Garden City Comprehensive Plan

Adopted July 24, 2006
Amended _____2019

Garden City
6015 Glenwood Street
Garden City, ID 83714
www.gardencityidaho.org

Working

Garden City

The Honorable John Evans, Mayor

City Council

Pam Beaumont Elfreda Higgins Jerry Nielson Jeff Souza

Planning and Zoning Commission

Wally Emory, Chairman
Doyle Allen
Rich Childress
Surel Mitchell
Mathew Wilde

Comprehensive Plan Steering Committee

Mike Adams
Bob Batista
Donna & Steve Brown
Donna Conn
Irene Deely
Wally Emory
Goldy
Elfreda Higgins
Monte Hobson
Marlene & Bill Hoover
Gail LeBow
Surel Mitchell
Jim Neill
Ed Sangalli
Rocky Towle
Cornel Van Dam
Scott Wilson

City Staff

Robert Ruhl, Public Works Director
Delhie Block, Deputy Public Works Director
Christy Richardson, Planning and Zoning Administrator
Jenah Thornborrow, Planner I

Consultant Team

Planning & Management Services
Armonía Resolutions
Consulting McKibben + Cooper Architects

2019 Update

The Honorable John Evans, Mayor

City Council

Pam Beaumont, Council President
Elfreda Higgins
William Mitchell
Jeff Souza

Planning and Zoning Commission

Laurie Barrera
L. Kent Brown
Chuck Kennedy
L. Joe Nunley
James Page

Comprehensive Plan Update Working Group

Pam Beaumont	Rich Childress
Bud Compher	Heather Dennis
Louis Landry	Jerry Lowe
Bob Sorvaag	Monique Smith

City Staff

Chief Rick Allen, Police Department
Jenah Thornborrow, AICP, Development Services Director
Lindsey Pettyjohn, Library Director
Charles I. Wadams, City Attorney
Colin Schmidt, Public Works Director

Consultant

Diane T. Kushlan, AICP, Kushlan | Associates

Table of Contents

Vision Statement

Introduction

- 2019 Update Summary
- Executive Summary
- Plan Preparation
- Plan Organization

Goals, Objectives and Action Steps

1. Nurture the City
2. Improve the City Image
3. Create a Heart for the City
4. Emphasize the Garden in Garden City
5. Focus on the River
6. Diversity in Housing
7. Connect the City
8. Maintain a Safe City
9. Develop a Sustainable City
10. Plan for the Future
11. Serve the City
12. Evolve as a Destination

Implementation Work Program

- Success Factors for Implementation
- Implementation Work Program

Land Use Map and Designations

Background Information

- 2019 Update to the Background Information
- Historical Perspective
- The Natural Environment
- The Built Environment
- Demographics
- Housing
- Economics
- Transportation
- Community Services, Facilities and Utilities

Idaho State Local Land Use Planning Act Requirements for Comprehensive Plans

Appendices ……on CD

- Appendix A References
- Appendix B Glossary and Acronyms
- Appendix C Exhibits
- Appendix D Public Involvement
- Appendix E 2019 Update Exhibits

Vision Statement

Garden City: a thriving, safe and diverse community nestled by the river in the heart of the Treasure Valley.
A city that nurtures its natural and built environments, and serves its residents, visitors and businesses with quality public facilities and services.

Draft 3/10/19

Introduction

2019 Comprehensive Plan Update:

In the Fall of 2018, the City Council authorized an update to the Comprehensive Plan adopted by the City in 2006. The scope of the update was to:

- identify significant changes in the community since the Plan was adopted;
- amend the Plan to reflect the completion of implementation actions;
- amend and add to the Goals, Policies and Strategic Actions to reflect changing priorities;
- ensure compliance with state statutes; and
- review the adopted land use map for possible changes.

The intent of this work was not to fundamental change the direction of the adopted plan, but to refresh and update.

To assist in the plan update, the City formed the "Comprehensive Plan Update Working Group" of community and neighborhood representatives, including residents, developers, architects, social service and school administrators. The Working Group met in an open meeting XXX time over the course of XX months. A community open house-neighborhood meeting was held in March 2019, followed by work session and public hearings with the Planning and Zoning Commission and City Council The amended plan was adopted on XXXX.

In the thirteen years since the Comprehensive Plan was originally adopted, the city has experienced remarkable changes, many of which have been guided by the implementation of the plan. (See the 2019 Update to the Background section) The vision and direction of the original plan remains intact, with this update providing contemporary and progressive refinement to the original plan intent.

Executive Summary:

The 2006 *Garden City Comprehensive Plan* has been prepared as Garden City embarks on a new era. A community that has continually transformed itself, Garden City is creating a new vision for the future. Building upon the city's location, natural setting and social and economic resources, this Comprehensive Plan sets a framework for: (1) maintaining community assets, while (2) improving the city's appearance, and (3) providing more community amenities and development potential. A new city hall and library have set the tone for creating an identity. Potential re-development of the Expo Idaho Center provides an opportunity to create a heart for the city. The Boise River, with its phenomenal natural features, has been rediscovered as a place to live near and recreate.

Plan Preparation:

In August 2005, the city asked community and business members to help create the Comprehensive Plan. Twenty people were selected by the mayor and City Council to serve on the Comprehensive Plan Steering Committee. Working with the city staff and a consultant team, the Steering Committee:

- Refined the consultant's scope of work.

- Advised on broader community involvement.
- Confirmed community vision.
- Helped define issues and strategies.
- Shared ideas and perspectives.
- Reviewed the plan document.
- Recommended strategies for implementation.

The Steering Committee met twelve times over seven months. All meetings were open to the public. A "Forum on the Future" was held in January 2006 with 135 people attending. At a follow-up workshop in May, the Steering Committee shared with the community its major findings and proposed goals, objectives and action steps for implementation. (A copy of the agenda and meeting notes from all Steering Committee meetings is included in the appendices). Public hearings before the Planning and Zoning Commission and City Council occurred during the summer of 2006.

Plan Organization:

The Garden City Comprehensive Plan consists of this document, the Land Use Map, and a CD containing resources; glossary of terms; exhibits; and records of the public involvement including the forums and Steering Committee meetings.

Goals, Objectives and Action Steps

Actions implemented since the 2006 plan adoption are shown in shadow

Goal 1. Nurture the City

1.1 Objective: Promote city events, seasonal holidays and celebrations.

Action Steps:

1.1.1 Support community events that bring people together including neighborhood cleanups, celebrations of the city's history, seasonal holidays, tree decorating, sporting events, artisan events, and other significant city events.

1.1.2 Publicize community events broadly through a variety of communication tools that meet the diverse information needs of the community, including social media, newsletters, e-mails, sign kiosks, and city webpage.

1.1.3 Leverage other promotional resources and collaborate with other community organizations in promoting community events.

1.2 Objective: Solicit citizen involvement in finding solutions to issues.

Action Steps:

1.2.1 Amend the Land Use Code to require neighborhood meetings prior to the submittal of development applications on large projects. Develop a guidebook for the conduct of neighborhood meetings.

1.2.2 Amend the Land Use Code to require large site posting of the public hearing notice on large development applications. Expand the mailed public noticing requirements beyond the minimum required by state law for large scale or projects with broad impacts (such as cell towers).

1.2.3 Maintain the city website as a constant source of information for city business.

1.2.4 Further develop the City's social media presence through utilization of Facebook, Twitter, Instagram and evolving mass communication innovations.

1.2.5 Create and maintain a data base of persons and groups interested in city affairs such as: neighborhood and homeowners' associations; property managers; non-profits; and civic groups.

1.2.6 Customize communication to the needs of the citizens whose voice is being

solicited and use innovative tools in seeking public input.

1.3 Objective: Consider the needs of all citizens, businesses and the environment.

Action Steps:

1.3.1 Use a variety of survey techniques including quick issue-oriented surveys, for example as through a text response, as well as longer term longitudinal review of city services. Use the surveys to set measurable goals for city services and demonstrate progress.

1.3.2 Continue to have City Officials accessible to community members through informal, personal interactions and maintain a comfortable atmosphere at public meetings..

1.3.3 Support as many special interest city commissions and boards as possible. Create ad hoc committees to address specific issues. Encourage broad representation from the community.

1.3.4 Explore new and innovative ways to assess the needs of all community members. For example, extend City Hall out to the neighborhoods using the model of the Bell for Books Library.

1.4 Objective: Create a premier destination place to live, work, and recreate.
(See Objective 12.3)

Action Steps:

1.4.1 Amend the Land Use Code to improve the quality of development design through new land-use districts; zoning standards; and design regulations and review process.

1.4.2 Amend the Land Use Code to prohibit any additional strip commercial development and expansion of existing commercial areas.

1.4.3 Amend the Land Use code to create more mixed-use and live-work uses.

1.5 Objective: Celebrate the historic, the cultural and the artistic.

Action Steps:

1.5.1 Research and inventory significant historical and cultural resources within the community, such as the Plantation Golf course, Le Bois Park, Bradley Airport. As appropriate and in consultation with the State Office of Historic Preservation, designate and protect those resources determined to be significant.

1.5.2 Consider establishment of a commission that would foster awareness and preservation of the city's historical, cultural and artistic resources. Solicit

memorabilia from residents for display and education of the community.

1.5.3 Partner with ITD and ACHD to incorporate artistic works into the street and highway infrastructure.

1.5.4 Identify historic sites with markers or monuments_reflecting the "garden" in Garden City.

1.5.5 Establish a program for memorials which would allow for trees, benches, street lamps, and gardens, to be dedicated in the memory of individuals.

1.5.6 Promote and support the artisan community as a defining character of Garden City.

Goal 2. Improve the City Image

2.1 Objective: Encourage new and distinctive neighborhoods.

Action Steps:

2.1.1 Amend the Land Use Code to adopt new neighborhood provisions for development, including:

- requirements for parks, open space and other outdoor spaces with a sense of place;
- pedestrian circulation, including sidewalks and trails, with inter and intra connectivity;
- Efficient vehicular connections that do not compromise overall design; particularly pedestrian spaces and connections; and
- Context and connectivity with the surrounding neighborhood including recognition of natural features, terminus to street ends, and recognition of street corners.

