA7.2: COMMUNITY GARDENS

Work with the school districts and the neighborhoods to identify opportunities to co-locate community gardens with schools.



Schools can host community events as well as other amenities such as community gardens.

CEA7.3: NEIGHBORHOOD SCHOOLS

- (a) In areas that are determined to be at risk of disinvestment, retain neighborhood schools through neighborhood stabilization efforts and coordination with the school districts.
- (b) Provide incentives to support the revitalization of neighborhood schools, particularly those with historic significance.
- (c) Seek opportunities to partner with the school districts and ACHD on efforts to stabilize neighborhood schools and expand their role as community centers.
- (d) Work with the school districts to plan for future school needs. Avoid closing or relocating neighborhood schools due to consolidation or aging facility when practical.
- (e) Work with the school districts to analyze transportation, infrastructure and health impacts of new or relocated school sites.

Goal CEA8: Accommodate private school opportunities for area students and residents.

CEA8.1: SUPPORT EXPANSION

Support expansion and development of private schools, compliant with zoning and land-use regulations.

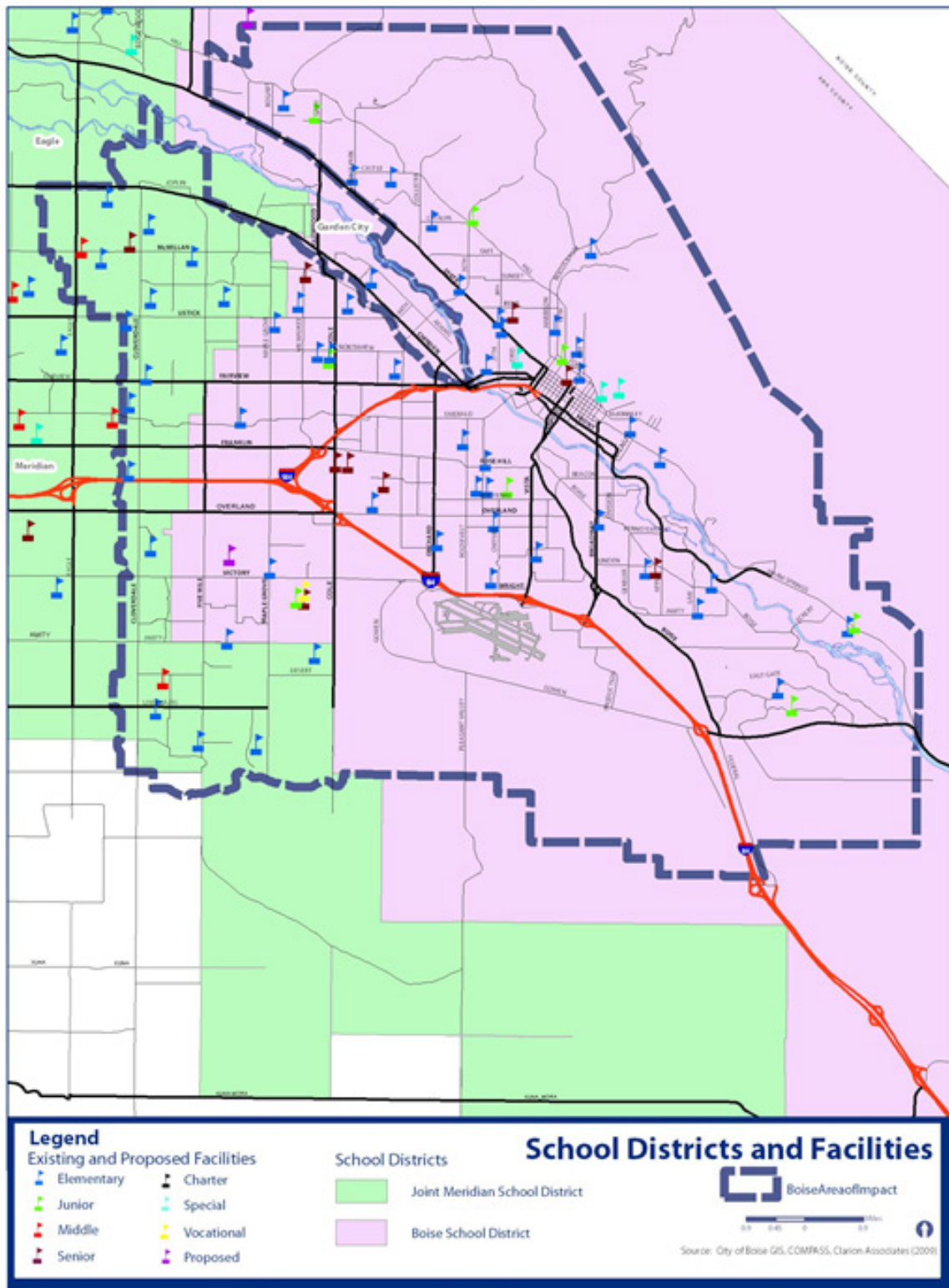


Figure 6: School Districts and Facilities

SUPPORT INSTITUTIONS OF HIGHER EDUCATION THAT MEET THE CHANGING NEEDS OF BOISE’S RESIDENTS AND BUSINESS COMMUNITY

Boise’s institutions of higher education play many important roles in the community. They provide an opportunity for area youth to get a quality education close to home, promote lifelong learning for area residents, and generate revenue for the city in the form of rent and daily services procured by out of state students. Perhaps the most significant of the city’s institutions of higher education is BSU, whose size and location make it a vital element of the city, particularly for the Downtown area. The city will continue to work closely with BSU and other institutions to ensure that future activities are mutually compatible with the goals and objectives of this Comprehensive Plan and the mission of each institution. Coordination with BSU and the surrounding neighborhoods on its Campus Master Plan and planned expansion will be of particular importance. The goals and policies outlined below are intended to promote ongoing coordination and cooperation between the city and its institutions of higher education.

Goal CEA9: Continue to plan cooperatively with BSU on future expansion opportunities.



While BSU contributes to the identity of Boise, expansions should not compromise surrounding uses.

CEA9.1: BSU MASTER PLAN

Recognize the adopted BSU Framework Master Plan. Analyze fiscal impacts to the city when considering additions to the Framework Master Plan area.

CEA9.2: MASTER PLAN CONSISTENCY

(a) Coordinate with BSU to ensure that new campus construction is compatible with surrounding areas and consistent with Blueprint Boise.

(b) Require that all new construction comply with requirements of the Boise City Zoning Ordinance, and ensure that it provides adequate fire protection and emergency access, both within the campus and in surrounding areas.

CEA9.3: NEIGHBORHOOD COMPATIBILITY

Work with BSU and the surrounding neighborhoods to ensure that future development along the campus perimeter provides an appropriate transition of land use, scale, density, and design between university uses and adjacent uses.

CEA9.4: DOWNTOWN INTEGRATION

Work with BSU to better integrate the campus and its facilities into the Downtown area through such means as better pedestrian, bike and bus connections, and additional student housing and support services.

Goal CEA10: Maximize the ability of the city’s institutions of higher education to provide quality educational services, while minimizing impacts on area residents and businesses.

