

CHAPTER 5: ACTION PLAN

Blueprint Boise establishes a broad vision for Boise City over the next 10 to 20 years. This vision is supported by a detailed framework of goals and policies, as outlined in Chapters 2-5, to help guide the community in its day-to-day efforts of implementing it. However, because of the plan's comprehensive scope and its long-term outlook, it is important to define a set of priority actions to facilitate its implementation. This chapter outlines a set of targeted actions necessary to begin to implement the Comprehensive Plan over the next one to three years. Actions are organized under the umbrella of the vision's seven supporting themes. This chapter should be reviewed annually and amended as needed in accordance with the comprehensive plan amendment process outlined in Chapter 1 and the city's strategic planning process

Citywide Actions

Priority actions outlined below are intended to focus the city's efforts and resources on actions that should be taken as soon as possible to ensure that future decisions are aligned with the goals and policies contained in this Comprehensive Plan. The actions outlined in this chapter are not intended to address steps needed to implement each and every policy contained in this Comprehensive Plan; rather they should be viewed as reflective of the city's highest priorities related to the Comprehensive Plan for the next one to three years. Some of these actions are already underway or reflect the continuation of ongoing city efforts and partnerships. Others represent movement in an altogether new direction for the city as a result of the planning process. Actions should be reviewed and updated periodically to reflect the city's accomplishments, available resources, and potential shifts in policy direction.

A detailed discussion of priority actions, by theme, is provided below. In some cases, multiple actions will be required to implement a particular priority. References to relevant policies are provided where relevant. In some instances, multiple policies relate to a particular action; however, due to the inter-related nature of the seven themes and the plan policies, only those policies directly related to the action are referenced. Table 11, beginning on page 5-11, includes an abbreviated summary of these priority actions, identifies lead and supporting entities, and assigns a general timeline for completion.

Theme #1: Environmental Stewardship (ES)

Priority actions identified to implement comprehensive plan policies related to environmental stewardship include: (1) Lead by example; (2) Develop tools to measure and monitor progress; (3) Strengthen protection of environmentally sensitive areas and waterways; and (4) Align development standards with sustainability objective, and (5) Expand public education programs to promote sustainability in the community.

Action ES-1: Lead by example.

The city has made great strides in recent years on its many sustainability initiatives. The following actions reflect the city's continued commitment to these initiatives and other to support the implementation of this Comprehensive Plan.

ES-1.1: CITY FACILITIES AND PROJECTS

Take the initiative on all city facilities and projects as opportunities for demonstration of sustainable building design and site-planning principles, including but not limited to:

- Locating new city office facilities within a mixed-use activity center where they offer live-work-shop options for employees and may be readily served by transit;
- Incorporates sustainable building design techniques and materials on new construction and renovation projects, seeking LEED certification or other recognition where appropriate and economically feasible to promote awareness;

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- Conduct energy audits of existing facilities and complete upgrades to existing facilities to promote energy conservation, implementing solutions with a demonstrated payback of seven years or less;
- Source a minimum of ten percent of city facility energy consumption from non-hydro, renewable sources in accordance with the Climate Protection Committee's recommendations;
- Incorporate on-site energy production and net metering through the use of solar, wind, geothermal, technology where feasible;
- Integrate low-impact site development such as storm water quality best management practices; and
- Other measures as appropriate.

(See policies ES5.1 through 5.5 and ES11.1 through 11.4)

ES-1.2: EXPAND SUSTAINABLE BOISE SECTION OF CITY WEBSITE

Expand the Sustainable Boise section of the city's website to include more quantitative tracking and monitoring criteria regarding the city's progress in the categories discussed under action ES-2.1, on the following page. Keep this section of the website current to encourage frequent visits and use social media and to help engage the community in the challenge of becoming more sustainable in their day-to-day lives.

(See policy ES16.2)

ES-1.3: REDUCE WASTE IN THE CITY'S DAY-TO-DAY OPERATIONS

Create a plan to reduce waste in the city's day-to-day operations, including consideration of the following:

Adopt a city-wide green purchasing policy which identifies sustainable products;

- Provide "Re-think, Reduce, Reuse, and Recycle" education for city employees;
- Ensure all Boise City owned and operated facilities fully participate in the city's recycling programs;
- Discourage the use of single use plastic beverage bottles and other disposables at city sponsored meetings and events, unless otherwise necessary for public health and safety;
- Adopt a policy to purchase products locally first;

- Increase the use of non-potable water in city parks and residential irrigation; and
- Track and annually review purchases to find reduction opportunities.

Establish a tracking format for departments to monitor progress and document estimated waste diverted as waste reduction policies are implemented.

(See policies ES5.1, 5.2, and 5.3.)

Action ES-2: Develop tools needed to measure and monitor progress.