2.1.2 Encourage high quality design and landscaping, including the use of water features, in new development.

2.1.3 Amend the Land Use Code to expand planned unit development (PUD) requirements to all sizes of parcels through a design review process. Amend the PUD standards to encourage a variety of housing, including well-designed smaller units; flexibility in setbacks and parking requirements to meet the needs of specific dwellings; and requirements for pedestrian amenities, including parks, open spaces and pathways.

2.1.4 Explore the opportunities to create distinctive neighborhoods_such as around 36th Street: what are the defining and unique attributes to be developed, incentives to encourage and the design, architecture and development standards to guide.

2.1.5 Explore an amendment to the Development Code to expand the boundaries of the Surel Mitchell Live-Work-Create District to Veterans Memorial Parkway on the west.

2.2 Objective: Uphold standards for private property maintenance with a focus on non-residential properties.

Action Steps:

2.2.1 Enforce city codes for private property maintenance and abate nuisances, and unhealthy and unsafe conditions. Priority should be given to:

1. the most egregious offenders of health and safety codes;
2. temporary and chronically unlawful signs on the most visible transportation corridors in rapidly developing areas, and
3. unsightly accumulation outside structures of personal property.

2.2.2 Work with private property owners, and neighborhood and business associations to ensure compliance with property maintenance standards.

2.2.3 Support community-wide cleanup efforts, such as "Spring Sweep."

2.3 Objective: Promote quality design and architecturally interesting buildings.

Action Steps:

2.3.1 Amend the Land Use Code with improved design standards for all new and altered commercial development. Consideration should be given to:

- site and building designs that create a sense of place and destination; and
- support for buildings that can be easily converted into a variety of uses; and
- a design review commission to administer the design standards.

2.3.2 Amend the Land Use Code to adopt additional standards for the design and siting of manufactured homes.

2.3.3 Amend the Land Use Code to prevent the replacement of mobile homes built prior to 1976 with mobile homes built prior to 1976 that have not received a Certificate of Compliance for Rehabilitation from the State Division of Building Safety and make all such existing mobile homes non-conforming uses.

2.3.4 Amend the Sign Code to limit off–premise signs, and the number and size of all commercial signs.

2.3.5 Continually review and evaluate the adopted design standards and the process for design review.

2.3.6 Promote good design through recognition programs and annual design awards.

2.4 Objective: Create a vision for the design of all streets and highways consistent with City's urban setting.

Action Steps:

2.4.1 Proactively develop new streetscape standards that are distinctive to the Garden City built environment. The standards should apply to state highways, major arterials, collectors, local streets, and alleys.

The standards should reflect the unique characteristics of the street, the neighborhood and adjacent land uses. Such planning should be in coordination with future development or redevelopment. The elements in the street standards should be as follows:

- adjacent land uses;
- vehicular, pedestrian and bicycle needs;
- lighting; and
- landscaping and trees.

Funding priority should be given to sidewalk improvements.

2.4.2 Promote the Garden City street standards with the appropriate transportation agency through meetings, presentations, and education.

2.4.3 Re-develop Chinden Boulevard and Glenwood as grand boulevards lined with trees anchored in broad sidewalks.

2.4.4 Amend parking standards to reduce the impact of surface parking, including:

- incentives to encourage shared parking and support for cooperative parking arrangements;
- evaluation of current parking standards and consideration of new maximum standards; and
- new design requirements for surface parking, including increased landscaping and location of parking behind buildings.

2.4.5 Improve the city's gateways with consistent design treatment reflecting the "garden" in Garden City including signs, landscaping and public art. Consider gateway treatment at all entrances in to the City.

2.4.6 Seek funding sources, such as beautification funds, matching grants, or low interest loans, for businesses to improve the appearance of their store fronts.

2.4.7 Include the pedestrian zone in the highway right-of-way to satisfy the City's Development Code requirements for open space.

Goal 3. Create a Heart for the City

3.1 Objective: Create a downtown or town center with river access.

Action Steps:

3.1.1 With outreach to the community, develop a vision for a city center or multiple centers that include the Expo Idaho site.

3.1.2 Based on the accepted vision, partner with Ada County in exploring implementation of the vision. As appropriate, support opportunities for the sale and re-development of the Expo Idaho site.

3.1.3 Designate the area around the Expo Idaho site, City Hall and the ITD property as a Future Planning Area on the land use map. This designation identifies the area for future study and adoption of a master plan prior to any redevelopment of the site.

3.1.4 Based on recommendations of the master plan, seek opportunities with public and private partners to transform the Expo Idaho site to an urban center for the city, oriented to the river with a public gathering place and multiple activity areas, consistent with the vision (see 3.1.1).

3.1.5 Review the Area of City Impact agreement with Ada County and amend as needed to include the Expo Idaho site in Garden City's Area of City Impact.

3.2 Objective: Create public gathering places at multiple locations throughout the city.

Action Steps:

3.2.1 Conduct an inventory of public and private property in locations that can become centers of neighborhood activity. These areas may be undeveloped or vacant property, parks, street ends, or plazas. Seek out, purchase and secure easements for use of these areas as neighborhood gathering places.

3.2.2 Amend the Land Use Code to require public gathering spaces in all new developments.

Goal 4. Emphasize the "Garden" in Garden City

4.1 Objective: Beautify and landscape.

Action Steps:

4.1.1 Prepare and adopt a master plan for parks, green spaces and recreation. The plan should contain:

- standards for green space and park requirements;
- identification of locations in the city that don't meet the standards; and
- strategies for investment including requirements for new development, the

creation of a park district and/or the imposition of impact fees to fund new parks and green spaces.

4.1.2 Consider the creation of a parks commission that would provide policy direction for parks, green space and recreation improvements.

4.1.3 Adopt an ordinance that establishes minimum standards for tree requirements, and tree protection and maintenance on all property. Work to resolve conflicting objectives for tree protection with the street and storm drainage maintenance requirements of the ACHD.

4.1.4 Improve the landscaping standards for all new development. The standards should address minimum size, plant materials, maintenance requirements, irrigation, and landscape design that complement the urban environment.

4.1.5 Use non-potable water sources that are available to new development, including the installation of pressurized irrigation systems where appropriate.

4.1.6 Require mitigation for all wetlands eliminated by new development.

4.1.7 Purchase tree and plant material for re-sale to residents and businesses at a reduced cost.

4.2 Objective: Promote community gardens.

Action Steps:

4.2.1 Amend the Land Use Code to allow for development of community gardens in all land-use districts, and allow community gardens to be used as a means for meeting landscape and open space standards.

4.2.2 Promote the establishment of a seasonal farmers market on vacant Expo Idaho property or Ladybird Park.

4.2.3 Consider the creation of a compost and re-cycling center.

4.2.4 Collaborate with other groups in promoting the health, social and economic benefits of community gardens within the city.

4.2.5 Work with the appropriate agencies to create a functional irrigation system that is accessible and reliable for property owners use for landscaping and community gardens.

4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.

Action Steps:

4.3.1 Continue to require sidewalks and landscaping in all new development, and in major alterations and re-use of existing commercial sites.

4.3.2 Amend the Land Use Code to create incentives for new development to provide detached sidewalks with parkways.

4.3.3 Adopt an ordinance to implement the Green Boulevard Corridor as designated on the Land Use Map.

Goal 5. Focus on the River

5.1 Objective: In collaboration with other agencies, consider a safe rafting route on the Boise River.

Action Steps:

5.1.1 Maintain city representation on FACTS (Friends of Ada County Trail System) committee.

5.1.2 Understand the trade-off and responsibilities for additional river usage before endorsing the proposal for a rafting route. Solicit cost information from Boise City on river channel maintenance, policing, and parking/traffic issues for a safe rafting route. Evaluate potential impacts to riparian area and wildlife habitat.

5.2 Objective: Landscape along the river.

Action Steps:

5.2.1 Identify appropriate native plants and landscaping techniques for landscaping along the river. Require that new developments have landscaping consistent with those guidelines.

5.2.2 Encourage homeowners to plant and maintain appropriate landscaping materials along the river. Provide brochures and host public meetings with landscape professionals to address the needs. Utilize the resources of the University of Idaho Extension Service and the Master Gardener Program.

5.2.3 Provide maintenance of the greenbelt landscaping including removal of hazardous trees, noxious and poisonous plants, and noxious weed fill.

5.3 Objective: Restore and naturalize drains, river channels and creeks.

Action Steps:

5.3.1 Amend the Land Use Code to create incentives for opening closed water systems. Discourage the covering and/or tiling of any irrigation canals, drains, rivers, or creeks. Require mitigation of the impacts that closing water systems have on the ground water and habitat.

5.3.2 Respect the historic nature of the ditches as a source of water and an amenity to the City. Work to identify ownership of the ditch rights-of-way and with the Irrigation Districts, act to restore, undertake weed abatement and better maintain the ditch banks. Protect existing easements.

5.3.3 Support community groups in clean up and maintenance of the open water systems, including water run-off.

5.4 Objective: Develop a river walk.

Action Steps:

5.4.1 Evaluate the merits of creating a more urban setting along portions of the Boise River. Identify areas that are the most appropriate with respect to other Comprehensive Plan goals for protection of the natural environment (see Objective 5.3).

5.4.2 Amend the Land Use Code to allow for certain types of urban uses in limited locations along the river with setbacks and buffers that protect the greenbelt, wetlands, and river.

5.5 Objective: Create more accessibility to the Boise River and greenbelt.

Action Steps:

5.5.1 Update the 1990 Boise River Greenbelt Plan. In the plan identify:

- opportunities for more accessibility to the west river corridor;
- development of new non-motorized river crossings;
- satellite parking areas;
- visual accessibility to the river;
- nodes for fishing;
- appropriate locations for memorials;
- links to other paths;
- protection from trespassing on private property; and
- staging areas.