CEA10.1: COORDINATION WITH INSTITUTIONS

Participate with institutions of higher education in the development of master plans, neighborhood plans, transit programs, and other programs that provide quality education in a manner compatible with surrounding uses.

PROVIDE HIGH-QUALITY LIBRARY! SERVICES FOR CITY RESIDENTS

The city recognizes the importance of libraries as essential community facilities and will continue to invest in library locations and technologies. Locations for the Boise Public Library include the main library Downtown, two full-service branch libraries in Northwest Boise and Boise’s Central Bench area, a new library at Cole and Ustick, Hillcrest and a Bookmobile. The goals and policies below are intended to guide the community’s investment in library services over time and to ensure that future growth may be readily served.

Goal CEA11: Maintain and expand library service in conjunction with ongoing growth and development.

Ada Community Library, Meridian Library District, and other municipal public libraries in the county through the Open Access Agreement.

CEA11.5: NEW MAIN LIBRARY

Identify options for the development of a new main library.



Libraries are important part of the community, and all residents should be able to access them easily.

CEA11.1: THREE-MILE SERVICE RADIUS

Provide adequate geographic coverage three-mile service radius for libraries coverage by pursuing branch libraries in the Southeast, West Bench, and Northwest.

CEA11.2: CULTURAL DISTRICT PARKING STRUCTURE

Explore options for development of a parking structure for the shared use of the main library and the cultural district.

CEA11.3: EXPANDED ELECTRONIC INFORMATION SYSTEMS

Pursue expanded electronic information systems for the library, such as expanded digital library materials, self checkout facilities, and enhanced Internet services.

CEA11.4: RECIPROCAL AGREEMENTS

Maintain and expand reciprocal agreements with



Little Free Library installed as part of the Boise City Department of Arts And History program.

RELATED PLANNING DOCUMENTS

One city-wide plan has been adopted to support and strengthen the integration of visual arts, performing arts, and local history as elements of the City's community identity and economy, and as components in community celebrations and events, in neighborhoods, and in policies and activities of public institutions.

CITY OF BOISE'S CULTURAL MASTER PLAN (2017)

The *Cultural Master Plan* is a comprehensive plan to advance strategies for future cultural investments throughout the City. The *Cultural Plan* lays a five to ten-year groundwork toward development of arts, culture, and history in the City and presents five goals and measurable strategies to measure and to fully develop Boise's lasting, innovative and vibrant culture..

#6: A Strong, Diverse Economy



Boise serves as the economic hub of southwest Idaho, providing financial, medical, and commercial services for the most populous part of the state. The city should strive to maintain its current position and continue to identify opportunities to strengthen the economic base of the community. Additional efforts should continue to be focused on Downtown, which is recognized as a unique area of the community whose long-term health and viability are critical to the economic success of the community and region. Opportunities to diversify the city's economic base through the retention and expansion of smaller, "knowledge-based" and cottage industries should also be encouraged, in addition to supporting the region's larger employers.

The city and its citizens can foster a strong and diverse economy through activities that are directly targeted at economic development as well as those undertaken for other reasons that also strengthen the economy. Examples of activities directed at economic development include allocating land for employment

and commercial uses and planning for infrastructure needed to support such uses. Examples of activities with secondary benefits for economic development include providing an efficient transportation system that includes high-frequency transit, supporting the arts and cultural activities, encouraging high-quality schools, planning for a range of housing needs, promoting the creation of mixed-use activity centers throughout the community, and providing parks and recreational opportunities that improve quality of life and community health and make Boise attractive to employers. Goals and policies in this chapter are centered on the following principles:

- Maintain and enhance the city's primary job base diversity;
- Leverage the city's concentration of state and federal activities; and
- Reinforce the role of Downtown Boise as the city, state and region's civic, cultural, and employment center.

Principles, Goals, and Policies for a Strong, Diverse Economy (EC):

MAINTAIN AND ENHANCE THE CITY'S PRIMARY JOB BASE DIVERSITY

The city's existing base of primary jobs spans several employment sectors. This diversity should be maintained and expanded so that the city's employment base can more effectively weather periodic downturns in different sectors of the economy. Attracting large facilities such as corporate headquarters for major firms—by marketing the desirability of Boise's location and quality of life will continue to be important. However, an increased emphasis should be placed on attracting smaller, environmentally conscious, and "knowledge-based" companies that contribute much of the region's job growth and are less likely to experience dramatic fluctuations in employment levels. Live-work units, mixed-use and transit-supportive development, and other land use patterns that provide the opportunity to reduce commute times and distances, decrease daily automobile trips, and improve the quality of life of the city's workers will be supported. The goals and policies outlined below are intended to promote a broad range of employment opportunities in Boise City that are consistent with the community's vision for the future.

Goal EC1: Minimize the impacts of cyclical economic downturns on the city and its residents.

EC1.1: TREND MONITORING

Coordinate with the Chamber of Commerce, the State Department of Commerce, and others to monitor local, regional, and national economic trends and work cooperatively to continue to market Boise as a desirable place to do business, and identify successful local businesses.

EC1.2: ADEQUATE LAND SUPPLY

Maintain a sufficient supply of land that is reserved for a variety of industrial, retail, and office uses such as:

- Heavy and light industrial;
- High-tech industry;
- Regional retail;
- Specialty retail;
- Incubator retail and industrial;
- Office parks;
- Live-work; and
- High-rise office.

Goal EC2: Participate in the growing regional economy and maximize the city's natural market strengths.

EC2.1: REGIONAL ECONOMIC COORDINATION

(a) Coordinate comprehensive planning efforts with the other cities and agencies in Ada, Canyon, Boise, Elmore, and Gem counties to achieve a regional balance of jobs to housing.

(b) Minimize competition between cities through agreements regarding the desirable location of specific types of retail and industrial uses on a regional basis.

(c) Cooperate regionally on economic development initiatives.

Goal EC3: Protect the economic climate for existing businesses and promote opportunities for expansion.

EC3.1: SUPPORT EXISTING BUSINESSES

Create and maintain a business environment that encourages the retention, growth, and profitability of existing businesses to benefit the city, its tax base, and citizens.



Local businesses benefit the local economy and should be encouraged to thrive throughout the city.

EC3.2: PROTECT BUSINESSES FROM ENCROACHMENT

Protect existing business and industrial areas from encroachment of incompatible or non-complimentary uses that would threaten their viability or ability to continue to operate.

EC3.3: BUSINESS ASSISTANCE AND OUTREACH

(a) Involve the business community in development of citywide programs related to transportation, growth management, impact fees, sustainability, environmental protection, and other related issues.

(b) 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.

EC3.4: FOSTER EXPANSION OF EXISTING MEDICAL CLUSTERS

Work with existing medical facilities to ensure that their future space needs can be accommodated within adjacent established neighborhoods.

EC3.5: LOCAL PREFERENCE

Use tax dollars to stimulate local providers of goods, services and construction.

Goal EC4: Foster a positive business climate in Boise and promote the city as a desirable place to live, work, and visit.



Retaining and attracting businesses is easier when the city is a sought-after place to live.

