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**Suggested Changes to the Recommended Comprehensive Plan Amendments  
adopted by the Planning and Zoning Commission on April 17, 2019.**

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The following are suggestions to the recommended Comprehensive Plan amendments that were adopted by the Planning and Zoning Commission on April 17, 2019. These are offered up for several reasons: as way of explanation to the proposals made by the working group, to maintain the organizational integrity of the adopted comprehensive plan, to correct omissions, to provide greater clarity and/or to ensure consistency between the Land Use Map and text. The format is sequential in the evolution of the proposed amendments, starting with the adopted plan text and followed by the various changes made over the review process. Also included are my recommendations.

#### Action Step 1.5.4

**Adopted:**

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

**Working Group Changes:**

No Change

**Design Review Committee and Planning and Zoning Commission Recommendation:**

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

**Response:** The action step is under the objective 1.5 “To Celebrate the historic, the cultural and the artistic”. The Design Committee and Planning and Zoning Commission recommendation would change the intent to open any dedication for any purposes. There is nothing to prevent that from happening. This action step was intended to focus on an action that would support the objective, not a broader purpose.

**Recommendation:**

1.5.4 Establish a program for memorials which would allow for trees, benches, street lamps, public art and gardens to be dedicated to the memory of individuals who contributed to the historical, cultural or artistic life of the city.

#### Action Step 2.1.5

**Working Group new action step:**

Explore an amendment to the Development Code to expand the boundaries of the Surel Mitchell

Live-Work-Create District to Veteran’s Memorial Parkway on the west.

**Design Review Committee first review and supported by the Working Group:**

Explore an amendment to the Development Code to expand the boundaries of the Surel Mitchell Live-Work-Create District. ~~to Veteran’s Memorial Parkway on the west.~~

**Design Review Committee and Planning and Zoning Commission Recommendation:**

Explore an amendment to the Development Code to expand the boundaries of the Surel Mitchell Live-Work-Create District. ~~to Veteran’s Memorial Parkway on the west~~ that would serve as a tool to promote the district.

**Response:** This action step is in support of the objective 2.1 “Encourage new and distinctive neighborhoods”. It is for this intent that the recommended action was drafted not to serve to promote the district, although that might also be an outcome.

**Recommendation:**

2.1.5 Explore an amendment to the Development Code to expand the boundaries of the Surel Mitchell Live-Work-Create District.

Action Step 3.1.3

**Design Review Committee and Planning and Zoning Commission Recommendation:**

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.

**Response:** The action step should reflect the locations shown on the Future Land Use Map and as identified in the description of the Future Planning Area designation on page 34.

**Recommendation:**

3.1.1 Designate the area around the Expo Idaho site, ~~City Hall~~ and the ITD property, and the Ada County Highway District Maintenance Yard 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.

Action Step 4.1.1

**Working Group Add:**

- amend the adopted Parks and Waterway Plan to include 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.

**Design Review Committee and Planning and Zoning Commission Recommendation:**

- amend the adopted Parks and Waterway Plan to include strategies for investment in the parks 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.

**Response:** The working group felt that there should be financial strategies explored for all

greenspace included in the adopted master plan, not just for parks. The addition “in the parks” limits the working group’s purpose and is already stated at the end of the sentence. In addition, eliminating the strategy for the creation of a park district puts all the burden for financial support on future development. Public support for park districts is wide spread throughout the state and should not be eliminated from consideration as a viable alternative strategy. The wording could be clearer.

**Recommendation:**

- amend the adopted Parks and Waterway Plan to include strategies for investment including the creation of a tax payer supported park district and requirements for new development, ~~the creation of a park district~~ and/or the imposition of impact fees to fund new parks and green spaces.

Objective 5.7

**Adopted:**

Objective 5.7 Maintain and Protect the Greenbelt

**Working Group Changes:**

No Change

**Design Review Committee Comment:**

Define the greenbelt as either being the natural river corridor or the portion of the corridor with a pathway.

**Response:**

The definition of what is the greenbelt is more fully amplified by the action steps which follow, but could be clarified as follows:

**Recommendation:**

Objective 5.7 Maintain and Protect the Greenbelt Pathway.

Action Step 7.2.5 first bullet:

**Adopted:**

- to improve the design of Chinden Boulevard emphasizing multi- modal facilities, including consideration for bus turn-outs and stations at the transit nodes;

**Working Group Changes:**

No Change

**ITD Comments:** that the consideration of design turn-out supposes a design decision that has been yet to be decided. If they are not included in future design decisions, an amendment to the Comprehensive Plan would be required.

**Design Review Committee and Planning and Zoning Commission Recommendation:**

- to improve the design of Chinden Boulevard emphasizing multi- modal facilities, including consideration for bus ~~turn-outs and~~ stations at the transit nodes;

**Response:** The active word is “consideration”. If bus turn outs are found not be part of the corridor plan, no amendment to the plan would be required.

**Recommendation (no change):**

- to improve the design of Chinden Boulevard emphasizing multi- modal facilities, including consideration for bus turn-outs and stations at the transit nodes;

**Page 32 Residential Low density Land Use Designation:**

The text describing the Residential Low Density land use areas should be corrected to reflect the Land Use Map:

**RESIDENTIAL LOW DENSITY:** The areas designated for low density residential are north ~~and south~~ of the river, and south of the river west of Glenwood.