5.5.2 Develop a city-wide pathway and sidewalk plan with links to the Boise River Greenbelt. Consider linear pathways adjacent to existing waterways such as the

Thurman Mill Ditch and waterways to the Settler's Canal that can link to the river and provide alternative locations for parking and staging.

5.5.3 Continue efforts to complete the one remaining gap in the greenbelt. Inventory opportunities for public purchase or easements that add to the greenbelt.

5.5.4 In evaluating the location of any new access points, boat put-in spaces or parking areas consider the impacts such uses have on the surrounding neighborhoods.

5.6 Objective: Protect wildlife along or adjacent to the river.

Action Steps:

5.6.1 Maintain portions of the greenbelt as gravel paths for walkers only.

5.6.2 Enforce leash laws and pet waste regulations.

5.6.3 Continue to provide informational signs about wildlife and the need for habitat protection.

5.6.4 Continue educational programs, such as those provided by the library, on the value of wildlife along the river.

5.6.5 Continue to work with Idaho Fish and Game on the identification of wildlife habitat to protect and enhance in and along the Boise River.

5.6.6 Working with other agencies, private property owners and non-profits, continue to protect and enhance wildlife habitat on both public and private lands, along the river. The preferred strategy is to protect, maintain and enhance habitat on public land that is sold or private land, before deferring to off-site mitigation.

5.7 Objective: Maintain and protect the greenbelt.

Action Steps:

5.71. Explore options for a dedicated funding source for maintaining the greenbelt.

5.7.2 Solicit and support community volunteer efforts for maintaining the greenbelt.

5.7.3 Protect the greenbelt from private development. Enforce codes for private property maintenance, and control of runoff, litter and debris. Adopt minimum setback requirements for new development.

5.7.4 Support efforts to encourage courtesy and respect among greenbelt users, with the needs of recreational users taking priority over commuter cyclists. Consider licensure of bicycles, more volunteers and police presence on the greenbelt.

5.8 Objective: Plan for the Future of the Greenbelt and the Boise River

Action Steps:

5.8.1 Acknowledge the increasing attraction of the Greenbelt and potential conflicts for all types of users: river-related activities, maintenance, recreation bicyclists and walkers, other wheeled device users, and commuters. Plan for the future to maintain compatibility among users through signage, shielded lighting, wider greenbelt sections at congestion points, delineation lines, and enforcement, including off-hour use.

5.8.2 Based on the findings of the best available data related to the floodplain, identify the areas and facilities of highest vulnerability to future flooding and work toward mitigating the impacts of flooding to the extent possible.

5.8.3 Ensure that the goals and objectives of this Comprehensive Plan are integrated into any future regulations involving the Boise River Floodplain with a priority placed on natural solutions to flood mitigation.

Goal 6. Diversity in Housing

6.1 Objective: Eliminate and upgrade substandard housing.

Action Steps:

6.1.1 Create incentives for improving the conditions of substandard housing and monitor their effectiveness in improving conditions. Among the considerations are:

- technical and design assistance;
- workshop on property maintenance for landlords;
- coordination with providers of low costs loans;
- expedited permitting;
- additional density; and
- opportunities for mixed income housing.

6.1.2 Create disincentives for the continuance of substandard housing units by:

- continue the aggressive enforcement of health and safety violations of the building and fire code; and
- amend the Land Use Code to restrict the replacement of mobile homes with units built prior to 1976.

6.2 Objective: Continue to be a leader and set an example for the region in creating a diversity of housing.

Action Steps:

6.2.1 Participate and support a regional dialogue on affordable housing. Better understand the future housing challenges and need for affordable housing.

6.2.2 Partner with private developers and other agencies in maintaining a supply of affordable housing. Use the city's positive experiences as examples for other communities to follow.

6.2.3 Consider the formation of a city commission on housing. The mission of the commission would be to look to the future needs of housing within the city, exploring options researched from around the county. The commission would recommend policy direction, and an implementation plan including funding strategies to the City Council, and provide city representation on regional housing initiatives.

6.3 Objective: Maintain the diversity of housing.

Action Steps:

6.3.1 Provide for a variety of housing types in the Land Use Code including smaller cottage and second housing units. Allow for housing that attract niche markets such as senior housing, live-work structures, and cooperative housing.

6.3.2 Continue to explore opportunities that encourage mixed income housing in new developments.

Goal 7. Connect the City

7.1. Objective: Create pedestrian and bicycle friendly connections.

Action Steps:

7.1.2 Develop a master plan for pedestrian and bicycle pathways. The plan should include the locations and design for various types of pathways including:

- separated bike paths and on-street bike lanes;
- sidewalk sections of various width and design depending on location;
- pathways that connect with the green belt, schools and other major activity areas;
- pathways along ditch and canals; and
- crosswalks.

7.1.3 Reinforce responsible bicycling through signage, speed limits and education programs provided by youth-oriented agencies such as the Boys and Girls Club,

schools and the Library.

7.1.4 Explore the opportunities for funding a "Safe Routes to School" coordinator that would work with the schools and transportation agencies and undertake research and procure funding for improving pedestrian safety along pedestrian and bicycle routes to the schools.

7.1.5 Re-visit the Livable Streets Plan (2013). Complete the study and as determined, develop an implementation plan including prioritized projects, potential funding, and responsibilities for implementation

7.1.6 Re-develop Osage and Stockton streets as shared mobility corridors that are attractive for pedestrians and bicyclists while maintaining access to local businesses. Consider the opportunities for an art pathway and one-way direction for each street.
[See also Action Steps 2.4.1 and 2.4.2]

7.2 Objective: Promote public transportation along State, Chinden, Glenwood and Adams with stops in neighborhoods and with pedestrian and bicycle connections to major city destinations including schools.

Action Steps:

7.2.1 Participate in discussions on regional transit including the evaluation of alternative public transportation modes for the future.

7.2.2 Working with other local jurisdictions, secure funding for providing and maintaining public transit within the region.

7.2.3 Support efforts of Valley Regional Transit for fixed transit stops and more frequent service.

7.2.4 Promote public awareness of the value of public transit.

7.2.5 Partner with ITD, ACHD and Valley Regional Transit on a corridor study for Chinden Boulevard with these objectives:

- to improve the design of Chinden Boulevard emphasizing multi- modal facilities, including consideration for bus turn-outs and stations at the transit nodes;
- to maintain vehicular mobility and traffic flow in balance with other transportation modes;
- to improve the convenience for both drivers and pedestrians.
- to improve the accessibility across the corridor for local mobility; and
- to improve the appearance of the corridor.

7.2.6 Explore creative solutions to providing intra-city public transportation to support the increasing urban environment and evolving destinations within the City.

7.2.7 Evaluate the increasingly important destination Garden City is becoming within the region and the changing demand that places on public transportation.

7.2.8 Develop standards for the integration of bus stops in new development along transit routes.

7.3 Objective: Protect neighborhoods from through traffic.

Action Steps:

7.3.1 Discourage the use of cul-de-sacs and dead-end streets without non-motorized connections for controlling traffic through neighborhoods.

7.3.2 Increase interconnectivity within neighborhoods to reduce the concentration of traffic on a few streets. Consider the creation of new street sections such as lanes that provide access through-blocks but discourage through traffic.

7.3.3 Update a local street plan which provides for additional street connections, especially east and west in the neighborhoods east of Veterans Memorial Parkway.

7.3.4 Continue to Implement the Original Town Circulation Network Plan as adopted by City Council Resolution 914-09.

7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters.

Action Steps:

7.4.1 Amend the Land Use Code to create incentives for wider and detached sidewalks. Coordinate with ACHD to allow for sidewalks in easements within the property setback.

7.4.2 Work with Idaho Transportation Department in developing standards for sidewalk improvements along state highways.

7.4.3 Work with the Fire District and Ada County Highway District to develop alternative design and development standards to create more safe and neighborly local streets.

Goal 8. Maintain a Safe City

8.1 Objective: Invest in public safety.

Action Steps:

8.1.1 Continue to reduce crime in the city by enforcing nuisance codes and standards for safe and healthy housing.

8.1.2 Create safety zones around parks, schools and public gathering places to limit locations where sex offenders can reside. Work to expand the legislation to increase the areas around other uses that attract children, like the Boys and Girls Club.

8.1.3 Monitor progress in the enforcement of city nuisance codes with the addition in 2019 of additional resources and personnel.

8.1.4 Continue to support community policing by the Public Safety Department.

8.1.5 Continue to update and maintain the city's emergency management plan for natural and man-made disasters. Plan for flooding events.

8.2 Objective: Support community involvement in public safety.

Action Steps:

8.2.1 Continue support of the "One City-One Team" approach that brings together City Officials, and staff in partnership with the public.

8.2.2 Maximize community partnerships through public safety departments involvement in community events such as Shop with a COP, Trick or Treat, White Water Rafting and Experience Garden City.

8.2.3 Continue to use the city website in communicating public safety information.

Goal 9. Develop a Sustainable City

9.1 Objective: Protect the aquifer.

Action Steps:

9.1.1 Continue to enforce city codes for regulating or eliminating discharges from spills, dumping or disposal of waste materials, and reducing pollutants in storm water discharges.

9.1.2 Develop a public education program on the importance of the aquifer to the quality of life in Garden City with practical suggestions for the public to follow to do their part in its protection.

(See also Action Step 4.1.5.)

9.2 Objective: Protect riparian and flood way areas.

Action Steps:

9.2.1 Continue to administer Federal Emergency Management Agency regulations for development in flood hazard areas.

9.2.2 Continue to work with other responsible agencies in efforts to protect water resources including the Irrigation Districts, Flood Control District #10, Ada County, Boise City, Idaho State Department of Environmental Quality and the Federal Environmental Protection Agency.

(See Also Objective 5.3 and Action Steps 5.3.1-5.3.3)

9.3 Objective: Promote and recognize green building construction.

Action Steps:

9.3.1 Identify successful programs that encourage and recognize best practices in green building construction and provide examples to the public and developers interested in green buildings.