EC4.1: CITY IMAGE

Promote a positive image of the city to visitors by creating an attractive, well-maintained public realm through enhanced streetscapes, particularly along the gateways and corridors identified in Chapter 3: Community Structure and Design.

EC4.2: COMMERCIAL CORRIDOR AND ACTIVITY CENTER REVITALIZATION

(a) Promote the revitalization of established activity centers and corridors through the implementation of planning area-specific policies contained in Chapter 4 and design principles for mixed-use activity centers and corridors contained in Chapter 3.

(b) Work with landowners, businesses, and tenants to create identifiable district themes, enhance market recognition, and promote business retention.

(c) Utilize tax increment financing programs and other tools to revitalize deteriorated centers and provide necessary infrastructure and other public improvements.



Identifiable corridors create an attractive place to shop.

Goal EC5: Coordinate the provision of infrastructure necessary to accommodate existing and new businesses.

EC5.1: TIMING OF IMPROVEMENTS

(a) Plan for the timely provision of adequate infrastructure such as roads, sewer, water, and drainage to serve development of designated areas for retail, office, and industrial uses.

(b) Re-designate for less intensive uses areas that cannot be feasibly served and concentrate economic development efforts elsewhere.

EC5.2: FUNDING SOURCES

- (a) Maintain adequate funding sources for infrastructure through the use of impact, franchise and user fees, and general fund revenues.
- (b) Seek state legislation to allow for other funding sources and for different revenue distribution formulas.

EC5.3: ENVIRONMENTAL STANDARDS

Take a proactive approach to environmental quality by anticipating future standards and designing treatment facilities and other infrastructure to fully meet those requirements.

EC5.4: BOISE AIR TERMINAL

Protect the ability to maintain and expand service at the Boise Air Terminal as a major element of the region’s economy.

Goal EC6: Promote opportunities to attract new businesses and clean industries.

EC6.1: TARGET AND PROMOTE SUSTAINABLE INDUSTRIES

Work with the city’s business partners to attract environmentally conscious “knowledge-based” companies that produce high-quality educational, scientific, or natural resource-based products and services that advocate sustainable industry principles.

EC6.2: ENCOURAGE HOME OCCUPATIONS AND COTTAGE INDUSTRIES

- (a) Promote home-based occupations, live/-work, and “cottage” industries to provide expanded employment opportunities and reduce traffic congestion and overall VMT.
- (b) Define appropriate locations for such uses; and establish standards to promote compatibility with the surrounding neighborhood context.



Home-based occupations and live/work opportunities can be compatible with neighborhoods.

EC6.3: SUSTAINABLE BUSINESS PRACTICES

- (a) Recruit businesses that use sustainable practices and recycled materials, or that can use locally generated recyclable materials.
- (b) Provide incentives for businesses that incorporate sustainable practices and source reduction into their business model and culture
- (c) Partner with other public agencies in providing incentives for sustainable business practices.

LEVERAGE THE CITY'S CONCENTRATION OF STATE AND FEDERAL ACTIVITIES

Boise's high concentration of state, federal, and local government activities, such as the State Capitol complex, the National Interagency Fire Center (NIFC), the Federal Courthouse, the Ada County Courthouse, and BSU contribute to the visibility and overall vitality of Downtown and the city as a whole. The city should work with each agency to ensure current levels of activity are being adequately served and that future expansion can be accommodated within the established physical framework of Downtown and the city. In addition, the city should continue to coordinate with federal agencies regarding plans for regional facilities, such as the Mountain Home Air Base and the National Guard at Gowen Field, to minimize the potential impacts of major fluctuations in troop levels on Boise City.

Goal EC7: Continue to coordinate with state and federal agencies.



State and federal agencies provide significant employment opportunities in Boise City.

EC7.1: PLANNING COORDINATION

Coordinate closely and on an on-going basis with state and federal agencies on issues that affect each respective agency such as facility expansion plans that change the demands on city services.

EC7.2: LEVERAGING RESOURCES

Work closely with state and federal agencies to ensure that resources are used efficiently to mutual benefit such as coordinating efforts on transportation programs and facility improvements.

EC7.3: IDAHO NATIONAL GUARD

Continue to support the role of the Idaho National Guard at Gowen Field as a significant contributor to the economic base of the community, region and state.

REINFORCE THE ROLE OF DOWNTOWN BOISE AS THE CITY, STATE, AND REGION'S CIVIC, CULTURAL, AND EMPLOYMENT CENTER

Downtown Boise has long been the center of the community and the hub of government, cultural, and employment activities for the region. A great deal of effort has gone into the revitalization of Downtown in recent years. These efforts have proven fruitful as Downtown continues to attract new housing, jobs, and activity and is emerging as a full service urban neighborhood. The city will continue to support Downtown revitalization efforts through the development of updated design and development standards and other efforts working in conjunction with the CCDC. The goals and policies outlined below are intended to provide broad guidance on the role of Downtown within the context of the regional economy and the community as a whole. More detailed policies specific to the Downtown Planning Area are provided in Chapter 4: Planning Area Policies.

Goal EC8: Continue to Enhance Downtown's Vitality.



Downtown should contain attractions for day and night to maintain and increase business and activity.

EC8.1: PUBLIC PRIVATE PARTNERSHIPS

Maintain and develop public/private partnerships that help support Downtown development efforts.

EC8.2: INFILL AND REDEVELOPMENT

Work with the CCDC to promote infill and redevelopment in Downtown through update of the core area zoning and development of special area plans for priority areas.

EC8.3: HOUSING

Work with CCDC to promote housing in the Downtown core through the implementation of the Downtown Boise Housing Study. In particular, ensure that future development includes housing at a range of price points.

EC8.4: DEVELOPMENT INCENTIVES

Work with CCDC to identify potential barriers to Downtown development, and to explore opportunities to incentivize higher-intensity development such as a review of fees and assessments in relationship to similar fees and

assessments in other areas of the city.

EC8.5: SPECIAL EVENTS

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 and promote Downtown activity.



Special events Downtown attract visitors who may not normally frequent Downtown.

EC8.6: DOWNTOWN MOBILITY

Work with transit and transportation agencies, BSU, and Downtown organizations to implement the Downtown Boise Mobility Study. Monitor all transportation demands in the downtown area and work with ACHD and ITD to adopt appropriate level of service standards for vehicles, pedestrians, and bicycles.

EC8.7: USE CONFLICTS

Work with the Downtown Boise Association to implement the recommendations of the 2009 International Downtown Association Advisory Panel to manage potential conflicts among the office market, hospitality and entertainment uses, and housing.

#7: A Safe, Healthy, and Caring Community



An important aspect of Boise’s transition to becoming more sustainable - with economic, social, and environmental systems are in balance – is to continue being a safe, healthy, and caring community.

Boise residents rely on the city’s police and fire departments to keep them safe and to protect their property. Monitoring existing growth patterns and carefully planning for future growth helps to ensure that the city’s emergency personnel have the equipment and personnel necessary to respond to calls throughout the community. Careful planning also ensures that the city’s neighborhoods, schools, work places, and other gathering places are sited so as to minimize risks to life and property from natural hazards such as floods and wildfires.

