

GARDEN CITY COMPREHENSIVE PLAN addended

~~July 8, 2024~~

Garden City

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ACKNOWLEDGEMENTS

THANKS TO THE MANY COMMUNITY MEMBERS WHO CONTRIBUTED, AND

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Introduction

This Comprehensive Plan was developed as a collaborative process that offered residents, businesses, stakeholders, and visitors an opportunity to articulate their community values and craft a framework for the City's future. The plan establishes a future vision and desired course of action based on the values and feedback of the community.

This document embodies Garden City's unique qualities and reaffirms a desire to preserve and augment Garden City's character with the onset of inevitable changes that come with population growth and demand for services. A vision statement, twelve over-arching goals, and the Future Land Use Map summarize and reinforce the community's vision and core values.

City staff, City commissions and task forces, and elected officials will utilize this document in earnest as the roadmap to achieving the stated vision and goals. The plan will be used in reviewing development applications, and by all city departments in developing and implementing capital improvement and departmental plans.

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, serves its residents, visitors, and businesses with quality public facilities and services.





















Plan Development

Evolution of this Comprehensive Plan

In 2005 the City endeavored in a wholistic review of the Comprehensive Plan. On July 24, 2006, via Resolution 845-06, Garden City adopted a new Comprehensive Plan that is further discussed below in the 2006 Comprehensive Plan Update section.

On July 22, 2019, Resolution 1061-19 the City reviewed and updated the Comprehensive Plan in its entirety. This is discussed below in the Executive Summary of the 2019 Comprehensive Plan Update.

On June 14, 2021, the Comprehensive Plan was amended to include the North Ada County Fire and Rescue District's Capital Improvement Plan was adopted per Resolution 1095-21.

~~The latest amendment to this plan was adopted on July 8, 2024, by Resolution 1178-24~~. The amendments adopted on July 8, 2024, by Resolution 1178-24 included an update to the referenced plans, as well as slight rearrangement of information, incorporation of formally adopted plans, and graphical and formatting updates.

The amendments adopted on DATE by Resolution # reviewed the plan for compliance with recently adopted Idaho Statutes regarding Starter Home Subdivisions and Accessory Dwelling Units. It also amends the future land use classifications, provides a Planning Horizon and updates incorporated transportation plans.

Executive Summary of the 2019 Comprehensive Plan Update

~~In the thirteen years s~~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 fundamental direction of the original plan remains intact, with this update providing contemporary and progressive refinement to the original plan's intent.

The 2006 Garden City Comprehensive Plan was prepared as Garden City embarked on a new era. A community that has continually transformed itself, Garden City created a new vision for the future. Building upon the city's location, natural setting and social and economic resources, the adopted Comprehensive Plan set a framework for: (1) maintaining community assets, while (2) improving the city's appearance, and (3) providing more community amenities and development potential.

In 2019, Garden City is again seeing a new chapter in its evolution as a more urban city. No longer a community identified by the two state highways that run through it, the city has become a destination. There is a greater sense of place and community engagement. Planning and City

investment has set the stage for private development. New residential and commercial neighborhood centers have been created. Entrepreneurial spirited and creative businesses have been attracted. City features once seen as liabilities are being transformed into assets. Actions have been taken to protect and preserve natural amenities and reduce hazards. The city is a safe and secure place, and supportive of the most vulnerable populations.

The 2019 Comprehensive Plan Update reflects these continuances and changes, as well as the contemporary values and issues of concern within the community. The plan amendments refine the original three framework principles of the 2006 Plan. Not only is there a desire to maintain community assets, but also preserving and enhancing those assets. This includes open space, the Boise River and greenbelt, historically significant places, and community identity. The update continues, but with more detailed direction, the framework principle of improving community appearance. Initiatives to improve the appearance of streets and highways remain, as in 2006, a high priority for the community. Also, a constant is the community desire to see the Idaho Expo site re-imagined, including the potential for a community core.

One new goal, "Evolve as a Destination," with supporting objective and action steps, has been added. This goal outlines the direction for the city as it takes on a new identity as a destination, a hub for recreation, entertainment and the arts. The Vision Statement has also been amended to add "visitors" as a constituency the City serves. These additions greatly expand the original ideal of building on community amenities and development potential.