9.3.2 Be a resource to the public and developers on the benefits of green building construction and water wise landscaping.

9.3.3 Investigate how existing green building construction, such as solar panels, can be protected and maintained.

Goal 10. Plan for the Future

10.1 Objective: The Expo Idaho site is redeveloped.

(See Action Steps See 3.1.1 through 3.1.4.)

10.2 Objective: The Old Town site is a live-work district.

Action Steps:

10.2.1 Provide incentives for housing and buildings within the district where artists and crafts persons can live, work and exhibit their art.

(See also Action Step 2.1.5.)

10.3 Objective: Areas are identified for future planning.

Action Steps:

10.3.1 Develop master plans for: the area west of the City within the Area of City Impact; the area around the Idaho Expo Center, including the Idaho Department of Transportation (ITD) District 3 Headquarters; the Plantation Golf course; and the Ada County Highway District operations and maintenance property area surrounding at 37th and Adams.

10.3.2 Recognize the stability of many areas within the City and focus future planning efforts on neighborhoods of rapid change and regeneration, especially east of Glenwood Street on both sides of Chinden Boulevard.

10.4 Objective: Create mixed-use, high-density/intensity nodes along State Street and Chinden Boulevard.

Action Steps:

10.4.1 Follow recommendations of the State Street Corridor Study. Allow for higher density residential, transit-oriented development nodes within the one quarter mile of the State Street intersections with Collister Street, Glenwood Street, Bogart Street and Horseshoe Bend Road.

10.4.2 Allow for transit-oriented development nodes within the one quarter mile of the intersections with Chinden Boulevard at Garrett Avenue, Glenwood Street, 50th Street, Veteran's Memorial Parkway, and Orchard Street.

10.4.3 Amend the Land Use Code to create a transit-oriented development zone. The requirements for the zone should include:

- high-density residential (twenty-two units per acre) and service, entertainment and commercial uses integrated horizontally and/or vertically within multi-story (three or more stories);
- a minimum area to allow for 100,000 square feet or sixty to eighty housing units;
- public spaces and convenient pedestrian access from the transit stop or station through the TOD zone; and
- reduction in parking requirements for uses in the TOD zone; and

10.4.4 Provide a transition in the height and scale of development that is compatible with the existing surrounding neighborhoods.

10.5 Objective: Create a "Main Street" commercial districts along portions of Adams Street, 34/36/50th Streets, and at other locations that add identity and are compatible with the neighborhood.

Action Steps:

10.5.1 Limit the location of the new neighborhood commercial districts to areas that are a maximum of two blocks in length and that can provide transition and buffering to any adjoining residential land uses.

10.6 Objective: Participate in regional planning.

Action Steps:

10.6.1 Support the city's representation and leadership on regional planning efforts.

(See Also Action Steps 6.2.1, 6.2.2, and 7.2.2)

Goal 11. Serve the City

11.1 Objective: Support additional education facilities.

Action Steps:

11.1.1 Continue to support the continuing development of the two Charter Schools and new educational institutions in recognition of the important contribution the schools make to attracting family and education resources to the community.

11.1.2 Consider creating a distance learning community college at the Expo Idaho site.

11.2 Objective: Continue to maintain existing public facilities and support social services. Develop more civic uses sought by the community.

Action Steps:

11.2.1 Continue support of the Boys and Girls Club, library and other non-profits in recognition that the City alone cannot provide all the needed health, education, cultural, and other services needed within the community.

11.2.2 Investigate the feasibility and community support for creating a cultural center, museum, theater and a community center for all ages.

11.2.3 On a period basis, evaluate the effectiveness of all community services and facilities in meeting the needs of the community. [See also Action Step 1.3.1]

11.2.4 Work in partnership with groups such as AARP, the Looking Glass Academy, and the Garden City Community Collaborative in continually assessing the physical, social, health, mobility, educational and cultural needs of the City.

11.3 Objective: Upgrade and maintain water services.

Action Steps:

11.3.1 Continue efforts to inventory and identify needs for future improvements and expansion in water and sewer infrastructure. Obtain new water entitlements

needed for future development.

11.3.2 Develop programs and incentives to encourage water conservation.

11.3.3 Educate the public on the value and contribution to their quality of life that public ownership in the water system has for the City.

11.3.4 Continue the use of urban renewal funding for infrastructure needs.

11.4 Objective: Continue the award-winning fiscal responsibility.

Action Steps:

11.4.1 Adopt a long-range strategic and financial plan that addresses capital investment, operation, and maintenance.

11.4.2 Maintain a five-year capital improvement program.

11.4.3 Explore additional sources of revenue including Development Impact fees, grants, and voter approved bond issues.

Goal 12. Evolve as a Destination

12.1 Objective: Support a positive business environment

Action Steps:

12.1.1 Continue to support the Garden City Chamber of Commerce and other business associations, and consider establishment of and financial support for a Garden City Visitors Bureau.

12.1.2 Adopt a customer-oriented permit process that provides professionally competent and effective service delivery to applicants.

12.1.3 Continue to support funding for an information brochure on doing business in Garden City to assist new business owners in understanding the city requirements.

12.2 Objective: Continue to support commercial and industrial land uses.

Action Steps:

12.2.1 Consider the creation of a “Bradley Technology District” around 50th and Bradley streets. Exclude non-commercial uses from the district to encourage the area as center for industry.

12.2.2 Partner with the Chamber of Commerce and other business associations to increase the attractiveness of businesses along Chinden Boulevard to pedestrian, as well as vehicular customers.

12.2.3 Continue planning for and funding the city's infrastructure, acknowledging the valuable contribution that public investment has in supporting private commercial development in the City.

12.2.4 Recognize the value existing public agencies located in the City have in supporting private businesses and services.

12.3 Objective: Create a premier destination for work, recreation, entertainment, culture and commerce.

Action Steps:

12.3.1 Fund and develop marketing programs that promote the City's attractions and activities. Work in concert with the Garden City Artisans™ community to develop marketing program that increase local and tourists visits to the City.

12.3.2 Recognize the economic value of the arts and culture. Explore additional ways to brand and promote the existing and attract additional arts and culture venues to the community.

12.3.3 Support the evolving East Gateway as a destination for resort accommodations; recreation-oriented businesses; arts, entertainment and cultural venues; and craft beverage hub. Encourage additional like uses that can be compatible with the surrounding residential neighborhood.

12.3.4 Plan for the future of the expanded Whitewater Park and the opportunities and challenges additional visitors will bring to the City.

12.3.5 Market the City to smaller businesses and support a positive environment for entrepreneurial businesses.

Draft 3/10/19

Land Use Map

Introduction:

The land use map provides direction for the future and is a required element of the Comprehensive Plan. The map is a generalized depiction of future land use actions, graphically representing the goals, objectives, and action steps. The scope of the map includes the City and all areas within the Area of City Impact.

The value of a land use map is that it allows for orderly and efficient development patterns that save tax dollars; it can avoid conflicts that occur with piecemeal development decisions; and the map can save time for applicants by providing more certainty in what the City's desires are for development. A land use map does not control current land uses and **is not a zoning map.** However, the map does guide development decisions regarding future zoning, rezoning and development applications.

Changes to the map's land use designation or additions to designated areas can be made. A process for amending the land use map is established by City Code Title 8-6A.

Land Use Designations:

The land use map shows generalized designations for future land uses. The map also identifies unique possibilities for land use and areas for future studies. The following is an explanation for the designations shown in the legend on the land use map.

RESIDENTIAL LOW DENSITY: The areas designated for low density residential are north and south of the river, west of Glenwood. These areas are predominately single family detached housing, although some areas of attached housing may be appropriate near major arterials and public facilities.

RESIDENTIAL MEDIUM DENSITY: The residential medium density designation is shown for the areas north of Chinden and west of Glenwood. This designation allows for detached and attached dwelling units including duplexes and townhouses.

MIXED USE RESIDENTIAL: The mixed-use residential area is north of Adams Street. This designation allows for residential and commercial uses in a form and scale that is residential in character and design. A mix of residential; small scale office and retail; and public and semi-public uses are appropriate in this district. Regulations for this area should focus on form more than use, with a maximum height of two stories.

MIXED USE COMMERCIAL: The mixed-use commercial designation is for the area south of Adams Street. The intent of this designation is to create an area for mixed uses, including residential, office, retail, and small scale industrial, that are more urban in character than in the mixed-use residential area. Three story buildings and 40%- 60% lot coverage, with aggregated open spaces for pocket parks should guide the development pattern in this area.

MAIN STREET COMMERCIAL CENTERS: Along Adams Street in both the Mixed Use Residential and Mixed-Use Commercial areas are opportunities to create "Main Street Commercial Centers". The specific locations for these centers are not shown on the land use map but would be appropriate within a two block area along both sides of Adams Street and at the intersection with a major north-south street. The development in these areas should be small scale retail, office, commercial and residential uses, integrated vertically in two stories with three stories at the corners.

The focus of development should be on the streets with maximum front yard setback, parking on the street and behind buildings, and pedestrian amenities.

LIVE-WORK-CREATE: The live-work-create district is in the Old Town Site generally between 32nd to 37th Streets with a possible expansion, based on further study, to Veteran's Memorial Parkway. This designation reflects an opportunity to create an Arts District within the City where artists, crafts persons, or others can live, work, exhibit and operate a business. A mix of uses, including residential, retail, office and small-scale industrial are appropriate for this area. Regulation should be primarily through form not uses, including maintaining the existing subdivision pattern of small lots, and limiting the maximum building footprint or square footage of a building in relation to lot size. Large scale development that consolidates lots and allows for larger scale industrial or commercial uses should be restricted.