In addition to ensuring the safety of the community, Boise seeks to promote the health and wellness of

its residents by ensuring health care services are accessible to the community, and encouraging active lifestyles, and by ensuring that residents have access to a range of indoor and outdoor recreational activities.

Lastly, Boise strives to be a caring community that values the health and well-being of each of its residents, and seeks to provide the range of social services necessary to address a full spectrum of needs.

Goals and policies in this chapter are based on the following principles:

- Protect life and property from natural hazards;
- Promote a safe community;
- Promote active living and healthy lifestyles; and
- Support a range of health and social services.

Principles, Goals, and Policies for a Safe, Healthy, and Caring Community (SHCC):

PROTECT LIFE AND PROPERTY FROM NATURAL HAZARDS

Boise's scenic natural setting brings with it a number of natural hazards and the risks associated with those hazards. Flooding, wildfires, landslides, and, on rare occasions earthquakes, have all posed a threat to Boise at some time in the past and will likely do so again at some point in the future. Day-to-day decisions made about where and how growth will occur can affect the impact that natural disasters have on the community if and when they do happen. The goals and policies outlined below are intended to minimize the potential for harm to people and property.

Goal SHCC1: Minimize the degree of risk to life and property from wildfire.

SHCC1.1: DEVELOPMENT STANDARDS

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.

SHCC1.2: PUBLIC EDUCATION AND AWARENESS

Promote public education and awareness of wildfire prevention and protection.

SHCC1.3: WILDFIRE RESPONSE PLANS

Develop, maintain, and regularly update emergency plans for wildfire response.

SHCC1.4: FEDERAL AGENCY AGREEMENTS

Expand current agreements with the U. S. Bureau of Land Management (BLM) and U. S. Forest Service to provide aerial fire fighting resources.

SHCC1.5: WATER RESOURCES

Implement strict controls over the use of water during wildland fires and develop strategies for use of other water resources.

SHCC1.6: WILDLAND URBAN INTERFACE

Monitor the effectiveness of provisions to protect structures and prevent loss in the wildland urban interface.

Goal SHCC2: Account for known geologic and seismic risks in land use planning.

SHCC2.1: LOCATION AND DISTRIBUTION OF HAZARDS

- (a) 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 movement.



Boise's natural setting presents a number of known hazards, such as wildfire.

- (b) Coordinate with Ada City-County Emergency Management on information regarding seismic/geologic hazard locations.

SHCC2.2: DEVELOPMENT IN HAZARD AREAS

Support land use patterns and locational criteria that prohibit development in known geologic hazard areas or significantly reduce risk by requiring geologic assessment and engineering prior to construction in these areas.

SHCC2.3: PUBLIC FACILITIES

- (a) Design and operate public safety facilities to maximize their ability to remain safe and functional during and after disasters.
- (b) Mitigate problems with existing, substandard city-owned structures according to priority based on level of risk, hazard to life, type of occupancy, method of construction, physical condition, and location.

SHCC2.4: HILLSIDE REVEGETATION

Require revegetation plans in hillside areas to promote erosion control.

Goal SHCC3: Minimize risk from flood hazards to life, property, and public investment.



Flood control improvements help reduce runoff during flood events.

SHCC3.1: PUBLIC INFORMATION/COORDINATION

Maintain and update public information regarding the nature and location of flood hazards in Boise.

SHCC3.2: DEVELOPMENT STANDARDS

Maintain and enforce location criteria and development standards that minimize financial loss and maximize protection of property in the event of flooding.

SHCC3.3: EROSION PREVENTION

Protect the Boise River banks and Foothills gulches from further erosion by enacting programs to install and maintain stream side native vegetation.

SHCC3.4: FLOOD CHANNEL CAPACITY

Explore strategies to maintain flood channel capacity in the Boise River, including annual spring flushing from the reservoirs or periodic dredging.

SHCC3.5: RIVER ACCESS

Preserve and obtain adequate access to the river for flood-control maintenance at the time of new development along the river.

SHCC3.6: STREAM FLOW AND PRECIPITATION DATA

Continue to obtain stream-flow and precipitation data on the seven major tributaries in the Foothills for emergency preparedness and planning purposes.

SHCC3.7: PUBLIC ACQUISITION

Support the public acquisition of properties located in the floodplain

Goal SHCC4: Ensure that emergency management plans, equipment and services are sufficient for potential disaster response.

SHCC4.1: DISASTER RESPONSE PLANNING

(a) Participate in the update to the 2006 All Hazards Mitigation Plan with Ada City-County Emergency Management.

(b) Provide personnel and resources from Boise's departments of Fire, Police, Public Works, Development Services, and Parks and Recreation in support of emergency management disaster response plans.

(c) Maintain personnel, resources, and training necessary within the city to provide the disaster response called for in the emergency management disaster response plans.

(d) Coordinate with State of Idaho Disaster Services and the City-County Emergency Management when preparing disaster response plans and when considering floodplain or seismic ordinance standards.

SHCC4.2: EARTHQUAKE RESPONSE

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.

SHCC4.3: CITIZEN AWARENESS

Ensure that all citizens have access to information regarding emergency preparedness and response.

SHCC4.4: MUTUAL AID PROGRAMS

Promote and maintain emergency operations mutual aid programs with other public agencies.