With the one exception of the new goal, the plan update includes no substantive changes to the original goals and objectives. The focus of the plan update has been on amendments to the action steps, including amendments to reflect changed conditions, and further defining the direction and priority for each action.

2019 Comprehensive Plan Update Process

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 fundamentally 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 nine

times over the course of five months. A community open house-neighborhood workshop was held in March 2019 with over sixty people in attendance. Comments received at and after the community workshop were considered by the Working Group in the draft plan transmitted to the Design Committee and Planning and Zoning Commission. A summary of the public comments is included in an appendix to the plan. The community workshop was followed by work sessions and public hearings with the Design Committee, Planning and Zoning Commission and City Council. The amended plan was adopted on July 22, 2019.

2006 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 prior to the Plan adoption on July 24, 2008.

Plan Structure

Planning Horizon

This Comprehensive Plan is not intended to provide a picture of the City as it exists today. Rather, it establishes a long-term vision, along with the goals, objectives, and policies needed to guide future growth and development. As such, the Plan should not be viewed solely through the lens of current conditions, challenges, or opportunities. Instead, it should be considered in the context of what the City could become over generations and ultimately at buildout.

While the City's past and present help inform this vision, the future will undoubtedly be shaped by evolving technologies, changing cultural values, economic shifts, and new ways of living and working. Many aspects of daily life that are common today may look dramatically different for future generations. A successful Comprehensive Plan therefore balances current realities with a forward-looking perspective, identifying the steps that should be taken today to create a sustainable, livable, resilient, and prosperous community over the long term.

The decisions made today often have consequences that last for decades. Land use patterns, transportation networks, utility systems, parks, and public facilities are significant investments that can be difficult and costly to modify once established. Although individual buildings may be replaced over time, the broader framework of streets, infrastructure, and development patterns tends to endure for generations. For this reason, it is important that the City thoughtfully plan ahead, ensuring that public investments and private development contribute to the long-term vision outlined in this Plan.

This Plan should also be viewed as a living document. Periodic review is necessary to ensure that its vision, goals, and implementation strategies remain relevant as conditions change and new opportunities arise. However, the effectiveness of a Comprehensive Plan depends upon providing a consistent and predictable framework for decision-making. Constant or dramatic revisions can undermine the Plan's purpose, create uncertainty for residents, businesses, developers, and public agencies, and make it difficult to achieve long-term community goals. Consequently, significant updates should generally occur only every 15 to 20 years, or when major changes in community conditions, growth patterns, legal requirements, or other unforeseen circumstances warrant a more substantial review.

Ultimately, this Comprehensive Plan serves as a guide for making decisions that not only address current needs but also position the City to thrive in the decades to come. By keeping an eye toward the future while taking practical steps in the present, the City can work toward achieving a community that remains vibrant, adaptable, and desirable for future generations.

Plan Organization

The Garden City Comprehensive Plan Update consists of this document, the Land Use Map, and appendices. The Plan document contains a vision statement, twelve goals with associated

objectives, and action steps. **Action steps adopted in the 2006 Plan that have been already undertaken and/or completed are still included in the plan update to demonstrate implementation (see implemented action steps in shadow text).** Definitions and descriptions of the land uses designated on the Land Use Map follow in the document. An Action Step Work Program, with resources and priorities for the action steps and an update from 2006 of existing conditions is also included in the plan document. Two new elements of the Plan are a matrix of required comprehensive plan elements with identification of where these topics are addressed in the Plan, and a listing of other plans adopted by reference.

The 2006 Appendices contain resources; glossary of terms; exhibits; and records of the public involvement including the forums and Steering Committee meetings. The 2006 Background section has been relocated to the Appendices. The 2019 addition to the Appendices includes references, a listing of organizations serving the Community, a list of people who attended the Community Workshop, public comments received on the draft plan, and the proceedings of the Comprehensive Plan Update Working Group.