ACTIVITY NODE: Activity nodes are identified on the Land Use Map for neighborhood centers, local and regional destinations, and locations in proximity to existing and future transit stops. Activity centers range in size depending on their function and location. Some nodes may be centered around the intersection of major streets or extend down a street to connect major community facilities. The common characteristics of the activity nodes are a mix of uses, public spaces, compatible transition to the uses surrounding the nodes and non-motorized connections to within a quarter mile of the node. Some nodes, especially around transit stations, would have higher density (at least 14-20 units per acre) and multi-story development (three or more stories) . It is not intended that all nodes could be developed within the twenty-year period of the plan.

Activity Nodes by type shown on the Land Use Map are as follows:

Neighborhood Centers:

- Adams and 50th Streets intersection
- Adams Avenue and Veterans Memorial Parkway intersection with a corridor along 47th street, north and south of Adams Street.
- 36th Street at the Boise River

Destination Centers:

- East City boundary to 36th street between the Boise River and Chinden Boulevard
- Glenwood and Marigold Streets intersection
- Bradley Technology District north of Chinden between 50th and Bradley Streets

Transit Oriented Development Nodes

- Chinden Boulevard and Garrett Street intersection
- Chinden Boulevard and Glenwood Street intersection
- Chinden Boulevard and 50th Street intersection
- Chinden Boulevard and Veterans Parkway intersection
- Chinden Boulevard and 36th Street intersection

- State Street and Horseshoe Bend Road
- State Street and Bogart Lane
- State Street and Glenwood Street

GREEN BOULEVARD CORRIDOR: The state highways and arterials are identified as green boulevard corridors. This is a bold statement that these corridors should be dramatically changed from the current single purpose function for moving vehicles. The intent of this designation is to create more multi-modal characteristics on these corridors, including sidewalks with parkways, bus stops, landscape medians with pedestrian refuges and channelized left-turn lanes. Mobility for vehicles should be maintained, but improvements to the safety and convenience for transit and pedestrians is needed that will influence changes in the adjacent land uses. Existing uses, including commercial uses, are allowed in the corridors, but new uses which generate high volumes of vehicular traffic should be restricted. Development regulations in the corridor should include access management including number and spacing of driveways, location of parking behind the buildings and maximum setback requirements from the street.

LIGHT INDUSTRIAL: The light industrial designation reflects an intent to maintain the area of existing industrial uses, around Bradley Street and north of Chinden. Industrial development includes: materials processing and assembly, product manufacturing, storage of finished products, and truck terminals. Manufacturing support facilities such as offices and research related activities should also be allowed in this area, but other non-industrial uses should be limited. Major consideration in regulating industrial uses should be setbacks, buffering and landscaping from adjacent residential uses. Standards should also be directed toward control of light, glare, noise, vibration, water and air pollution; use and storage of toxic, hazardous or explosive materials; and outdoor storage and waste disposal.

FUTURE PLANNING AREA: Future Planning Areas have been identified for large parcels of vacant or under-developed land including the area west of the City within the Area of City Impact; the area around the Idaho Expo Center, including the Idaho Department of Transportation (ITD) District 3 Headquarters; and the Ada County Highway District (ACHD) operations and maintenance property surrounding at 37th and Adams.

This designation is intended to identify these areas for further master plan or site-specific planning efforts. The large size of these areas provides a unique opportunity for master planning with consideration for a mix of uses and residential housing types; street, sidewalk and bicycle networks and connectivity; spaces for public uses including parks, open spaces, plazas; and infrastructure improvements including water and sewer.

Each of the designated Future Planning Areas present unique opportunities and challenges that should be considered in the master planning for the area.

Area of City Impact West:

- Access from Chinden Boulevard and through the site with connections to the city.
- Mitigation of the industrial impacts of noise, dust and truck traffic from the existing gravel operations.
- The opportunity for renovation of the gravel operation site for future flood protection, park and recreation uses.

Idaho Expo and ITD District 3 Headquarters:

- Connections through the site including extension of Adams Street to Marigold, and

between Glenwood and Coffey Streets.

- Opportunity for creating a town center for the City.
- More efficiency in the use of land through eliminating large parcels of currently underutilized parking with year-round, community benefitting uses such as schools, hospitals, and performance space.
- Improved access and utilization of the Boise River for park land in exchange for highest and best commercial uses at the Glenwood/Chinden Intersection.

ACHD Site:

- Opportunity to open additional access and river frontage to the public.
- Regeneration of the existing operations and maintenance yard along the river to the highest and best use.
- Challenge in creating higher intensity use of the site that transitions and is compatible with the surrounding neighborhood.

EXISTING AND PROPOSED GREEN SPACE AND/OR PARKS: Areas that are devoted to green spaces including golf courses, open spaces and park uses, or are proposed for green spaces are shown on the Land Use Map. Green spaces contribute to the health and well-being of the community and should be preserved. The location shown on the map of future green spaces is just an approximation, and the design of future spaces should be well integrated into the surrounding context, with maximum opportunity for pedestrian and bicycle access.

[land use map follows]

Implementation Work Program

Draft 3/10/19

2019 Update to the Background Information

The evolving transformation of Garden City

Garden City has made great gains in achieving its goals and aspirations as set forth in the 2006 Comprehensive Plan. Committed dedication to the implementation of the Plan has contributed to this progress. Informed and engaged citizenry, civic leadership, and a professional and financially sound City organization have been imperative to this commitment. An improved economy and growth in the region have also been contributing factors.

An evolving sense of community identity and sense of place has been positively reinforced by community events, organizations, and regeneration of places. Planning for the future community needs and City investment in infrastructure has set the stage for private development. New residential and commercial neighborhood centers have been created. Entrepreneurial spirited and creative businesses have been attracted to the area which has transformed the City into an evolving destination. City features once seen as liabilities are being transformed into assets. Actions have been taken to protect and preserve the natural amenities of the City. Citizens and businesses continue to see the City as safe and secure, and supportive of the most vulnerable populations.

Among the most significant events, changes and policies since 2006 are as follows:

- Parks and Boise River Greenbelt improvements including improved connections, the new pedestrian bridge linking the new Esther Simplot Park with Garden City, preservation of the nature path, recreation improvements to Mystic Cove Park, added amenities at Waterfront Park, and redevelopment of Heron Park. The improved connections along and across the Boise River has created a core of river related businesses and seamless activities across both sides of the river.
- The Surel Mitchel Live-Work-Create District has attracted artists, artist-related businesses and investments creating a renaissance in arts in the City. Utility expansion and improvements, ACHD and City investment in 36th Street, the greenbelt development and adoption of the zoning overlay code were contributing factors to success of this district. Installation of wayfinding provides identity and connections to and within the district. A City Arts Commission to further arts within the City has recently been created that will further support the evolution of this district.
- The emergence of a craft food and beverage industry within the City including businesses producing and selling beer, wine, cider, and bakery goods. These businesses have attracted a younger demographic and visitors from outside the City.
- Expansion of the Boys and Girls Club, and the addition of two charter schools, filling an education void and providing needed amenities to support and attract families to the community.
- Utility and street improvements, financed in part though urban renewal, to accommodate new development.
- The evolution of the library living up to its motto as, “not a quiet library”, with a full range of community programs from toddlers to seniors.
- A positive community policing policy partnering with all City departments and the public.
- Adoption of new development regulations that implement the comprehensive plan, protect health, safety and property rights, and establish minimum standards for design and development.
- Residential infill development including innovative designed, affordable, mixed use and higher density.
- Recognition as a leader in innovative solutions and problem-solving as evidence by awards from:
    - National Association of Clean Water Agencies– Environmental Achievement Award 2016

- Idaho Business Review- Idaho's Top Projects 2014 - 46th St Booster Station
- Idaho Library Association -Idaho Library of the Year 2015
- Idaho Smart Growth Public Policy/ Plan- 2006 Comprehensive Plan
- Idaho Smart Growth Public Policy/ Plan- Development Code
- Idaho Smart Growth Transportation- West Bridge
- Idaho Smart Growth -Wayfinding Signage
- American Planning Association (APA) Idaho Chapter Leadership-Design Review Process
- APA Gem- Minor PUD process
- State of Idaho Information Technology Resource Management Council- building plan review process

The Natural Environment

Goal 4: Emphasize the "Garden" in Garden City
Goal 5: Focus on the River
Goal 9: Develop a Sustainable City

The City has worked diligently to protect the defining natural resource of the City: the Boise River. A Parks and Waterways Commission was formed whose purpose is to preserve the natural assets such as the river, other waterways and wetlands, and to guide the development of public parkland. In 2010, the Commission drafted, and the City Council adopted a *Master Plan for Parks and Waterways.* The Parks and Waterways Plan is incorporated by reference to this 2019 Comprehensive Plan update.

In addition to the Master Plan, in 2018 a Boise River and Greenbelt Overlay district was adopted as part of the City's Development Code to further ensure the sustainability of this valued natural resource.

Garden City currently utilizes the 2003 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). These maps assume levees in Garden City. FEMA has conducted a new flood model that does not identify these levees as they are not certified, and there is no assurance that they are constructed or maintained in a manner that would afford protection in a flood event. In the updated FEMA model 74% of Garden City is predicted to be in the 100-year flood plain. This means that in a given year there is a 1% chance of flooding; or in a 70-year time frame there is a 76% chance of flooding. It is anticipated that in 2019 the new maps will be adopted, and FEMA will allow for Garden City to be in seclusion, which means that Garden City will utilize the 2003 maps until the levee system can be further investigated. Currently Garden City is working with the United States Army Corps of Engineers to further develop and implement a strategy to protect Garden City from its mapped and actual flood risk.