In order to understand the impacts of different sustainability initiatives over time and determine which initiatives are most effective, a clean understanding of baseline conditions must be established. From there, changes to the baseline can be monitored and evaluated.

ES-2.1: ESTABLISH TRACKING AND MONITORING CRITERIA

Work with partner agencies and coordinate with internal city departments to establish quantitative measurements by which sustainability initiatives and the implementation of the Comprehensive Plan can be monitored on an annual basis both within city facilities and in the community as a whole. Establish measurements in each of the categories below to answer these and other questions, as data become available:

- Land Use and Development Trends—What percentage of new development occurred through infill or redevelopment versus greenfield development? What percentage of new dwelling units were located within mixed-use activity centers or along major travel corridors? How does the average density of new development compare to that in previous years?
- Alternative Energy—How much of Boise's energy comes from renewable sources? How many households or businesses generate some or all of their own energy from solar, wind, or geothermal sources? Where is there potential for new geothermal customers?
- Alternative Transportation—What is the mode split for Boise commuters between automobile, bike, transit, and pedestrian trips? What is the average commute time? How many miles of bike lanes or paths exist in the city?

- **Energy Conservation**—What are the potential energy savings per household that would result from conversion to energy efficient appliances and heating and cooling systems, adding insulation, replacing leaky windows, and other conservation techniques?
- **Green Building Practices**—What are the potential savings in terms of waste reduction or energy conservation that result from common green building practices? How many buildings annually are being constructed in Boise using green building practices?
- **Waste Reduction and Recycling**—How much waste do Boise residents generate annually? How much waste is diverted annually through the city’s recycling and composting programs? What new initiatives are being taken to further reduce the city’s waste stream?
- **Parks and Open Space**—How many acres of parks and open space do Boise residents have access to? How many residents are within walking distance of a city park? How many miles of trails? —How many community gardens exist in the city? How many people participate in Parks programs?
- **Water Conservation**—What is the annual water usage per household for Boise? What are the potential savings in water usage per household that would be generated by the installation of low-flow fixtures, xeric landscaping, or other water conservation strategies?

Include comparative data, to the extent possible, to help frame the city’s relative progress as compared to peer cities and the country as a whole.

(See policies ES17.1 and 17.2.)

ES-2.2: UPDATE CITY WEBSITE TO PROVIDE INFORMATION ON PROGRESS

Expand the Sustainable Boise section of the city’s website to include a graphical interface that provides real-time tracking of the community’s progress on the list of sustainability initiatives outlined above and the implementation of the Comprehensive Plan, as data becomes available.

(See policy ES17.2.)

Action ES-3: Strengthen protection of environmentally significant areas and waterways.

Environmental stewardship is one of the primary tenets of this plan. The following action aims to increase protections for some of Boise’s most treasured natural features, the Boise River and its tributaries.

ES-3.1—REVIEW THE RIVER SYSTEM ORDINANCE

Complete a comprehensive review of the Boise River System Ordinance relative to the goals of flood protection, fish and wildlife protection, pollution and runoff control, recreation, and development opportunities. Evaluate the need for amendments to the existing ordinance.

Action ES-4: Align regulations and development processes with sustainability policies.

Multiple actions are needed to remove potential barriers to the implementation of the sustainability objectives outlined in this plan and provide incentives to encourage sustainable development. Priority actions to implement these goals include:

ES-4.1—CONDUCT SUSTAINABILITY AUDIT

Review the Boise City Code and development processes as a means of identifying potential barriers and recommendations for achieving the city’s sustainability objectives. Prioritize recommendations beyond the specific actions identified in Actions 5.2 - 5.4 according to the level of effort and time necessary to make revisions and/or develop new approaches.

(See policy ES10.1.)

ES-4.2—UPDATE DEFINITIONS

Incorporate modern definitions for renewable energy facilities (solar, wind, etc.), waste, salvage, and recycling uses, community gardens and urban agriculture, and other similar uses into the development code. Give consideration to the scale of these uses to ensure all potential scenarios have been addressed, e.g., solar panels on a home vs. a multi-acre solar array.

(See policy ES10.2 and ES14.1.)

ES-4.3—REVIEW, UPDATE, AND EXPAND PERMITTED/PROHIBITED USES

Identify appropriate locations for uses that support sustainability policies, such as renewable energy facilities, waste, salvage, and recycling use, and community gardens and urban agriculture. Update permitted/prohibited uses in each zoning district to facilitate these types of uses and incorporate them in new zoning districts, where appropriate. This action

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will help streamline future processing of permits for such uses and ensure that the city has appropriate standards in place to mitigate the potential impacts of uses, as discussed in Action ES-5.4, below.

(See policy ES10.2,13.3, and14.1.)