Success Factors for Implementation

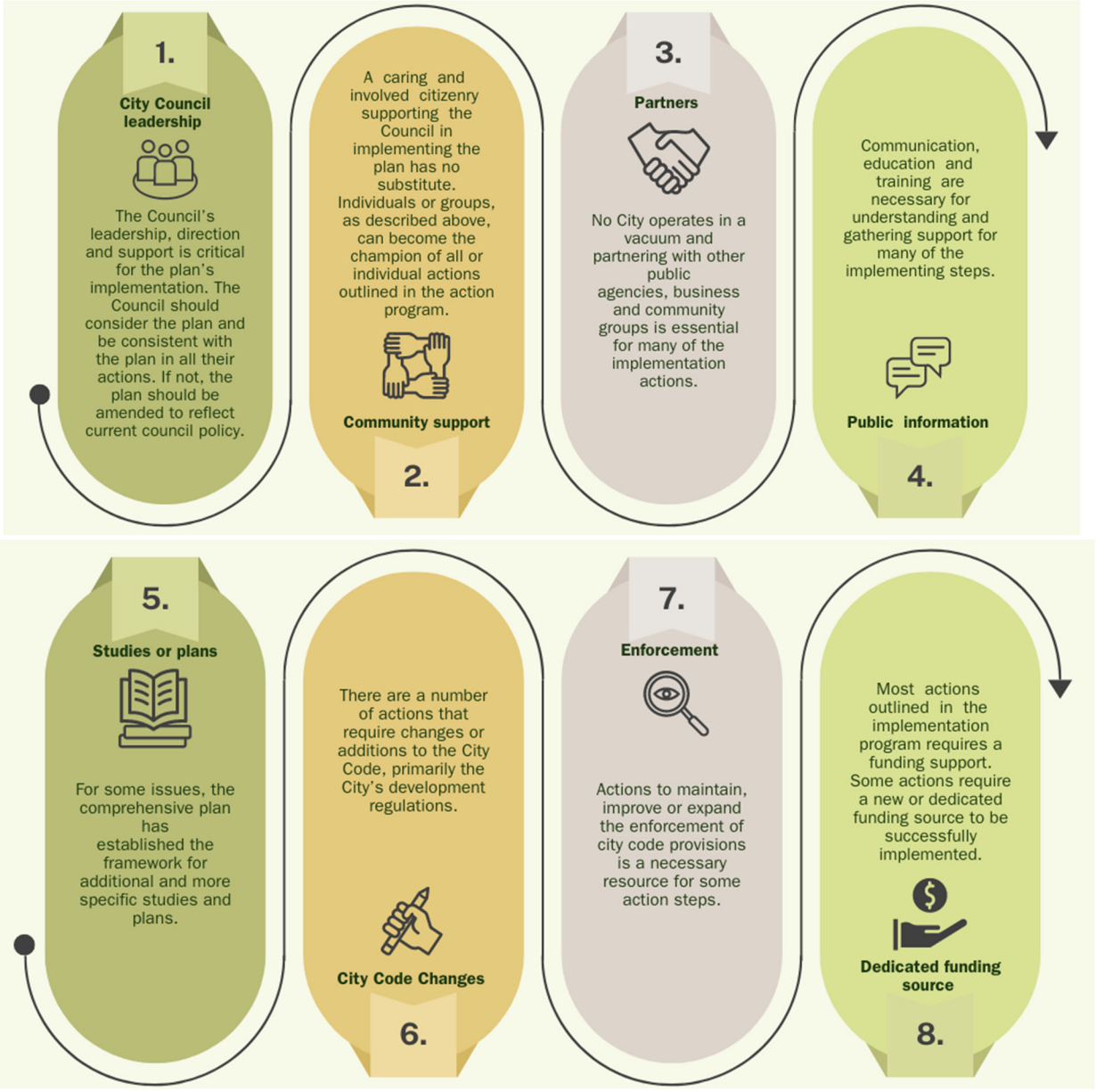
There are three key factors in the successful implementation of the Comprehensive Plan. The first factor is making implementation someone or a group's responsibility. The City Council is ultimately responsible for implementation of the plan, but the Council will depend on the work of the Planning and Zoning Commission, staff and citizens to make the plan a reality.

To make sure there is accountability to planning and implementation, some communities have transferred responsibilities of the Planning and Zoning Commission to other bodies, so that the commission can focus on planning. Alternatives to a Planning and Zoning Commission are a hearings examiner or a board of adjustment who are responsible for the administration of the zoning and development codes. Re-directing development regulations toward a design review process may result in a Design Commission which would also give the Planning and Zoning Commission more time to focus on the Comprehensive Plan implementation.