In 2015, Garden City became the first "Bee City USA" in Idaho to raise awareness of bees and other pollinators and adopt practices to support healthy pollinator communities. As part of this effort, a pollinator habitat has been developed behind City Hall

The Built Environment

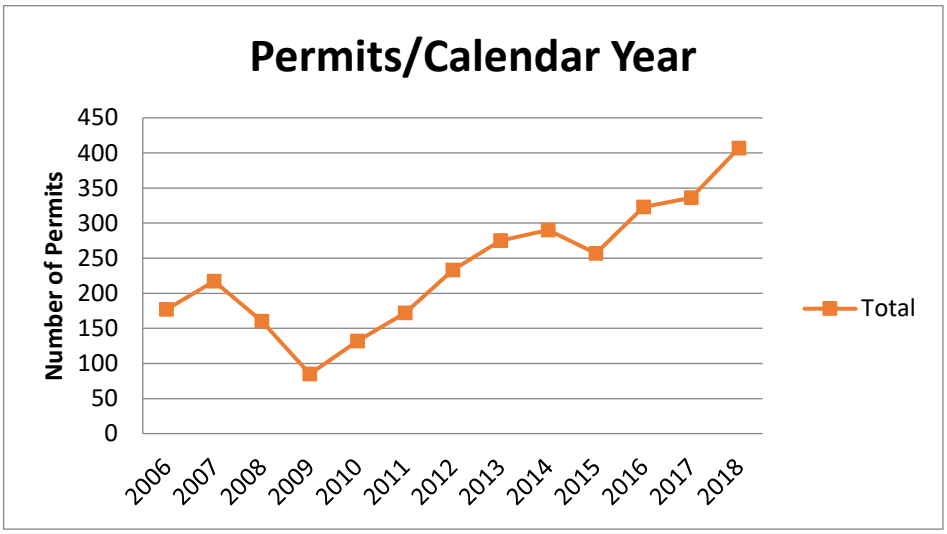
Goal 1: Nurture the City
Goal 2: Improve the City Image
Goal 4: Emphasize the "Garden" in Garden City
Goal 6: Diversity in Housing

Changes Since 2006

The City has made steady gains in realizing its aspirations for the built environment. Except during the recession of 2008-12, there has been a growing momentum in the amount of new construction and re-development throughout the City. New zoning, sign, development and design standards have guided the development and has been critical in meeting the City's Comprehensive Plan goals for the built environment. In addition, infrastructure improvements have been undertaken to support new development.

Some examples to the changes in the built environment are as follows:

- Facelift and parking lot improvements to the Plantation Commercial Center and on-going upgrade and expansion of the Riverside Hotel with new entertainment venues.
- New commercial construction: Some examples are: Ashland subdivisions, including offices, restaurants, retail, day care, and professional services; KM buildings offices and professional services; Nelson's RV; Telaya Winery; Powderhaus Brewery; Wildflour Bakery; Mattress Firm; Discount Tire; Advanced Auto; flex spaces on 38th and 45th; Distillery; Luciano's Restaurant; Service Provider; Glass Doctor; several coffee shops including Black Rock, Coffee Box, and Human Bean; West Vet; Bowman Funeral; and Primary Health clinic and offices.
- Near completion of development plans in the northwestern sector of the City, including Carlton Bay and Edgewater Estates.
- Single lot infill development along Adams Street and throughout the eastern portion of the City.
- Larger higher density infill residential developments such as Kayak Crossing, Creation Row, Garden Phoenix, Legacy apartments, Coffey multi-family units, and Eaton Cottages.
- Innovatively designed, affordable and for sale housing in "pocket neighborhoods" developed by NeighborWorks including 36 Oak, 40th Street cottages and Adams Street Cottages.
- Near completion of the pioneering development, the Waterfront District, at the end of 36th Street; and additional residential development along 36th have been built or are in the planning stages.
- The four-acre, 41 residential units with neighborhood commercial center, Parkway Station development at Adams and 42nd/43rd. This project, in conjunction with the Tailwinds apartments, the Boys and Girl Club and Future Charter School has created a neighborhood hub at a scale not anticipated in the 2006 Comprehensive Plan.



Future Development

Development potential in the future is as described in the 2006 Comprehensive Plan with the following additions and updates:

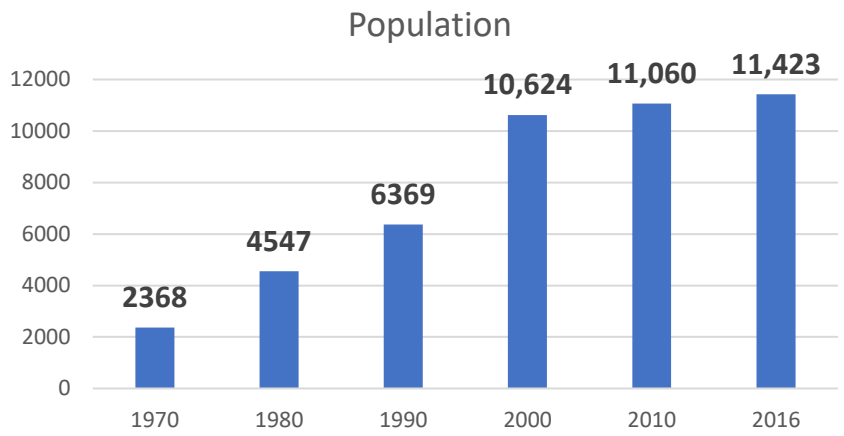
- At the time of the writing of this update, the 101-acre Plantation Golf Course property has a new owner and future development plans, if any, have not yet been determined.
- The 120-acre property west of Branstetter Street in the Garden City Area of City Impact remains in agricultural land use.
- Changes at the Ada County owned 240-acre Expo Idaho site have included the termination of horse racing and vacation of the racetrack and stables except during the two weeks of the fair. Other future changes include the potential closure of the North Ada County Fire and Rescue District (NAFRD) Station #16 on Glenwood, and the desire of the Boise Hawks minor league team to relocate from the existing stadium. All these changes suggest alternative future uses for the site.
- The future of the east end of the City will see increasing pressure for re-development not only from the momentum already started within the district but from increased development from the westside of Boise, including additional park development, a potential stadium and College of Western Idaho campus.
- There is the potential for substantial in-fill development along and adjacent to the Boise River. A review of the assessor roles conducted in early 2018 determined that 28 parcels that adjoin the Boise River had land valuation greater than assessed value of improvements, and that there are 410 acres of vacant land along or near the river in parcels greater than one acre.
- The southside of Chinden Boulevard from the eastern city limits to approximately N Curtis Road is an area of mixed industrial, retail and residential uses that may benefit from identification as a unique district within the city.

Demographics

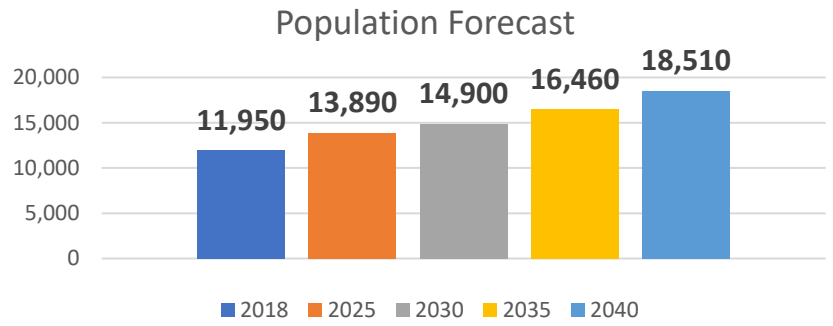
Goal 7: Connect the City
Goal 10: Plan for the Future
Goal 11: Serve the City

Since the 2000 census, Garden City has grown in population by 7.5% to 11,423 people. The

population continues to be predominately white (84%). The median age of the population has continued to increase reflecting a national trend in a proportionately older population. Historically, this is a dramatic change for the City which had a median age of 24.8 years in 1980 to an estimated 46.1 years in 2016. Persons over 65 represent 22% of the population compared to 13% in the 2000 census, and 15% of all households are persons over 65 living alone. The implication of this trend for the City is in thinking about the way services are provided to an increasingly elderly population. This trend may be slowed by the infusion of a greater percentage of multi-family housing, the increasing attractiveness of the City's recreation and leisure amenities to younger people and the addition of two new charter schools within the City limits.



The Community Planning Association of Southwest Idaho (COMPASS) provides projections of future community growth to analyze future travel demand and transportation deficiencies as part of their *Communities in Motion.* Their forecast for future population growth in Garden City over the next twenty-two years is as follows:



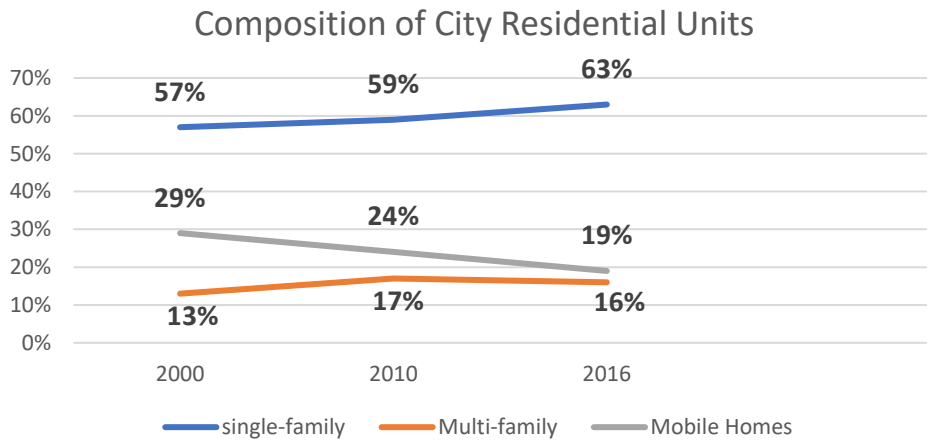
Median household income has risen since 2000 from $38,400 to $41,400. The number of families living below the poverty level rose 1% since 2000 to 11% in 2016. However, families living below the poverty level with only a woman head of household and with children under the age of five has risen from 42% to 80% in the same period.

Housing

Goal 6: Diversity in Housing

COMPASS estimates the number of City households in 2018 at 5,300. The composition of housing units has changed over the last few years characterized by a steady increase in single family units, multifamily units becoming slightly more of the market and a decline in mobile home units, a major

source of the City's affordable housing stock.