ES-4.4—CREATE NEW ZONING DISTRICTS

Develop new mixed-use zoning districts to facilitate the more compact and sustainable patterns of development supported by the policies contained in this Comprehensive Plan. See Actions NAC 1.1 and EC 2 for a discussion of specific districts recommended. (

See policies NAC11.3 and EC8.2)

ES-4.5—EXPAND OR CREATE NEW STANDARDS TO SUPPORT SUSTAINABLE USES

Create new standards to address the potential impacts of renewable energy facilities such as wind and solar installations, waste, salvage, and recycling uses, and community gardens and urban agriculture. In addition, develop or update existing standards and regulations to support sustainability policies in the following areas:

- Lighting—Update standards to include dark-sky preservation measures and requirements for energy saving fixtures;
- Water conservation—Develop requirements for conservation features such as: low flow lavatory faucets; dual flush toilets or toilets with 1.3 gallons per flush or less; low flow shower heads; use of grey water; use of treated effluent for landscaping; drought tolerant and/or native vegetation, the retention of rainwater on-site, and others as appropriate.
- Tree protection—Expand the Boise Tree Ordinance to include: tree protection requirements for private development, particularly infill development in established areas of the community; the retention of healthy trees that exceed a particular caliper in size; replacement standards for tree removal; provisions to discourage the premature removal of trees in advance of development; and standards for increasing tree canopy in parking lots. Provide flexibility through variances or other means to address infill development on smaller sites.

(See policies ES6.4, 7.8, 9.1 through 9.4, 10.2, 13.1, and 13.2.)

ES-4.6—EXPAND OPPORTUNITIES FOR URBAN AGRICULTURE

Develop a strategic plan to promote expanded opportunities for community-based and local food production. Identify opportunities for urban agriculture on public land and coordination with schools and other agencies with land resources.

(See policy 14.1.)

ES-4.7—ESTABLISH INCENTIVES FOR ENERGY CONSERVATION AND SUSTAINABLE DEVELOPMENT PRACTICES.

Explore a range of incentives to encourage the incorporation of water and energy-saving fixtures or for renewable energy features and site development techniques.

(See policies ES 9.1-9.4, 10.2, 13.2, and 13.2.)

ES-4.8—DEMOLITION ORDINANCE

Consider adoption of a demolition review ordinance to include an integrated recycling plan for building demolition and deconstruction projects.

Action ES-5.1 Expand public education programs to promote sustainable practices in the community.

Priority actions to implement these goals include:

ES-5.1 COORDINATION OF SUSTAINABILITY EFFORTS

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

Theme #2: A Predictable Development Pattern (PDP)

Priority actions to promote a more predictable pattern of development include: (1) Establish incentives for infill development, (2) Increase education and awareness about infill development, and (3) Monitor Area of City Impact boundary.

Action PDP1: Establish incentives for infill development

Implementation of the city's vision will require an increased emphasis on infill and redevelopment that pushes "inward and up" as a priority rather than out.

The following actions are intended to help encourage infill development within the community and to ensure that it is compatible with the city's established neighborhoods.

PDP-1.1: PRIORITIZE INFRASTRUCTURE IMPROVEMENTS

Identify and prioritize needed infrastructure improvements to foster infill development and redevelopment in downtown, designated mixed-use activity centers, along major travel corridors, and in other potential areas of change identified at the planning area level.

(See policy PDP1.3.)

PDP-1.2: ESTABLISH INCENTIVES

Develop incentives (such as zoning allowances for loft apartments, commercial and residential mixed uses, and accessory uses) to encourage the private sector to provide needed housing in the city. Examples include:

- Density bonuses for infill projects based on a site's proximity to specified existing services and infrastructure facilities;
- Reduced impact fees for infill development;
- Access to an improved land use database to identify potential sites for infill and redevelopment;
- Infill prototypes to demonstrate desirable development configurations for typical infill sites, including site plans and building elevations;
- Accelerated development review process as compared to Greenfield development through administrative review, priority review times, and other measures as part of the zoning code update; and
- Other incentives as appropriate.

(See policies PDP1.2, 1.3, and 2.1.)

Action PDP-2: Increase education and awareness about infill development.

Infill development represents change within established areas of the community and with change often comes the potential for controversy. The following actions are targeted at increasing public awareness and support for infill development through a variety of initiatives and at monitoring the affects of infill on the community over time.

PDP-2.1—INFILL EDUCATIONAL CAMPAIGN

Develop an educational campaign designed to promote the value of infill development, show positive examples of well-designed projects, and promote awareness of areas in the city where infill and redevelopment are likely to occur in the future.

(See policy PDP1.4.)

PDP-2.2—SEEK COMMUNITY INPUT ON INFILL STANDARDS

Seek community input on the development of new zoning districts and design standards for infill development to increase awareness of existing and proposed regulations and proactively address neighborhood concerns.

(See policy PDP1.4.)