Expanding opportunities for citizen involvement in city government is yet another way to make the implementation someone's job. Creating special ad hoc committees to work on specific issues, or creating new standing boards and commissions to be responsible for specific action areas in the plan are two ideas that have been used successfully in other communities. To be successful, committees and boards will require staffing and resources.

Finally, is the suggestion to create a new entity whose mission is to monitor success of the plan implementation. This could be a re-organization of the current steering committee or a new citizen and stakeholder group.

The second factor for successful implementation of the plan is having the right tools and resources to support the implementation actions. The work program that follows identifies eight resources:



A third key success factor is having systems in place to monitor progress on the plan implementation. The most beneficial are strategic and financial systems that are directly tied to the direction in the Comprehensive Plan. Most frequently used is a Five-Year Capital Improvement Plan (CIP) where capital expenditures are identified related to the direction in the plan. Budget policies that provide direction for operational expenses and strategic planning by the City Council are other examples of systems that can support the plan's implementation.

The plan should also be monitored on an on-going basis; it should be amended and expanded to reflect changing conditions, values, and issues. One recommendation is that an annual review of the plan be undertaken. The Planning and Zoning Commission, as the body primarily responsible for the plan, should make an annual report on the plan to the City Council, where the Commission reports on implementation progress and recommends changes to the plan, as needed.

Implementation Work Program

The action steps identified in the as success factors for implementation are identified in the Work Program that follows the objectives, and action steps for each goal. Each action step is accompanied by icons identifying the important resources as identified above, for support of the action step. (Implicit in most action steps is the need for city council leadership, public support, and funding, so those icons are not identified for each action entry.) Also identified for each action step is a priority ranking.

Goals, Objectives, Action Steps & Work Program

Goal 1. Nurture the City



Trunk or Treat, 2023



The installation of a Garden Sit-y Bench at Heron Park. Artist, Ken McCall.

Goal 1 Objectives

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

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.*

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 with templates for noticing and explanation in 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 database of persons and groups interested in city affairs such as: neighborhood and homeowners' associations; property managers; nonprofits; business associations; 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.*

1.3.1 Use a variety of statistically valid survey techniques including quick issue-oriented surveys, 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 Bells for Books Library.

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

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.*

1.5.1 Consider establishment of a commission whose responsibilities would be to: (a) foster awareness and preservation of the city's historical, cultural and artistic resources; (b) research and inventory historical and cultural resources within the community; (c) designate significant resources for protection based on state and federal criteria and in consultation with the State Office of Historic Preservation; and (d) solicit memorabilia from residents for display and education of the community.

1.5.2 Partner with ITD (Idaho Transportation Department) and ACHD to incorporate artistic works into the street and highway infrastructure.

1.5.3 Identify historic sites with markers, public art or monuments reflecting the "garden" in Garden City.

1.5.4 Establish a program which would allow for trees, benches, streetlamps, public art, and gardens, to be dedicated in tribute to the historical, cultural, or artistic life of the city.

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

1.5.6 Investigate and consider alternative funding strategies for promoting the arts within the community. (See also Action Step 12.3.1)

Goal 1 Action Steps Work Program

	Action Steps	Resources	Priority
1.1.1	Support community events.		✓
1.1.2	Publicize community events.		✓
1.1.3	Leverage and collaborate with other community organizations.		2
1.2.1	Develop a guidebook for neighborhood meetings.		3
1.2.2	Expand the mailed public noticing requirements for large scale projects.		1
1.2.3	Maintain the city website.		✓
1.2.4	Further develop the City's social media presence.		✓
1.2.5	Create and maintain a data base of those interested in city affairs.		1
1.2.6	Customize communication and use innovative tools in seeking public input.		3
1.3.1	Use surveys to set measurable goals.		3
1.3.2	Keep communications between city officials and the public informal.		✓
1.3.3	Support special interests and ad hoc committees with broad representation.		2
1.3.4	Explore ways to assess the needs of all community members.		3
1.5.1	Consider a commission for historical, cultural and the arts.		1
1.5.2	Partner with ITD and ACHD to incorporate artistic works.		2
1.5.3	Identify historic sites with markers or monuments.		2
1.5.4	Establish a program for memorial dedications.		3
1.5.5	Promote the artisan community as a defining character of the City.		1
1.5.6	Alternative funding strategies for arts promotion.		2