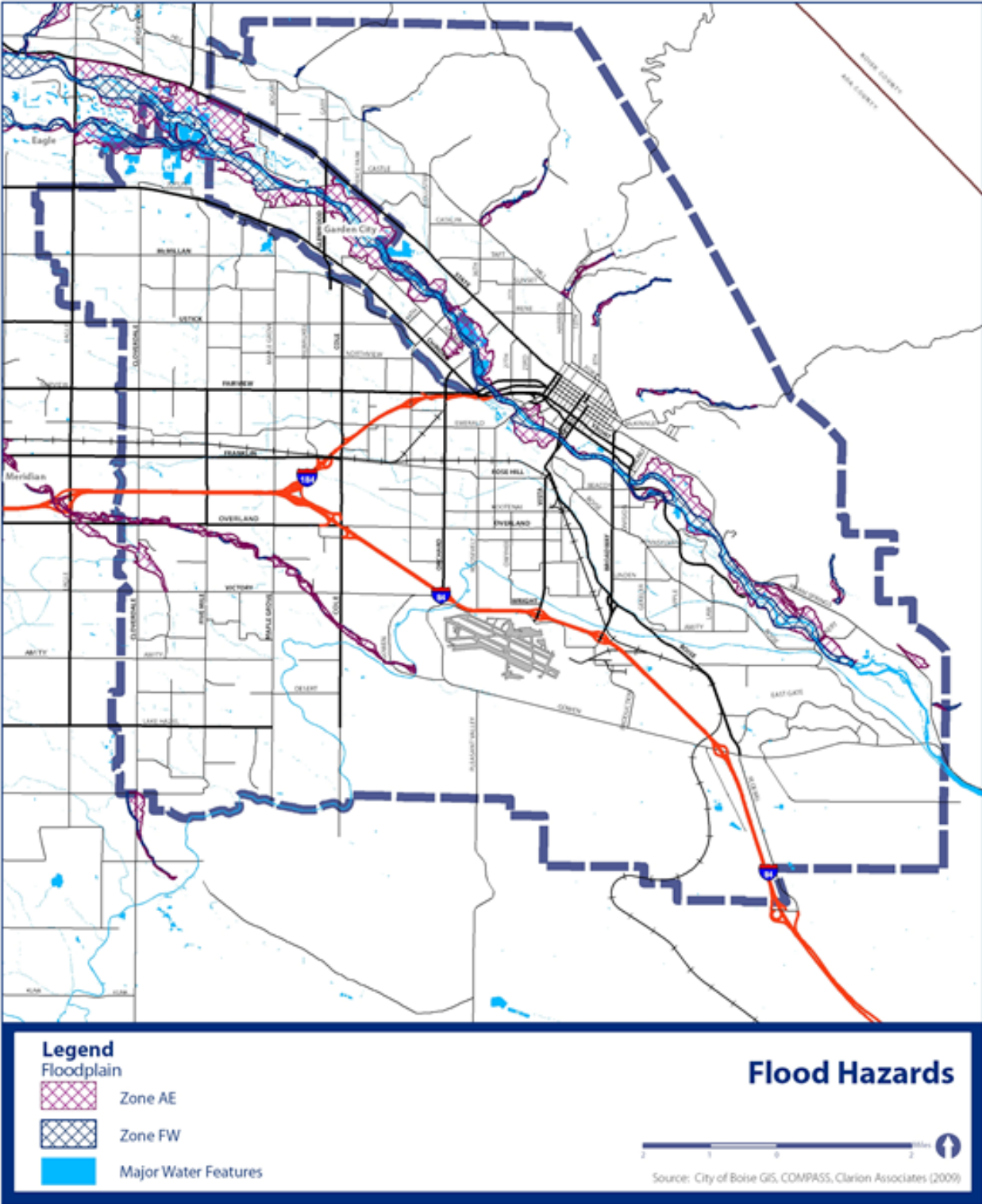


Figure 7: Flood Hazards

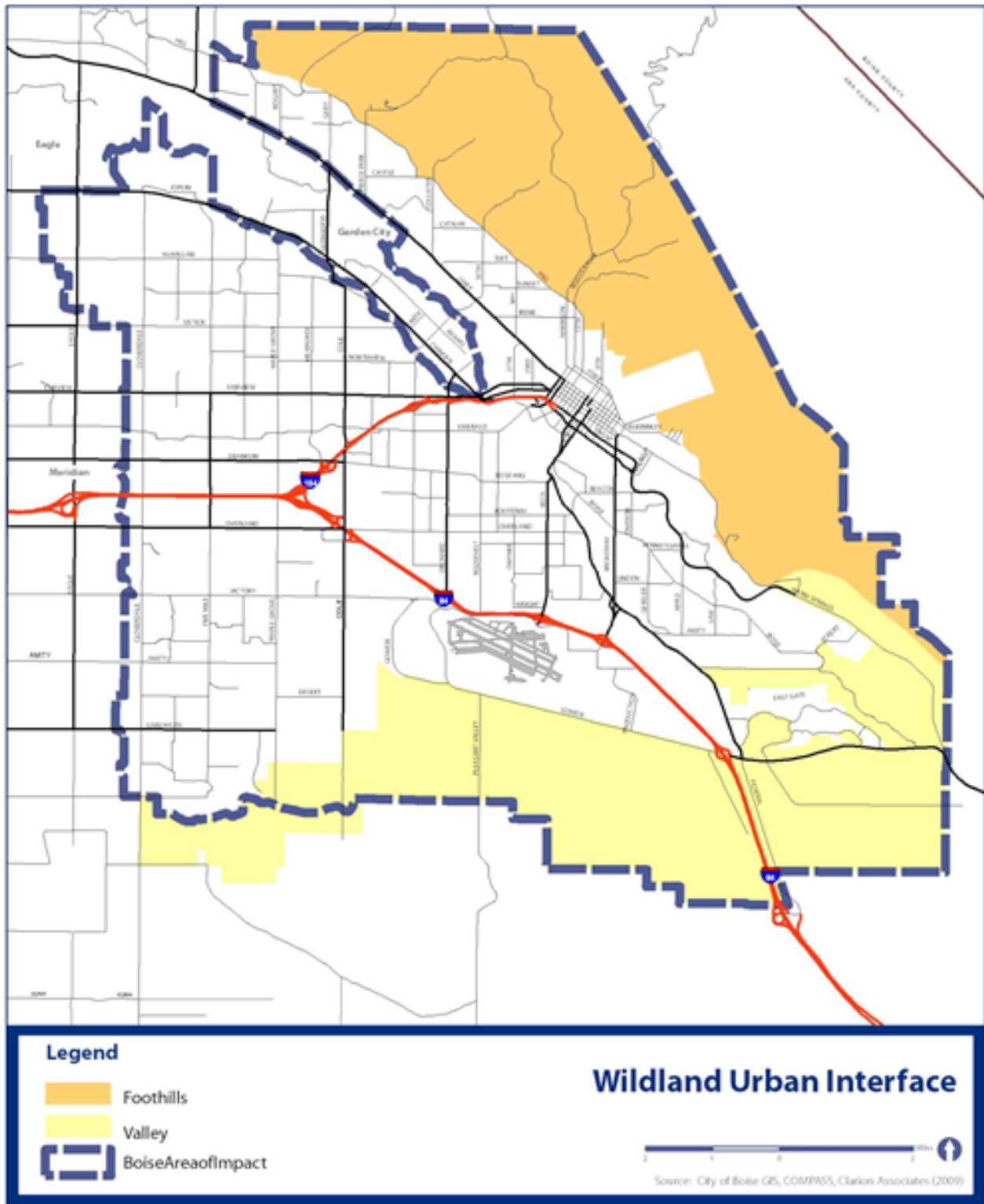


Figure 8: Wildland Urban Interface

PROTECT LIFE AND PROPERTY FROM NATURAL HAZARDS

Boise's scenic natural setting brings with it a number of natural hazards and the risks associated with those hazards. Flooding, wildfires, landslides, and, on rare occasions earthquakes, have all posed a threat to Boise at some time in the past and will likely do so again at some point in the future. Day-to-day decisions made about where and how growth will occur can affect the impact that natural disasters have on the community if and when they do happen. The goals and policies outlined below are intended to minimize the potential for harm to people and property.

Goal SHCC5: Ensure that as population and density increase in Boise, the crime rate does not.



Community-based crime prevention efforts, such as this Neighborhood Watch group, contribute to the safety of the city's neighborhoods.

SHCC5.1: POLICE STATION LOCATIONS

Utilize existing police stations and acquire new stations at locations consistent with the Boise City Police Long Range Plan and this Comprehensive Plan.

SHCC5.2: RESPONSE TIMES

Maintain adequate staffing levels and continue to improve response times, as outlined in Table 3, Level of Service Standards for Community Services and Facilities.

SHCC5.3: COMMUNITY-BASED CRIME PREVENTION

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.