PDP-2.3—MONITOR PROGRESS

- (a) Improve the city's land use database to track information on acreage, existing and potential development, vacant and underutilized lands, pending and approved infill projects by development type, and other pertinent information.
- (b) Update the land use data base quarterly or as needed based on development activity.
- (c) Incorporate a summary of infill-related data from the land use data base as part of the comprehensive plan monitoring process.

(See policy PDP2.2.)

Action PDP3: Plan for coordinated growth within the AOCI boundary.

Although many of the policies in this Comprehensive Plan are focused on infill development, development pressure within and outside of the ACIAOCI boundary are likely to continue. As a result, it is important for the city to also maintain focus on the AOCI boundary as it relates to the other priorities outlined in this chapter.

PDP-3.1—MONITOR AOCI BOUNDARY

Maintain a land capacity analysis for the AOCI using the improved land use data base (See Action PDP 2.3, above.) to monitor the overall availability and distribution of land within the AOCI. Include a distinction between greenfield development sites and potential infill and redevelopment opportunities in the capacity analysis.

(See policies PDP3.1 through 3.3.)

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PDP-3.2—EAST COLUMBIA AREA

Develop a sub area plan for the East Columbia area.

THEME #3: A COMMUNITY OF STABLE NEIGHBORHOODS AND VIBRANT MIXED-USE ACTIVITY CENTERS (NAC)

Priority actions to promote neighborhood stability and the creation of vibrant mixed-use activity centers include: (1) Establish tools necessary to achieve desired patterns of development and (2) Update the city's neighborhood planning framework.

Action NAC-1: Establish tools necessary to achieve desired patterns of development.

In order for the city to achieve the types of neighborhoods and activity centers called for in this plan, new regulatory tools are needed. Having the proper tools in place is important to streamline the approval process for development that is consistent with this Comprehensive Plan. The tools will also make it difficult to approve development patterns that are not consistent with this Comprehensive Plan. Specific actions include:

NAC-1.1—ESTABLISH NEW ZONING DISTRICTS

Develop a series of mixed-use zoning districts to promote a more transit-supportive pattern of development. Consider form-based approaches where appropriate. Multiple districts may be required to address the varied character, scale, intensity, and mix of uses desired in different locations of the city; however, it is likely there will be a number of common elements (e.g., pedestrian connectivity requirements). Separate new districts will be required for the downtown. Additional discussion regarding those proposed districts is provided under Action EC-2.

(See policies NAC-2.1, 2.2, and 2.3.)

NAC-1.2—DEVELOP DESIGN STANDARDS

Develop design standards for employment, mixed-use, commercial, and neighborhood development to implement the Community Design Principles in Chapter 4 for new and infill development. Standards should be highly illustrative to convey key concepts and support the policies contained in this Comprehensive Plan.

(See policies NAC-2.1 through 2.3, 3.1, 3.2, 7.1, 7.4, 10.1, and design principles in Chapter 3)

Action NAC-2: Update the city's neighborhood planning framework.

Neighborhood plans serve as an important link between the broad goals and policies contained in this Comprehensive Plan, the more detailed planning area policies contained in Chapter 4, and the targeted goals and policies found in the city's adopted neighborhood plans. (See goal NAC-5.) This action emphasized the importance of this linkage:

NAC-2.1—UPDATE NEIGHBORHOOD PLANNING FRAMEWORK

Update the city's current neighborhood planning framework to:

- Work with neighborhood associations to develop review items;
- Clarify the process for developing new neighborhood plans;
- Define criteria used to trigger updates to an existing neighborhood plan;
- Define required elements of future neighborhood plans; and
- Establish a checklist for determining consistency with this Comprehensive Plan.

(See policies NAAC5.1 through 5.6.)

#4: A CONNECTED COMMUNITY (CC)

Priority actions to promote a more connected community include: (1) Expand non-motorized transportation, (2) Develop the tools needed to measure and monitor progress towards a more connected community, and (3) Improve technological and social connections.

Action CC-1: Expand non-motorized transportation.

The continued expansion of non-motorized transportation opportunities in Boise City will play a critical role in the implementation of this Comprehensive Plan. In order to support the more compact, pedestrian, and transit-supportive pattern of development the community desires,

streets must be designed and built to facilitate walking, biking, and transit ridership. Conversely, the pattern and intensity of new development and infill must also support these goals. Priority actions related to development patterns are addressed in greater detail by Action CSN-1, PDP-1, and SDE-2. Priority actions to support the expansion of non-motorized transportation include:

CC-1.1: PROMOTE TRANSIT-SUPPORTIVE DEVELOPMENT PATTERNS

Create mixed-use and transit-supportive development zoning districts for designated activity centers, corridors, downtown, and other areas with opportunities for compact, pedestrian-friendly growth.

(See policies CC3.2, 7.2, and 9.1.)