✓ current activities of the city that should be on-going

1 priority actions for the first eighteen months of the plan

2 priority for actions that should take place within the first five years of the plan

3 priority for implementation five years after plan adoption

City Council Leadership

Community support

Partners

Studies or plans

City Code Changes

Dedicated funding source

Enforcement

Public information

Goal 2. Improve the City Image



Split Rail Winery, Constructed 2022



Architectural rendering of Arcadia's facelift of the historic Sunliner Hotel- Rendering by Rkent Architects

Goal 2 Objectives

2.1 Objective: *Encourage new and distinctive neighborhoods.*

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 through defining the unique attributes of the individual neighborhood, the incentives needed to encourage those characteristics, and the design, architecture, and development standards to guide future development.

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

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

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;
3. excessive accumulation outside structures of personal property;
4. prohibited fences that are in a deteriorated condition, loose, hanging, partially enclosed or intruding in the public right of way; and

5. noise that is a nuisance to surrounding properties.

2.2.2 Work with private property owners, and neighborhood and business associations to ensure compliance with property maintenance standards. Investigate the city's interest and ability to support a volunteer task force to assist the city in chronic code enforcement issues.

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

2.3 Objective: *Promote quality design and architecturally interesting buildings.*

2.3.1 Amend the Land Use Code with improved design standards for all new and altered 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;
- harmony with neighborhood; 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 superior design through recognition programs and annual design awards.

2.3.7 Explore the feasibility of requiring that all utility service lines be undergrounded in new and substantial redevelopments, and when streets are re-developed. Amend the Land Use Code to implement the requirements.

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

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

coordinated 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 Encourage the transportation agencies (Ada County Highway District, Idaho Department of Transportation, and Valley Regional Transit) through meetings, presentations, and education to adopt and implement Garden City street standards as developed in Action Step 2.4.1.

2.4.3 Develop a study and master plan that includes existing and future conditions with a goal to re-develop Chinden Boulevard and Glenwood Street as grand boulevards lined with trees anchored in broad sidewalks and consistent with the standards developed in Action Step 2.4.1.

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; new design requirements for surface parking, including increased landscaping and location of parking behind buildings; and
- encourage permeable, pervious, or porous paving.

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 into the city.

2.4.6 Seek and promote 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 2 Action Steps Work Program

	Action Steps	Resources	Priority
2.1.4	Explore the opportunities to create distinctive neighborhoods.		2
2.1.5	Explore expanding the boundaries of the LWC District.		1
2.2.1	Enforce city codes for abate nuisances, and unhealthy and unsafe conditions.		✓
2.2.2	Work to ensure compliance with property maintenance standards.		2
2.2.3	Support community-wide cleanup efforts, such as "Spring Sweep."		✓
2.3.5	Continually improve the adopted design review process and standards.		✓
2.3.6	Promote good design.		1
2.3.7	Underground utility feasibility.		
2.4.1	Proactively develop new and distinctive streetscape standards.		2
2.4.2	Promote the Garden City street standards with transportation agencies.		3
2.4.3	Re-develop Chinden and Glenwood as grand boulevards.		1
2.4.5	Improve the city's gateways.		1
2.4.6	Seek funding sources to improve the appearance of their store fronts.		2
2.4.7	Include the pedestrian zone to satisfy requirements for open space.		2

- ✓ current activities of the city that should be on-going
- 1 priority actions for the first eighteen months of the plan
- 2 priority for actions that should take place within the first five years of the plan
- 3 priority for implementation five years after plan adoption

- City Council Leadership
- Community support
- Partners
- Studies or plans
- City Code Changes
- Dedicated funding source
- Enforcement
- Public information

Goal 3. Create a Heart for the City



Surel's Place, Neighborhood Art Exhibit-Photo Credit Jodi Eichelberger with Surel's Place



Expo Idaho Property

Goal 3 Objectives and Action Steps

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

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, the ITD property, and the Ada County Highway District 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, with the following features:

- site design with an orientation to the river with public gathering places for artists, families and activities;
- uses that include small scale retail, services, entertainment, education, restaurants, parks and protected open space areas;
- a destination that is connected to the greenbelt for pedestrians and bicyclists; and
- accessibility that minimizes traffic, especially on surrounding neighborhoods. (See also Action Step 3.1.1).