SHCC5.4: PATROL METHODS

Increase the use of officers on foot, and bike, in neighborhoods and districts designated by the Police Department.

SHCC5.5: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Establish a Crime Prevention through Environmental Design program to promote building and site designs with well-defined and defensible spaces and an integrated mix of uses that provides opportunities for 24-hour activity. The program should 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.

Goal SHCC6: Ensure fire protection is available for all structures, and create methods of reducing fire hazards as a means of saving lives and property.



Boise City Fire Station #14

SHCC6.1: BOISE CITY FIRE DEPARTMENT MASTER SITING PLAN

- (a) To ensure consistency with this Comprehensive Plan, update the Boise City Fire Department Master Siting Plan on a periodic basis.
- (b) Utilize existing fire stations and acquire new stations at locations consistent with the Master Siting Plan.
- (c) Utilize joint fire stations and operation agreements with adjoining fire districts and other emergency responders.

SHCC6.2: CONFORMANCE WITH REGULATORY STANDARDS

Require, through the development review process, that all structures and facilities adhere to applicable city, state, and national fire standards and safety guidelines.

SHCC6.3: FIRE INSPECTION PROGRAM

Maintain the fire inspection program as a means of identifying and remedying potential hazards before fires occur.

SHCC6.4: COMMUNITY EDUCATION

Educate and inform the public on fire safety and hazardous materials to protect the community and the environment from unnecessary hazards.

Goal SHCC7: Optimize Emergency Medical Services.

SHCC7.1: FIRST RESPONDER CAPABILITY

Maintain the Fire Department's first-responder capability of early defibrillation for the treatment of heart attacks.

SHCC7.2: CITIZEN CPR TRAINING AND PUBLIC EDUCATION

- (a) Encourage citizen CPR (cardiopulmonary resuscitation) training programs using existing personnel and resources.
- (b) Develop and implement additional public education activities that promote safety.

SHCC7.3: RESCUE CAPABILITIES

Maintain and enhance rescue capabilities that include extrication, trench rescue, high-angle rescue, water rescue, and urban rescue.

Goal SHCC8: Minimize risk to life and health from exposure to hazardous materials.

SHCC8.1: TANK FARM RELOCATION

- (a) 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.
- (b) 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.
- (c) Seek to enhance protective berming of tanks and other safety measures until relocation sites are implemented.

SHCC8.2: LAND USE CONFLICTS

Prohibit development of sensitive uses, such as schools and hospitals, adjacent to existing tank farms, pipelines, and other fixed facilities that store or use hazardous materials.

SHCC8.3: TRAVEL ROUTES

Designate appropriate travel routes for hazardous materials transportation.

SHCC8.4: GROUNDWATER MONITORING

Work with property owners to continue groundwater monitoring around existing tank farms and initiate programs to remediate contamination.

SHCC8.5: SITE MAP

Prepare and maintain a comprehensive list and map of sites known or suspected to contain hazardous wastes.

SHCC8.6: TESTING AND REMEDIATION

Require testing and remediation before development of any site identified on the contaminated sites list.

GOAL SHCC9: Encourage the redevelopment or reuse of abandoned or underused areas identified as “brownfields.”

SHCC9.1: REDEVELOPMENT

Prioritize remediation efforts on city-owned brownfield sites in locations with redevelopment opportunities as an incentive for reinvestment.

SHCC9.2: REUSE

Explore opportunities to accommodate open space or recreation-oriented uses on brownfield sites not suitable for redevelopment with other uses.