CC-1.2: LIVABLE STREETS DESIGN GUIDE UPDATE

Adopt the Master Streets Plan and associated street cross-sections established by the Livable Streets Design Guide.

CC-1.3: UPDATE PARKING AND STREET STANDARDS

Reexamine standards for public and private streets, sidewalks, and alleys to promote pedestrian and bicycle safety and mobility. Establish maximum parking requirements for all non-residential uses. Parking standards should recognize:

- The availability and capacity of transit service;
- Availability of alternative commute modes;
- Access to off-site and on-street parking facilities; and
- The availability of joint-use parking in mixed-use areas.

(See policies CC2.2, 4.4, 7.1, 8.1, and 8.2.)

CC-1.4: CREATE STANDARDS FOR STREET CONNECTIVITY

Establish standards for street connectivity, particularly in those planning areas where large areas of change have been identified.

Action CC-2: Develop the tools needed to measure and monitor progress.

In order to track the city’s progress toward creating a more connected community, specific benchmarks and standards are needed. Priority actions outlined below are intended to be completed in conjunction with other monitoring efforts described in this chapter, particularly

those related to the overall pattern and intensity of development with the city over time. (See actions PDP-2.3 and PDP-3.1.)

CC-2.1—MODIFY/DEVELOP TRACKING STANDARDS

Modify existing standards or develop new tracking standards as follows:

- Evaluate the use of a variable or flexible vehicular level of service standard for roadways and create pedestrian and bicycle level of service standards;
- Enhance the COMPASS Communities in Motion Performance Report to create a baseline and evaluate new transit investment’s impact on development activity; property values and lease rates; and residential and employment shifts;
- Work with school districts to establish a monitoring mechanism for the use of alternative modes of travel to school each year;
- Use annual resident transportation surveys and biennial employee and university faculty, staff, and student transportation surveys to identify travel trends over time and track progress toward meeting mode share goals; and
- Work with Valley Regional Transit to establish performance measures that balance service area coverage and service to transit dependent citizens.

CC-2.2—MONITOR PROGRESS

Use existing tracking mechanisms and new standards, as they become available, to monitor the following:

- Vehicle Miles Traveled (VMT);
- Level of Service (roadways, pedestrians, and bicycles);
- Emission levels and fossil fuel usage as applicable to measure progress towards goals set by the U.S. Conference of Mayors Climate Protection Agreement;
- Crash data for all modes and for areas with higher than expected crash rates or fatality incidents; and
- Monitor development patterns of transit-supportive densities and evaluate against existing transit service; and
- Monitor traffic impacts of development in the Foothills Planning Area.

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Make data available as part of the Sustainable Boise section of the city's website, as described in Actions ES-1.2 and ES-2.2.

(See policies CC-1.5 and 7.3.)

Action CC-3: Improve technological and social connections.

As described in Chapter 2, Boise views the concept of a connected community as one that extends beyond physical transportation-related connections. The following priorities emphasize the city's desire to continue to expand its technological and social connections to support the community:

CC-3.1—EXPANDED COVERAGE AREAS

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

(See policy CC10.1.)

CC-3.2—DEVELOPMENT GUIDELINES

Establish development guidelines for building design that encourage or allow:

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

(See policy CC10.2.)

CC-3.3—COORDINATION OF RESOURCES

Continue to convene gatherings with partner agencies, neighborhood groups, health and service organizations, and others on issues of mutual interest and need. Seek opportunities to leverage available resources, including buildings and human capital, in addressing issues of mutual interest and need.

(See policy CC-1. 1.)

THEME #5: A COMMUNITY THAT VALUES ITS CULTURE, EDUCATION, ARTS, AND HISTORY (CEA)

Priority actions to foster culture, education, arts, and history include: (1) Promote schools as neighborhood centers and (2) Strengthen the number and quality of arts and history opportunities in Boise.

Action CEA-1: Promote schools as neighborhood centers.

The city recognizes the important role that its neighborhoods schools can play as neighborhood centers. The following actions seek to expand this function in areas of the community where school facilities may not be utilized to their fullest potential.

CEA-1.1: IDENTIFY SHARED-USE OPPORTUNITIES

Work with the school district to identify opportunities for community gathering spaces and public art at existing school facilities and to collaborate on the design of new schools as models of good design, with facilities that can be used as community centers. Examples of community facilities to be considered include community gardens, meeting spaces, and recreational facilities. Explore creative ideas for co-location of other community facilities with schools such as libraries, recreation centers, and after school and daycare activities. (See policy CEA6.5.)

CEA-1.2: DEVELOP LOCATION AND DESIGN CRITERIA

Develop criteria to address neighborhood school design objectives that promote schools as neighborhood centers, including location, access, joint facility use, and sustainability.

(See policy CEA6.1.)