**Page 33 Main Street Commercial Corridor Land Use Designation:**

**Adopted:**

**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.

**Working Group Changes:**

No Change

**Design Review Committee and Planning and Zoning Commission Recommendation:**

~~**MAIN STREET COMMERCIAL CENTERS CORRIDORS:** Along Adams Street in both the Mixed Use Residential and Mixed-Use Commercial areas are opportunities to Create a “Main Street Commercial Centers”~~ corridor as a principle street through the City with a mix and concentration of uses. The corridor should have activity nodes along the street that connect the main street to the arterial roadways and/or the Boise River. The activity nodes should be limited so as to not dilute their function as a center. 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.

**Response:** The Land Use Map shows the Main Street corridor along Adams Street with a possible alignment through a re-developed Idaho Expo site and connecting with Marigold. There needs to be consistency between the map and description, so that either the designation be removed from the map or the description be changed as follows:

~~Along Adams Street in both the Mixed Use Residential and Mixed-Use Commercial areas are~~

~~opportunities to Create a “Main Street Commercial Centers”- corridor as a principle street through the City along Adams Street with a possible alignment through a re-developed Idaho Expo site and connecting with Marigold Street with a mix and concentration of uses.~~ The corridor should have activity nodes along the street that connect the main street to the arterial roadways and/or the Boise River. The activity nodes should be limited so as to not dilute their function as a center.

#### Page 34 Green Boulevard Corridor Land Use Designation

**Design Review Committee Recommendation:**

Clarify that this is anticipated as a commercial corridor with an emphasis on new uses to be designed to encourage multi-modal over single occupancy vehicles. Currently it could be interpreted that new commercial is not envisioned.

**Recommendation:**

**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, including commercial should be designed to encourage multi-modal over single occupancy vehicles. 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.

#### Page 34 Future Planning Area

**Adopted text:**

**SPECIAL OPPORTUNITY AREA:**

Special Opportunity Areas have been identified for (a) large parcels of vacant or un-developed land; (b) the area west of the City within the Area of City Impact; and (c) the area around the Idaho Expo Center, including the Idaho Department of Transportation District 3 Headquarters and extending east to Bradley.

**Working Group, Design Committee and Planning and Zoning Commission Recommendation:**

~~**SPECIAL OPPORTUNITY AREA:**~~ **FUTURE PLANNING AREA**

~~Special Opportunity~~ Future Planning Areas have been identified for ~~(a)~~ large parcels of vacant or un-developed land; ~~(b)~~ including the area west of the City within the Area of City Impact; ~~and (c)~~ the area around the Idaho Expo Center, including the Idaho Department of Transportation District 3 Headquarters and ~~extending east to Bradley.~~ and the Ada County Highway District (ACHD) operations and maintenance property surrounding at 37<sup>th</sup> and Adams.

**Public Comment:** Changes that will be occurring to the Plantation Country Club property with the re-alignment of the State Street and Pierce Park Lane intersection changes and

the designation as an activity node on the Land Use Plan requires a comprehensive master planning for the property. The Plantation property should be designed as a Future Planning Area.

**Response:**

The original intent of the designation of the Future Opportunity Area (now proposed to be called Future Planning Area) was to undertake master plans for large parcels of land that have not yet been developed as in the case of the land in the area of city impact, or are in public ownership with the opportunity for re-development. Especially in the case of the ITD headquarters and the Idaho Expo site, where the city has little land use control, the intent was also to send a strong message to these agencies that it is in the public's best interest to see these properties re-developed following a comprehensive process.

The Working Group discussed at length the merits of designating the Plantation property as a Future Planning Area. It was their suggestion that it not be because of the existing residential development adjacent to the site which they did not see changing, the opportunities already present for master planning through the designation as an activity node and the requirements of the Boise Greenbelt Overlay district which also requires a master plan for any future re-development of land this size adjacent to the river.

[Additional Public Comment Overlooked](#)

**Public Comment:** Add an action step to expand the Bee City designation with additional pollinators and an Integrated Pest Management (IPM) plan.

**Response:** The Bee City USA designation was noted in the background section to the update, but the working group did not discuss the expansion of the program. It was unclear to the consultant what was intended by these remarks. Is the suggestion for additional pollinators for the existing garden or does expansion imply something else? Is an IPM plan just for the garden or for the broader community? Suggest the following be added to Goal 4 Emphasize the Garden Objective 4.1 Beautify and landscape:

4.1. 9 Expand the Bee City USA designation with additional pollinators and consideration of an Integrated Pest Management Plan.

**Public Comment:** Add an action step to explore a comprehensive approach to storm water management.

[Additional Design Committee and Public Comment:](#)

Add an actional step to explore a comprehensive approach to storm water management.

**Response:** The Planning and Zoning Commission responded that this would be a substantial undertaking for the city. If the Council finds merit in the comment, the following could be added to Goal 4 Emphasize the Garden, Objective 5.3 Restore the Natural Water Systems:

5.3.4 Study the feasibility of a comprehensive approach to storm water management that would restore the natural infiltration system balanced with existing conditions and flooding hazards.