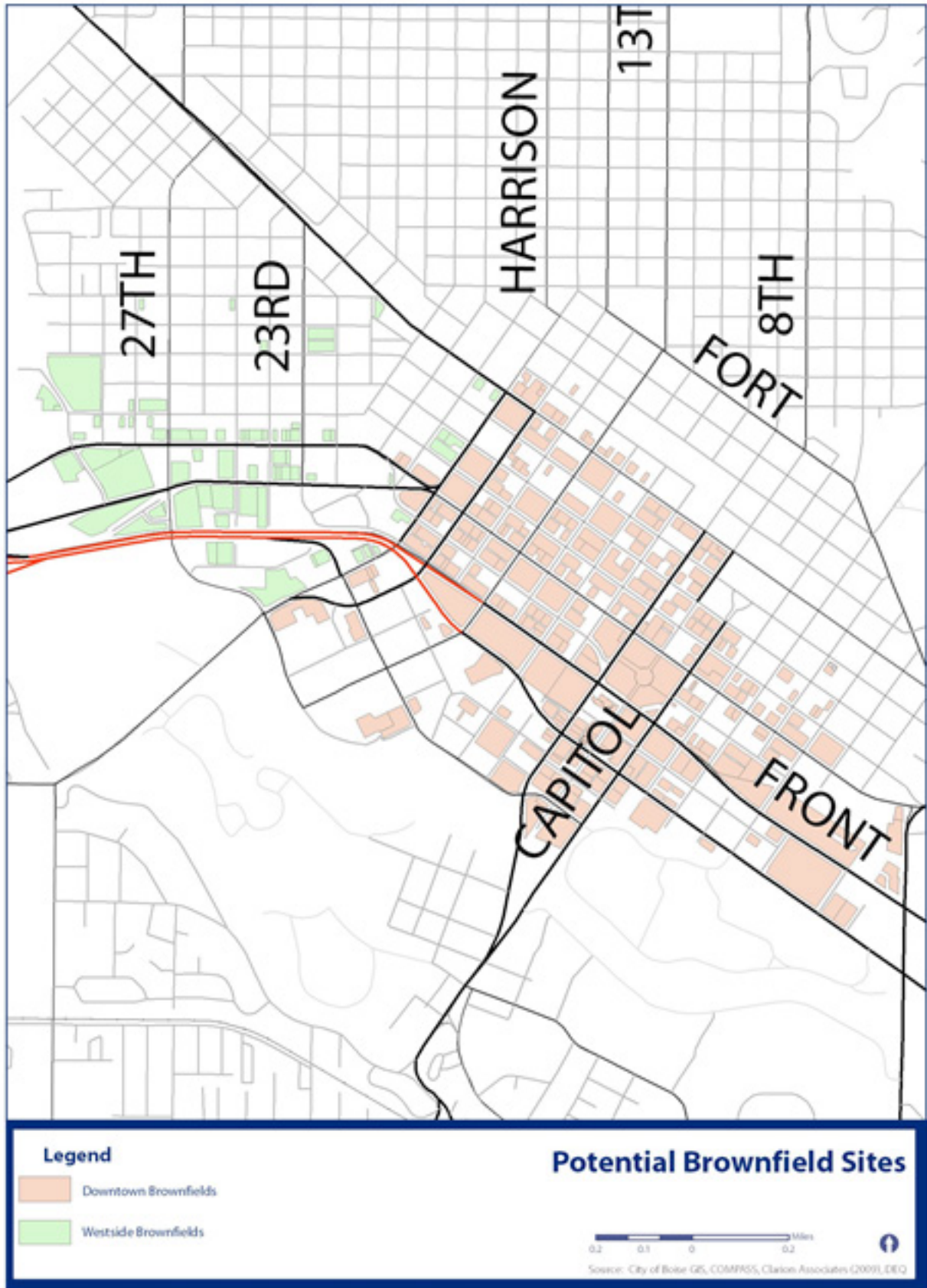


Figure 9: Potential Brownfield Sites

PROMOTE ACTIVE LIVING AND HEALTHY LIFESTYLES

Boise residents treasure their active lifestyles. For many residents, living an active lifestyle means being able to live in compact neighborhoods where they may walk or ride their bikes to work, to shop, or to take their kids to school. For others, having access to a variety of recreational opportunities and outdoor activities is equally or more important. In this regard, the city boasts an enviable system of parks and trails and access to the Foothills trail system. These amenities not only provide recreational opportunities, but enhance the built character of the community and promote the health and well-being of its residents. As the city's pattern of growth evolves in the coming years, additional parks, trails, open space, and recreational programs will be needed to maintain the existing levels of service. Locations for additional neighborhood parks will need to be identified in established areas, such as in and around Downtown where the number of residents is anticipated to increase dramatically. Existing park standards should be reviewed and updated to ensure smaller, urban parks and community gardens are compatible. The goals and policies outlined below are intended to promote active living and healthy lifestyles through access to recreational services and facilities.

Goal SHCC10: Provide a park system made up of a hierarchy of park types.



A variety of park types serve children of different ages and ensure that all children have a safe and appropriate place to play.

SHCC10.1: PARK FUNDING

Finance acquisition and development of parks through a variety of sources such as: general tax, utility franchise fees, park impact fees, general obligation bonds, local option sales tax, public private partnerships, certificates of participation, and public and private grants and foundations.

SHCC10.2: COMPREHENSIVE PARK AND RECREATION SYSTEM PLAN

- (a) The Boise 2011 Comprehensive Park and Recreation Plan is adopted by reference and as amended.
- (b) Support the implementation of the Ada County Open Space Task Force recommendations.

SHCC10.3: CO-LOCATION

Place a priority on locating neighborhood parks in conjunction with school sites.

Goal SHCC11: Promote healthy lifestyles through a balanced program of active and passive recreational services and facilities.

SHCC11.1: YOUTH PROGRAMS

Encourage public/private partnerships between the city and private or nonprofit groups and schools that operate youth programs that reach high risk youth groups in the community.

SHCC11.2: SERVICES FOR THE ELDERLY AND DISABLED

Offer a full range of indoor and outdoor recreation services to serve the therapeutic needs of the elderly and disabled.

SHCC11.3: SERVICE LEVEL MONITORING

Review demographic projections and land use plans on a period basis against the recreational standards contained in the Comprehensive Parks and Recreation System Plan in order to anticipate future recreation facilities and program service needs.

Goal SHCC12: Provide natural open space areas where the public can observe nature and seek solitude, and where wildlife habitat can be protected.

SHCC12.1: ENVIRONMENTALLY SENSITIVE AREAS

- (a) Encourage preservation of adequate open space and protect unique and environmentally sensitive areas.
- (b) Develop additional funding mechanisms to acquire unique and environmentally sensitive areas and other types of open space.



Preserving this natural area protects the natural habitat while also providing a place to observe nature.

SHCC12.2: ACQUISITION PRIORITIES

- (a) Focus public acquisition priorities on areas offering unique features or opportunities to observe nature and/or to protect wildlife habitat, such as:
 - Foothills habitat areas;
 - Bald Eagle and Great Blue Heron habitat areas;
 - Gravel pits, ponds, and other areas of environmental concern adjacent to the Boise River, and
 - Selected waterways throughout the AOCL.
- (b) Give lower priority to sites that, because of development constraints such as floodways, slopes and wetlands, will not be developed, with the exception of lands identified in the *Potential Public Preservation Sites 1993*.

SHCC12.3: PUBLIC ACCESS

Locate and design public access to open space areas to promote visibility, provide linkages to other

pedestrian and bicycle facilities, minimize parking impacts on adjacent neighborhoods, and minimize disturbance and harm to wildlife.

Goal SHCC13: Supplement parks and open space facilities with special use areas.

SHCC13.1: COST-BENEFIT ANALYSIS

Prepare a detailed cost-benefit analysis and maintenance impact statement before adding any proposed special-use area.

SHCC13.2: SUSTAINABLE REVENUES

Encourage a sustainable source of revenue for the operation of special use facilities.

Goal SHCC14: Provide trails and pathways that are designed for single or multiple types of users.

SHCC14.1: DIVERSE NETWORK

Acquire diverse networks of paths and trails by dedicating or exchanging land, using Foothills Levy funding, clustering development in exchange for density transfers, or by other development bonuses. *Around the Next Turn: A 10 Year Management Plan for the Ridge to Rivers Trail System* is adopted by reference.



Trails also provide an opportunity to observe and learn about nature while escaping from the city.

SHCC13.2: PATH AND TRAIL DESIGN

- (a) Design paths and trails in accordance to the standards and policies identified in the *Comprehensive Park and Recreation System Plan*.
- (b) Continue to work with irrigation districts to provide multi-use pathways along canals.