CEA-1.3: SAFE ROUTES TO SCHOOLS

Require new development to install sidewalks, cross walks, special signage and traffic control measures along routes to all schools. Retrofit existing neighborhoods as funding becomes available or as land uses are redeveloped.

(See policy CEA-6.3.)

Action CEA-2: Strengthen the number and quality of arts and history opportunities in Boise.

Arts and history play a significant role in Boise City and the city's historic resources and cultural amenities are valued by not just Boise residents, but the whole region. Priority actions for arts and history include:

CEA-2.1: LEADERSHIP

Provide leadership through the Boise City Department of Arts and History for cultural programs and production. Enhance the Boise community by providing leadership, advocacy, education, services and support for the arts, culture, and history.

(See policies CEA-1.1 through 1.5.)

CEA-2.2: ARTS EDUCATION INITIATIVES

Develop arts education initiatives featuring the public art program and performing arts as well as conduct regional arts and culture planning with other cities in Ada County.

(See policies CEA-1.1 through 1.5.)

THEME #6: A STRONG, DIVERSE ECONOMY (EC)

Priority actions to promote a strong, diverse economy include: (1) Promote sustainable industries and (2) Encourage Downtown vitality.

Action EC-1: Promote sustainable industries.

Just as Boise seeks to be a leader in building a more sustainable city for the future, it seeks to attract businesses and employers with similar goals for their companies. The following actions are intended to support the city's efforts in attracting sustainable industries:

EC-1.1: FOSTER HOME OCCUPATION AND LIVE/WORK OPPORTUNITIES

Redefine and update home occupation and live/work standards as part of the development code update, to provide expanded employment opportunities and reduce traffic congestion and overall vehicle miles traveled. Include standards to ensure neighborhood compatibility and minimize transportation impacts.

(See policies CEA1.1 through 1.5, EC6.1 and 6.2.)

EC-1.2: INCENTIVES FOR SUSTAINABLE BUSINESS PRACTICES

Provide incentives for businesses that incorporate sustainable practices into their business model.

(See policies CEA1.1 through 1.5, EC6.3.)

Action EC-2: Promote downtown vitality.

Downtown has historically been and will continue to be the heart of Boise City. As with other areas of the city, adjustments to current regulations and processes are needed to help support the creation of an even more vibrant Downtown in the future. Priority actions include:

EC-2.1—UPDATE DOWNTOWN DEVELOPMENT STANDARDS

Create new downtown zoning district(s) to promote the urban design principles contained in adopted master plans for the Downtown Planning Area. Standards should address:

- Mix of uses;
- Urban building forms;
- Housing;
- Relationship to nearby neighborhoods;
- Parking location and quantity;
- On and off-site connectivity;
- Block patterns; and
- Other urban design principles as identified.

(See policy EC8.2)

EC-2.2—IDENTIFY AND IMPLEMENT INCENTIVES

Work with CCDC to identify and implement incentives to encourage higher-intensity development downtown, and identify and reduce regulatory barriers. Potential incentives may include:

- Expansion of parking overlay districts;
- Density bonuses;
- Infrastructure improvements; and
- Others as appropriate.

(See policy EC-8.4.)

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THEME #7: A SAFE, HEALTHY, AND CARING COMMUNITY (SHCC)

Priority actions to promote a safe, healthy, and caring community include: (1) Minimize risks associated with natural hazards, (2) Promote active living and healthy lifestyles, and (3) Monitor special needs.

Action SHCC-1: Minimize risks associated with natural hazards.

Boise's dramatic natural setting increases its exposure to natural hazards. Priority actions to minimize risks associated with these hazards include:

SHCC-1.1—UPDATE HAZARD AREA MAPPING

Work with the Ada City/County Emergency Management Department and other local, state, and federal partners to compile and maintain mapping that identifies the location and distribution of known hazards in the community, including: geologic; seismic; hydrologic; and wildfire.

(See policies SHCC-1.6 and 2.1.)

Action SHCC-2: Promote active living and healthy lifestyles.

Boise is home to an enviable network of parks and open space, which encourage residents to lead active lifestyles. To help support active lifestyles, additional connections are needed to improve access between these amenities and surrounding neighborhoods. Priority actions include:

SHCC-2.1—EXPAND PATHWAY AND TRAILS NETWORK

Implement Around the Next Turn: A 10 Year Management Plan for the Ridge to Rivers Trail System to improve connections between the city's parks, and between neighborhoods.

Action SHCC-3: Monitor special needs.

Boise recognizes the need to protect the health of ALL of its residents, including its most vulnerable populations. Priority actions include:

SHCC-3.1: COORDINATION OF SOCIAL SERVICE INITIATIVES

Coordinate with existing health care and social service providers to monitor special needs that arise with the city's most vulnerable populations including but not limited to refugees, homeless, elderly, and low income residents. Provide assistance through;

- Ongoing leadership in the coordination of social service initiatives;
- Technical assistance to local health and social service organizations; and
- Participation in school and agency programs.