The number of owner-occupied units is estimated in 2016 at 53%, a decrease from 66% in 2010. The median value of a home has increased to an estimated value of $188,000 in 2016. Median rent has increased 49% since 2000 to $767/month in 2016. The number of households paying more than 35% of their income on housing is estimated at 47%. At the time of this writing a number of additional multi-family units are under construction or permitting that for the future will represent a greater percentage of the city's housing stock.

Economics

Goal 2: Improve the City Image
Goal 10: Plan for the Future
Goal 12: Evolve as a Destination

Garden City continues as a magnet for small scaled entrepreneurial businesses with prices generally more affordable than other nearby cities for industrial and small business enterprises, although this trend is changing. Tenant spaces continue to be utilized for creative outlets. One of the most significant new commercial developments over the past twelve years is in the expansion of food and beverage manufacturing or "taste" businesses including bakery, coffee, sodas, beer, cider and wine. No longer a drive-through city, it has become a destination. In 2018, Garden City was home to 16 "taste" businesses: 7 wines, 2 bakeries, 6 breweries, 1 soft beverage and 1 cider manufacturer.

No commercial agricultural activities exist within the city, but arable farming is practiced just outside the city limits to the west in the Area of City Impact.

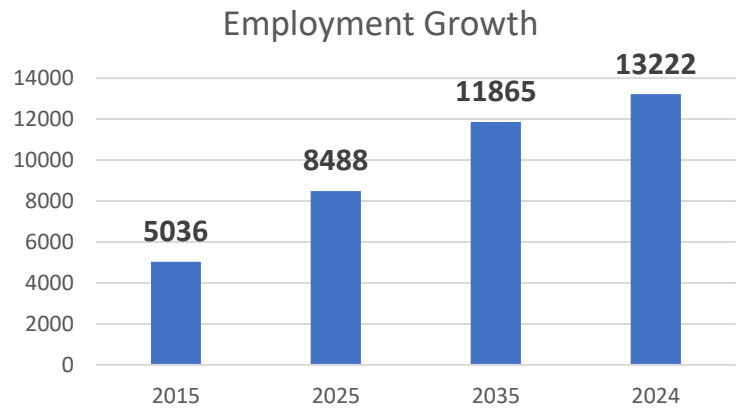
The Surel Mitchell Live – Work-Create District has lived up to its expectation in attracting arts related businesses, non-profits and entertainment venues to that area. The arts focus, in conjunction with the Whitewater and Esther Simplot Parks, and the river focused commercial uses, has made this district a destination for people from throughout the City and region. The attraction of this District is having an impact on pricing, making the area less affordable to the traditional small scaled industrial (and residential) uses that historically existed in the District.

Draft 3/10/19

Several businesses have relocated from adjacent communities to Garden City because of the relative affordability of the City. Conversely, other businesses who incubated in Garden City have moved or opened second locations in downtown Boise. Resourced based uses, such as the former gravel operation at the Boise River and 41st, and other non-river oriented, large scale industrial uses, such as the ACHD operation yard, are slowly becoming obsolete. Land prices are exceeding the value of the operations, making way for investments in uses with higher economic returns. The Community's choice to fulfill the goal to "Improve the City Image" with new design and development standards may be adding to the costs of new construction discouraging new flex and industrial spaces.

The total number of businesses located in Garden City is difficult to ascertain. The Idaho State Department of Commerce estimates the number at 800. The number of City utility connections for commercial uses is estimated between 1200-1400, and Idaho Power identifies 2,000 business customers in the City.

COMPASS estimates that in 2015 there were 5036 jobs in Garden City. Their forecast over the next 25 year is for a 160% increase in employment in the City.



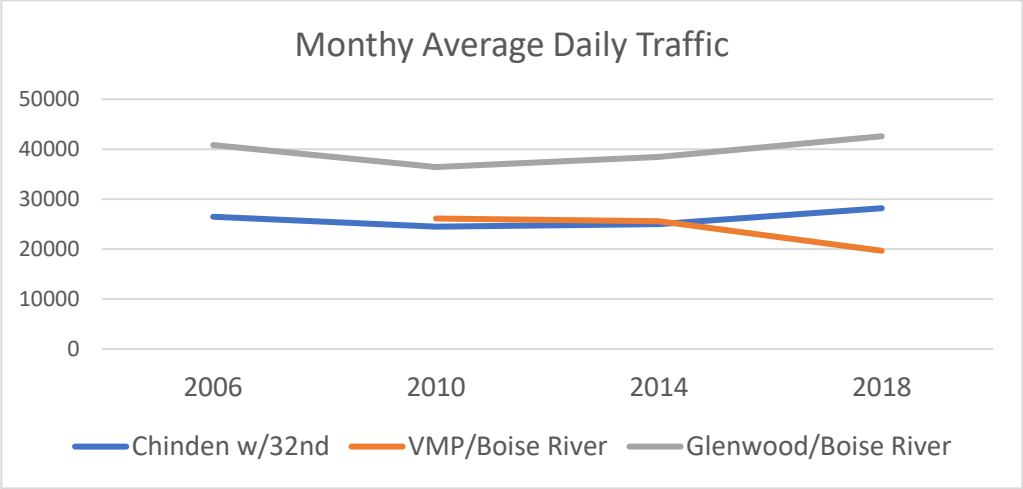
Mobility

Goal 7: Connect the City
Goal 9: Develop a Sustainable City
Goal 11: Serve the City

Streets and Highways

The framework of streets and highways as described in 2006 remain the same in 2019. Several street improvements have been completed: In 2013, 36th Street north of Chinden Boulevard was improved with reconstructed travel lanes, adding curb, gutter and sidewalks; construction of pocket parking; and installation of street lighting and landscaping. The aggregation of properties in one ownership along 34th Street provides an opportunity for a similar effort as was completed on 36th Street to master plan a streetscape. There have been other minor street improvements such as completing missing sidewalk on Garrett Street and paving on the greenbelt.

Following a downturn during the recession, traffic volumes continue to increase at major arterials throughout the City:



Source: Idaho Transportation Department Monthly Bulletins for June 2006-2018
*Counts for June 2018 at VMP/Boise River were impacted by construction at SH 44 and VMP

Street	Date	Daily Traffic Counts
Chinden		
west of Glenwood	2014	34,226
east of Glenwood	2014	36,869
west of Veterans Memorial	2014	35,418
east of Veterans Memorial	2014	32,266
Glenwood south of Chinden	2015	22,794
State west of Veterans Memorial	2015	38,298

Source: Ada County Highway District

Since 2002, Garden City has been a party with other agencies in developing strategies responding to the multi-modal needs, land use connections and traffic demands for the State Street Corridor. Several transportation options and land use opportunities for transit-oriented development and increased densities have been analyzed. In addition, transit service and ridership have increased, and new sidewalks and pathways have been constructed. In 2018, major intersection improvements were completed at the intersection of Veterans Memorial Parkway and State Street, a major gateway intersection into Garden City.

Cut through traffic has become a problem for the residential neighborhood along N Garrett and W Marigold streets since the completion of the Maple Grove connection with Chinden Boulevard. Vehicles are also observed using the undersized Osage and Stockton streets parallel to Chinden Boulevard to by-pass the boulevard or to find intersecting streets with signalization.

Non-motorized Mobility

While the City continues to be a vehicle-oriented community, improvements and studies have been completed that portend a more multi-modal future environment. The Greenbelt has evolved as not just a recreational asset, but a very important commuter link between Garden City and communities to the west with downtown Boise. Pedestrian and cyclists count taken by COMPASS at Glenwood and the Greenbelt from the period of September 2017 to October 2018, provides a snapshot of the

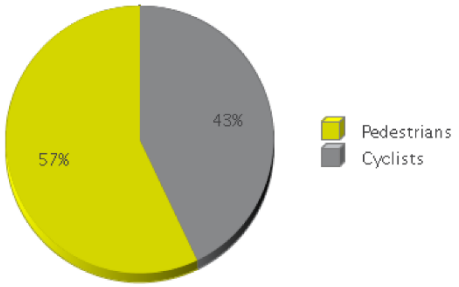
Draft 3/10/19

level of use:

	Total Traffic for the Analyzed Period	Daily Average	Busiest Day of the Week	Busiest Month of the Year	Distribution	
					IN	OUT
Pedestrians	107,163	286	Sunday	July 18: 14,271	63	37
Cyclists	80,541	215	Sunday	July 18: 13,373	51	49

IN: East

OUT: West



The data also shows only a 2.4% variation in the weekday compared to weekend use, and hourly use during the commute periods, indicating a level of commuter use.

The Ada County Highway District (ACHD) has adopted a *Roadways to Bikeways Plan* addended in 2018 that show the location of existing and future bikeway network in Garden City. Included are existing bike lanes along Garrett, Marigold, Riverside Drive, with future planned along Adams from Glenwood to Alworth. Sharrows or shared streets are designated on several local streets. What is lacking is consistent connections to the Boise River Greenbelt.

Opportunities for improving pedestrian and bicycle safety and connectivity was also examined as part of a 2015 study, *Bike and Pedestrian Assessment Report for Chinden Boulevard*, prepared by a team of experts led by the Federal Highway Administration (FHWA). The report described the many uses located along the corridor that attract pedestrian and bicycle users and assessed the level of safety along corridor for such users. The report made the following recommendations for improving conditions along the corridor for bicyclist and pedestrians:

- Restripe Chinden Boulevard and narrow travel lanes to 11 feet.
- Use additional space to add bike lanes along both sides of Chinden Boulevard.
- Construct crossings near 31st - 33rd, near 38th - 39th and near 43rd Streets.
- Explore:
    - Mid-block crossings with concrete pad and fences, Rectangular Rapid Flashing Beacons, pavement markings and signs.
    - HAWK (High-Intensity Activated crossWalK beacon) signals with ramps pavement markings and signage.
    - Full traffic signal providing vehicle access.
- Explore implementing lower speed limits traveling from VMP to the east.
- Explore traffic calming for Chinden Boulevard to encourage safe 35 MPH travel.
- Construct continuation of pathway on the East side of Glenwood Street as a shoulder pathway or sidewalk.