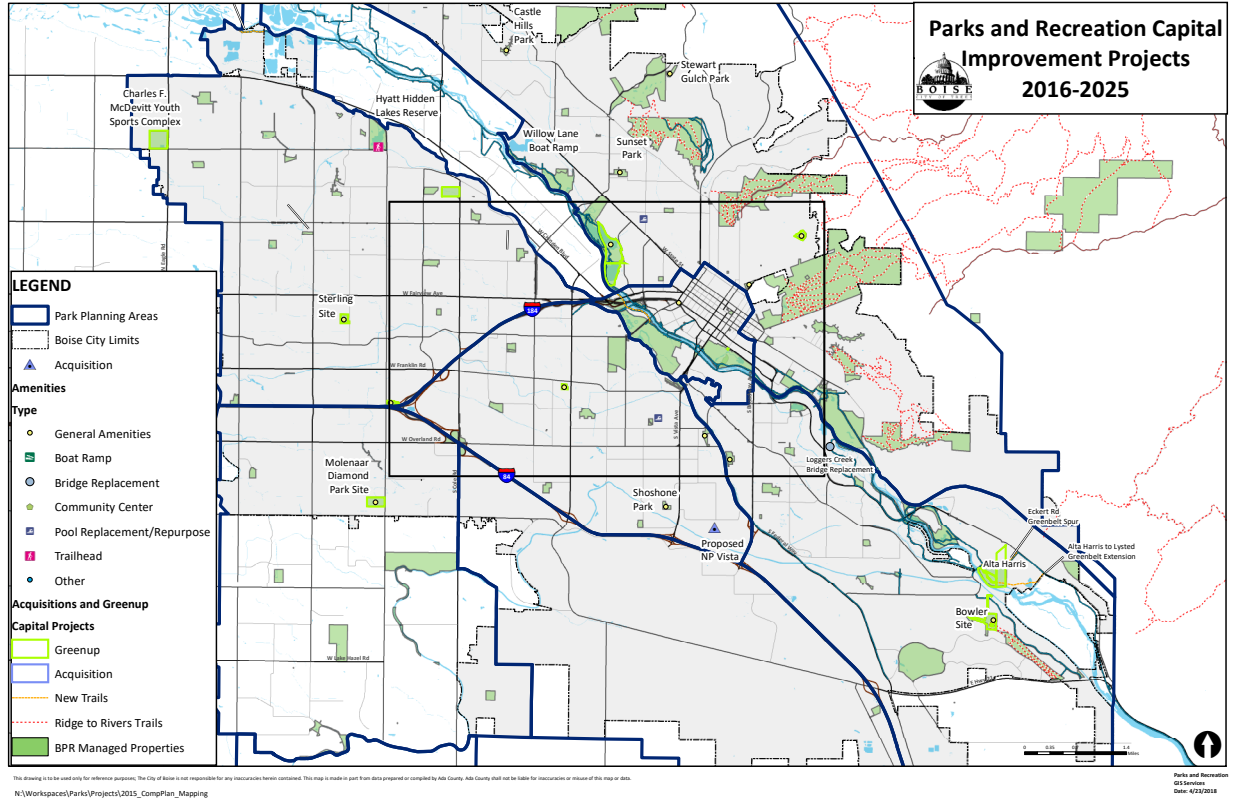


Figure 10: Parks and Recreation Plan

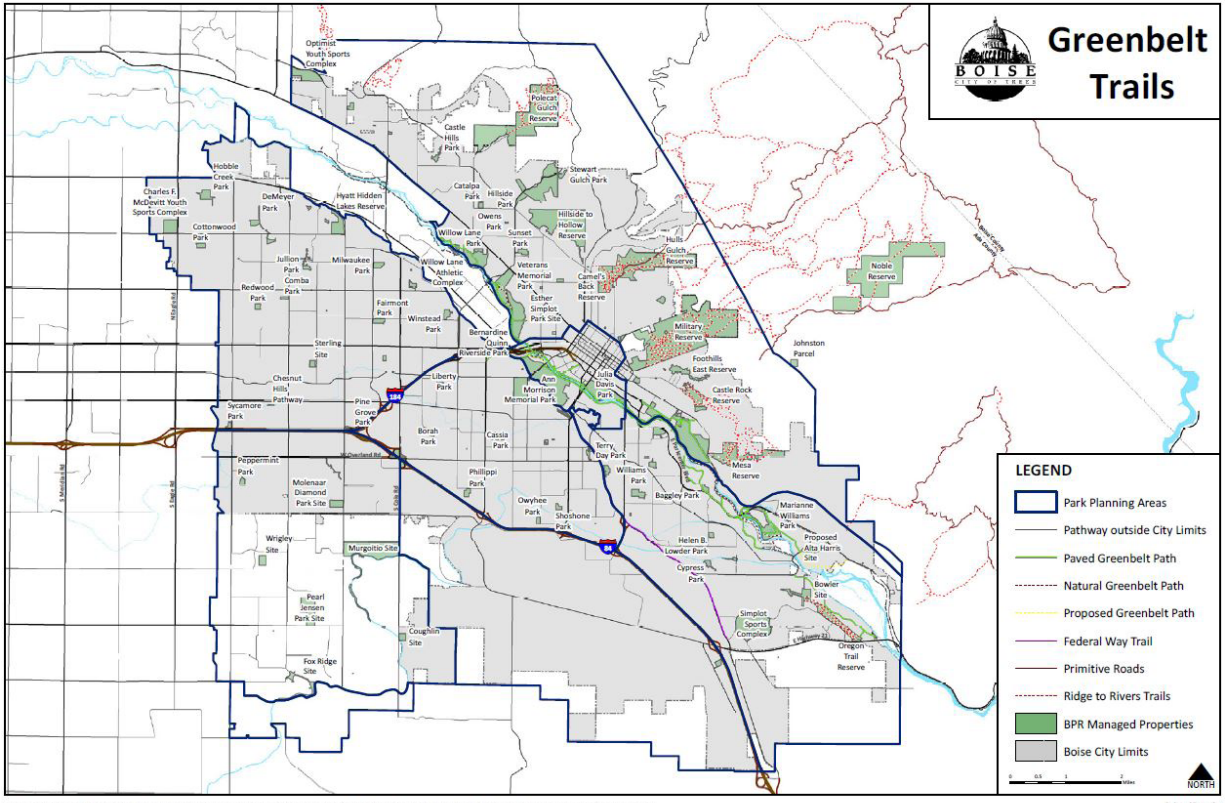


Figure 11: Pathway System

SUPPORT A RANGE OF SERVICES FOR FAMILIES AND PERSONS IN NEED

Despite the high quality of life many Boise residents enjoy, the community is not immune to the challenges of homelessness, alcohol and drug abuse, child neglect, spousal abuse, mental illness, health care access, and other social issues. Although the city's statutory authority does not include social services, Boise recognizes the need to protect the health and quality of life of its residents, including its most vulnerable populations. The city has demonstrated this commitment through its ongoing support of health care, elder care, and social service organizations in the community and through its leadership role in coordinating social service initiatives. The goals and policies outlined below are intended to reinforce the city's commitment to its residents and its desire to be a healthy, caring community.

Goal SHCC15: Locate medical, mental health, and social services to maximize access to Boise residents.



All residents of Boise should have equal access to medical facilities.

SHCC14.1: COORDINATION OF RESOURCES

Coordinate with existing health care and social service providers and other cities and counties in the region to fully optimize available resources and efforts and to identify and fill potential gaps in service.

SHCC14.2: TRANSIT ACCESS

Work with VRT to ensure health care and social service facilities are accessible to residents, especially to the elderly and disabled.

SHCC14.3: FACILITY SITING AND EXPANSION

Work with health care and social service providers on upgrades to and expansion of existing facilities as well as the siting of new facilities through the implementation of the St. Luke's and St. Alphonsus master plans.

SHCC14.4: ALLUMBAUGH HOUSE

Continue to support with other local partners the ongoing operation of the regional detox center.

Goal SHCC15: Encourage wellness through care and prevention.

SHCC15.1: TECHNICAL ASSISTANCE

Provide technical assistance to local organizations that deliver health and social services to seniors, homeless persons, low income citizens, and other groups with special needs.

SHCC15.2: COMMUNITY AWARENESS

Participate in school and agency programs to:

- Provide healthy meals;
- Combat tobacco, alcohol, and drug dependency;
- Raise awareness on suicide prevention resources;
- Distribute city parks and recreation materials through the schools; and
- Distribute information about the benefits of proper nutrition and exercise.

Goal SHCC16: Provide permanent supportive housing first to those who are experiencing chronic homelessness and then to expand services to others who are experiencing intermittent homelessness.

SHCC16.1: 10-YEAR PLAN TO REDUCE AND PREVENT CHRONIC HOMELESSNESS

The 2007 10-Year Plan to Reduce and Prevent Chronic Homelessness is adopted by reference.

SHCC16.2: FAMILY HOMELESSNESS

Coordinate the on-going engagement of area businesses and faith-based organizations to reduce family homelessness.