(See policies CEA-1.1 through 1.5, and SHCC-10.1 through 10.3.)

SHCC-3.2: UPDATE DEVELOPMENT STANDARDS FOR SOCIAL CARE FACILITIES

Review and update use requirements and development standards to foster the supply of "social care" uses, including standards for child care, elder care, rehab facilities, and group homes. Update the development code to allow these uses in additional zoning districts, where appropriate.

(See policies CEA-1.1 through 1.5 and SHCC-10.1 through 10.3.)

Table 11: Summary of Priority Actions

The table below provides a list of priority actions needed to implement this plan, by theme. City staff and planning officials will need to update this table on an annual basis, or as necessary, to keep the responsibilities and actions current.

The “Lead” and “Partners” columns identify city department(s) responsible for leading a particular action and the partner departments or agencies whose participation and assistance will be required to complete the action. Abbreviations for city departments are as follows: Planning and Development Services (PDS), Public Works (PW), Parks and Recreation (P&R), Information Technology (IT), and Arts and History (A&H).

The “Timing” column lists four possible time frames for implementing actions: (1) - Immediate Priority, to be implemented concurrent within one to two years after plan adoption. (2) - High Priority, to be initiated as soon as possible and completed within two year to three years after plan adoption. (O) - Ongoing, are actions that occur continually.

ACTIONS	LEAD	PARTNERS	TIMING
THEME #1: ENVIRONMENTAL STEWARDSHIP			
ES-1: LEAD BY EXAMPLE			
ES-1.1—Take the initiative on all city buildings and projects as opportunities for demonstration of sustainable design and development practices.	PDS, Mayor’s Office	PW, P&R	O
ES-1.2—Expand the Sustainable Boise section of the city’s website and update regularly to highlight progress in each of the categories identified. (See also, ES-2.2.).	PDS, Mayor’s Office	IT	O
ES-1.3—Create a plan to reduce waste in the city’s day-to-day operations.	PW	All depts.	2
ES-2: DEVELOP TOOLS NEEDED TO MEASURE AND MONITOR PROGRESS			
ES-2.1—Work with city departments and partner agencies to establish tracking criteria, data sources, and responsibilities.	PDS	PW, P&R, ACHD, COMPASS	2
ES-2.2—Expand the Sustainable Boise section of the city’s website to provide real-time tracking of the community’s progress. (See also, ES-1.2.)	PDS	IT, PW, P&R, ACHD, COMPASS	O
ES-4: STRENGTHEN PROTECTION OF ENVIRONMENTALLY SIGNIFICANT T AREAS AND WATERWAYS			
ES-4.1—Review the River System Ordinance to ensure continued protection of environmentally significant areas and waterways.	PDS	P&R	1
ES-5: ALIGN REGULATIONS AND DEVELOPMENT PROCESSES WITH SUSTAINABILITY POLICIES			
ES-5.1—Identify potential barriers and recommendations for achieving the city’s sustainability objectives in the development code.	PDS	PW, P&R	1
ES-5.2—Incorporate new or updated definitions into the zoning code to support sustainability policies.	PDS	PW, P&R	1
ES-5.3—Review, update and expand permitted/prohibited uses in existing zoning districts to support sustainability policies.	PDS	PW, P&R	1
ES-5.4—Create new mixed-use zoning districts to facilitate compact development.	PDS	PW, P&R	1
ES-5.5— Expand or create new standards to support sustainable uses.			1