- Construction of sidewalk along the North and South sides of Chinden Blvd. from Glenwood past Kent Lane connecting to the bus stops. Adjust the light/pedestrian crossing at Kent Lane/Fred Meyer as a safety project.
- Adjust/lengthen signal cycle for pedestrians along full corridor to improve their level of service.
- Align pedestrian crossing signals, curb ramps and crosswalks so that they are accessible and logical.
- Improve and add wayfinding signage along entire corridor and adjacent.
- Create a safer north side walking space from 44th Street to the west. Explore possibility of adding a combination of extruded curb, shoulder, sidewalk walkway from 44th Street west to Glenwood Street on the north side of Chinden Boulevard.
- Add six-foot bicycle and pedestrian easements.
- Consider installing medians on Chinden Boulevard with turn lanes in the median where necessary.
- Review value of all free rights and remove unnecessary ones.

The intersection at Garrett Street and Chinden Boulevard is another important crossing for bicyclists that lacks safe intersection improvements.

Connectivity

Connectivity throughout the City is a concern. Not only are the two state highways a major barrier for pedestrian and bicycle crossings, but also for vehicles attempting to make turns at uncontrolled intersections. The lack of connection because of the large blocks in the Old Town Site was noted in the 2006 Comprehensive Plan and is still a concern today. Few connections to the regional bike network are planned within the City by the Ada County Highway District. As the Greenbelt becomes an increasingly important recreation and commuter route, improved regional connections to it coming from outside the city limits, such as Cloverdale, will be essential. Access and parking for vehicles of people using the Greenbelt will also be needed, such as the one developed by the City at the intersection of 36th and N Carr streets. The Greenbelt also has insufficient connections for public safety and maintenance vehicles. With higher volume use along and adjacent to the Greenbelt, more connections for public safety and maintenance vehicles is critical.

Community Services, Facilities and Utilities

Goal 1: Nurture the City
Goal 10: Plan for the Future
Goal 11: Serve the City

Police

Since 2006, the Garden City Police Department has undergone some significant changes.

- In response to the economic down turn staffing was reduced from 29 full time officers to 26 full time police officers and three part time police officers.
- In 2018-2019 the department was approved for an additional fulltime detective, who will serve as a juvenile detective/liaison to the two charter schools and the Ada County Boys and Girls Club.
- In 2018 the Garden City Police Department accounts for 58% of the city's overall budget, a reduction from 60% in 2006.

- In an attempt to better address the needs of crime victims; in 2018 the Garden City Police Department eliminating Part Time Criminal Investigations Assistant to include lower priority tasks and hired a fulltime Victim Witness Coordinator who also assists Criminal Investigators.

The Police Department embraces a community policing policy that was expanded City-wide in 2016. The multi-department approach, "One City-One Team", brings together all City officials and staff in partnership with the public. This approach works to improve the City quality of life, builds trust, community identity and sense of safety. The Department strives to maximize community partnerships through active involvement in community events such as Shop with a COP, Trick or Treat, White Water Rafting and Experience Garden City.

In 2017, the Department responded to 14,834 crime reports, generated 3,114 police reports for a total of 1,194 criminal charges resulting in 713 arrests.

Fire

The City continues to be served by the North Ada County Fire and Rescue District (NAFRD). In 2010 NAFRD entered into an agreement with the City of Boise for the operations staff to become employees of Boise City. Stations previously known as Station #1 and #2 are now Station #16 located on Glenwood Street, and Station #18 on Chinden Boulevard, respectively. Station #18 was closed for a period but in 2018 had re-opened and is intended to remain so in the future. Station #16 most likely will be closed with the opening of the rebuilt Fire Station #9. Emergency medical services have already been discontinued at Station 16#. With the change in service of NAFRD, an aerial truck is now available which will allow for higher building construction in Garden City.

At the time of this writing, the NAFRD Board of Commissions intends to impose development impact fees for new residential development within their jurisdiction of Garden City. The City and the District will enter into an agreement for the City to adopt an ordinance for assessing and collecting the fees to support the District's needed improvements for new development.

Library

The library provides its traditional services, as well as being a community hub for all ages of the City population. Its mission is to serve as a community center for life-long leaning. In 2017, the library had 140,410 visits. Fifty percent of the patron are non-residents of the City. On any given day, the library hosts 3-5 programs. The library is also responding to a changing demographic of increasingly older residents. The Strategic Plan for the library looks to in the future with new and expanded services, such as summer camps, and programs such as STEM and VolunTEEN. Increasing technological literary is also a priority.

Public Works

Since 2006, the City has invested in utility improvements, replacements and upgrades. The focus has been on improving not only the aesthetics of well sites but also replacing sites that have outlived their useful lives. Preventive maintenance on collection lift stations has allowed the expected life span of the station to be extended. Since the last comprehensive plan, the City has replaced a 380 gallons per minute (gpm) well on 43rd St with a new 2,100 gpm system and updated all well interiors and exteriors. A new 750,000- gallon water reservoir on 46th Street was installed that significantly increased fire flow and potable water availability and sustainability. Also, 12,000 linear feet of new

water main was replaced or added throughout the City.

Infrastructure standards have been modified as materials and needs have changed. The east side of Garden City is in the process of replacing current, insufficient piping with higher volume material thus providing much needed fire flow, domestic water and sewer capacity. New lines and gravity connection to the treatment plant are needed to serve new development west of Glenwood. More development will require bigger wells and larger lines. Any development of the Ada County Fairgrounds or the Plantation Golf course will significantly impact utility services.

Garden City is also served by the Settlers Irrigation District which has value as a source of irrigation and surface water amenity, where it exists. In some cases, it has been challenging for property owners to establish water rights with the District.

Boise River Greenbelt

The use of the Greenbelt has substantially increased since 2006 changing the way the City approaches maintenance of the Greenbelt surface. The focus has shifted from constant repair to focused replacement. The City has also transitioned from asphalt repair/replacement to concrete replacement with root barrier to prolong the life of the new path and provide a smoother surface. Development standards for the Greenbelt have also been similarly modified.
In the future as the popularity of the Greenbelt increases, there is a need to plan for additional widening. In addition, the high water and flooding during the Spring of 2017 also pointed out vulnerabilities that should be documented and plans developed to reduce damage to the Greenbelt in the future. As an example, erosion from the Boise River at flood stage in 2017 forced the removal of the south bridge leading to Plantation Island, a major link across the river.
With the increase in users, additional mile markers are needed on the Greenbelt to assist with dispatch in cases of emergencies.

Garden City Urban Renewal Agency

The Urban Renewal Agency continues to focus on improving infrastructure in the urban renewal district, including water and sewer lines and facilities and in partnership with ACHD, improving streets, adding curbs, gutters and sidewalks. The District has also supported improvement to public spaces including parks and the greenbelt.

The Agency's first district, River Front District was closed out in 2013 and final projects in the district were completed in 2014. A second district, River Front East was adopted in 2012. The district boundaries include the area east of 42nd Street to Garden Street and from the Osage Street right of way to the Boise River. Major expenditures have been for park and greenbelt improvements including Heron and Riverfront Parks; concrete replacement for the Greenbelt path; various public works improvements; and in partnership with others, wayfinding signs for the Live-Work-Create District.

Schools

Garden City is now the location for two charter schools, a significant change since 2006. Anser Public Charter School relocated to 42nd street in 2009. With 375 students, the school offers education in grades kindergarten through eighth grades. Future Public School opened in 2018 for grades Kindergarten through third grade with expansion expected to grade eight. The school is also located on 42nd street next to and sharing facilities with the Boys and Girls Club. The service area for both

schools extend beyond the corporate boundaries of Garden City. Transportation to the Anser Charter School is by carpooling and free bus transportation is provided Future Public School.

Community Services

Increasingly communities cannot meet the needs of their citizenry alone and rely on many community partners to achieve their goals and objectives. Garden City benefits from the number of civic, faith-based, health care, educational, housing and other social service organizations. A list of 2019 community service organization is included in the Appendix.

Draft 3/10/19

COMPREHENSIVE PLAN ELEMENTS REQUIRED BY THE LOCAL LAND USE PLANNING ACT (Section 67-6508 of the Idaho State Code)

Required Components	Comprehensive Plan Reference
Property Rights	Objectives 2.2 and 5.7; 2006 Plan Background, Built Environment, Property Rights
Population	2019 Background Update, Demographics
School Facilities and Transportation	Action Steps 7.1.3, 8.12, 11.1.1; Land Use Designations; 2019 Background Update, Schools
Economic Development	Objectives 5.4, 10.1; Goal 12; Background Update, Economics
Land Use	Goal 3 and 10; Objectives 2.4, 5.4, 5.8, 6.3. 12.2; 2019 Background Update, Built Environment
Natural Resources	Objective 5.2, 5.3, 5.6, 5.8, 9.1, 9.2Hazardous; 2019 Background Update, The Natural Environment
Hazardous Areas	Objective 5.8, 8.1, 9.2; Background Update, The Natural Environment
Public Services, Facilities, Utilities	Goal 11; Objective 1.1, 1.2, 1.3, 5.1, 9.2; 2019 Background Update, Community Services, Facilities and Utilities
Transportation	Goal 7; Objective 2.4, 5.5, 5.7; 2019 Background Update, Mobility
Recreation	Objective 3.2, 4.1, 5.5, 5.7, 5.8, 12.3; 2019 Background, The Natural Environment, Connectivity and Community Services, Facilities and Utilities
Special Areas or Sites	Objective 1.4, 5.8, 10.3, 12.3
	2019 Background Update, The Natural Environment,
	2019 Background Update, Built Environment, Future Development
Housing	Goal 6; 2019 Background Update, Housing
Community Design	Goal 2; Objective 3.1, 3.2, 4.1, 4.3, 5.2; 2019 Background Update, Built Environment
Agriculture	Objective 4.2; 2019 Background Update, Economics
Airport	Not applicable
Implementation	Implementation Work Program