ACTION PLAN

ACTIONS	LEAD	PARTNERS	TIMING
ES-5.6—Develop a strategic plan to promote expanded opportunities for community-based and local food production.	PDS	P&R	2
ES-5.7—Establish incentives for energy conservation and sustainable development practices.	PDS, PW		2
THEME #2: A PREDICTABLE DEVELOPMENT PATTERN			
PDP-1: ESTABLISH INCENTIVES FOR INFILL DEVELOPMENT			
PDP-1.1—Prioritize infrastructure improvements in areas targeted for infill and redevelopment.	PDS, PW		2
PDP-1.2—Establish incentives for the production of housing on underutilized land.	PDS		2
PDP-2: INCREASE EDUCATION AND AWARENESS ABOUT INFILL DEVELOPMENT			
PDP 2.1—Promote the benefits and positive examples of infill development through an education campaign.	PDS		Ox
PDP 2.2—Seek community input on the development of new zoning districts and design standards for infill development. (See also, CSN-1).	PDS		1
PDP 2.3—Monitor progress of infill development and infill possibilities.	PDS		O
PDP-3: PLAN FOR COORDINATED GROWTH WITHIN THE ACI BOUNDARY			
PDP 3.1—Maintain a land capacity analysis for the AOCI using the improved land use data base.	PDS		O
THEME #3: A COMMUNITY OF STABLE NEIGHBORHOODS AND VIBRANT MIXED-USE ACTIVITY CENTERS			
NAC-1: ESTABLISH TOOLS NECESSARY TO ACHIEVE DESIRED PATTERNS OF DEVELOPMENT			
NAC-1.1— Create mixed-use and transit-supportive development zoning districts. Consider form-based approaches where appropriate. (See also CC.1.)	PDS		1
NAC-1.2—Develop design standards to implement the Community Design Principles in Chapter 4.	PDS		1
NAC-2: Update the City’s Neighborhood Planning Framework			
NAC-2.1—Update neighborhood planning framework.	PDS		2
THEME #4: A CONNECTED COMMUNITY			
CC-1: EXPAND NON-MOTORIZED TRANSPORTATION			
CC-1.1—Create mixed-use and transit-supportive development zoning districts. (See also, NAC-1, PDP-1, and EC-2).	PDS	ACHD, CCDC	1
CC-1.2—Adopt an updated master streets plan.	PDS	ACHD	2
CC-1.3—Reexamine standards for public and private streets, sidewalks, alleys, and parking.	PDS	ACHD	1
CC-1.4 - Establish standards for street connectivity, particularly in those planning areas where large areas of change have been identified.	PDS	ACHD	1

ACTIONS	LEAD	PARTNERS	TIMING
CC-2: DEVELOP TOOLS NEEDED TO MEASURE AND MONITOR PROGRESS			
CC-2.1—Modify existing standards or develop new tracking standards.	PDS	ACHD, COMPASS, SDS	1
CC-2.2—Use existing tracking mechanisms and new standards, as they become available, to monitor progress towards goals.	PDS	ACHD, COMPASS, School Districts	0
CC-3: IMPROVE TECHNOLOGICAL AND SOCIAL CONNECTIONS			
CC-3.1—Expand access to advanced telecommunications technologies in mixed-use activity centers.	PDS		2
CC-3.2—Establish development guidelines for building design that encourage or allow advanced telecommunication features.	PDS		2
CC-3.3—Continue to convene gatherings with local partners on issues of mutual interest and need. Seek opportunities to leverage available resources.	PDS		0
THEME #5: A COMMUNITY THAT VALUES ITS CULTURE, EDUCATION, ARTS, AND HISTORY			
CEA-1: PROMOTE SCHOOLS AS NEIGHBORHOOD CENTERS			
CEA-1.1—Develop design criteria to address neighborhood school design objectives that promote schools as neighborhood centers.	PDS	SDS	1
CEA-1.2—Work with school districts to identify locations and needs for future school sites.	PDS	SDS	0
CEA-1.3—Establish safe routes to schools.	PDS	SDS	0
CEA-2: STRENGTHEN THE NUMBER AND QUALITY OF ARTS AND HISTORY OPPORTUNITIES IN BOISE			
CEA-2.1—Provide leadership through the Boise City Department of Arts and History for cultural programs and production.	A&H, PDS		0
CEA-2.2—Develop arts and education initiatives locally and regionally.	A&H, PDS		0
THEME #6: A STRONG, DIVERSE ECONOMY			
EC-1: PROMOTE SUSTAINABLE INDUSTRIES			
EC-1.1—Redefine and update home occupation and live/work standards.	PDS		1
EC-1.2—Provide incentives for businesses that incorporate sustainable practices and source reduction into their business model.	ED	CCDC	1
EC-2: PROMOTE DOWNTOWN VITALITY			
EC-2.1—Create new downtown zoning districts and development standards.	PDS	CCDC, ACHD	1
EC-2.2—Remove regulatory barriers to and establish incentives to encourage higher-intensity development downtown.	PDS	CCDC, ACHD	1

ACTION PLAN

ACTIONS	LEAD	PARTNERS	TIMING
THEME #7: A SAFE, HEALTHY, AND CARING COMMUNITY			
SHCC-1: MINIMIZE RISKS ASSOCIATED WITH NATURAL HAZARDS			
SHCC-1.1— Work with local, state, and federal partners to compile and maintain hazard area mapping.	PDS	CNTY	0
SHCC-2: PROMOTE ACTIVE LIVING AND HEALTHY LIFESTYLES			
SHCC-2.1—Implement the Pathway System Plan and the Ridge-to- Rivers Pathway Plans to improve connections between the city's parks.	PDS, P&R	CNTY	0
SHCC-3: MONITOR SPECIAL NEEDS			
SHCC-3.1— Coordinate with existing health care and social service providers to monitor the special needs of vulnerable populations.	PDS		0
SHCC-3.2—Update child care standards and allow in additional districts.	PDS		1