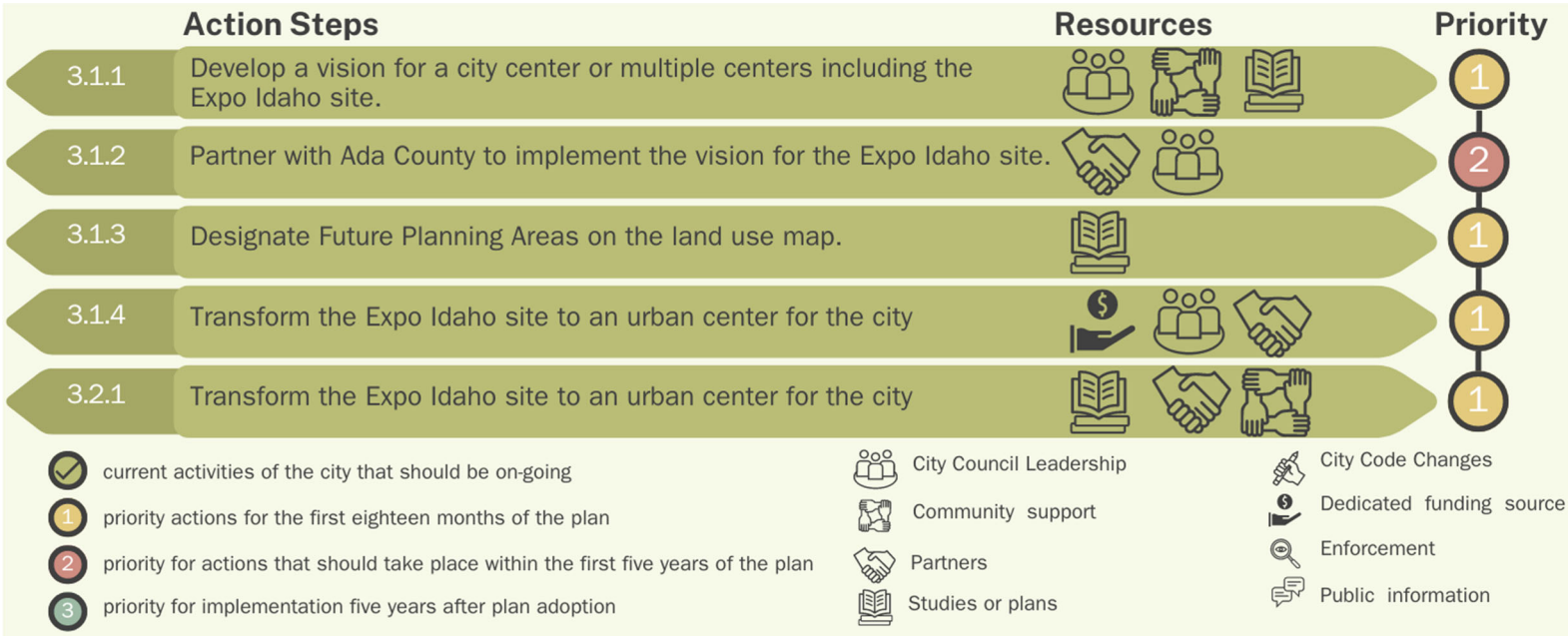
3.1.5 Review the Area of City Impact agreement with Ada County and amend as needed to include the Expo Idaho site in Garden City's Area of City Impact.

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

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. Explore the 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 3 Action Steps Work Program



Goal 4. Emphasize the “Garden” in Garden City



The Garden City Pollinator Habitat



Parkway Townhomes Community Garden

Goal 4 Objectives

4.1 Objective: *Beautify and landscape.*

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
- amend the adopted Parks and Waterway Plan to include strategies for investment in the parks including the creation of a taxpayer supported parks district, requirements for new development, 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 developments. The standards should address minimum size, plant materials, maintenance requirements, irrigation, and landscape design that complement the urban environment.

4.1.5 Encourage the use of non-potable water sources available to new development, including pressurized irrigation systems where appropriate.

4.1.6 All new development throughout the city should be designed to protect existing wetlands. (See also Action Steps 5.6.5)

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

4.1.8 Explore whether the Development Code should be amended to include an Open Space zoning district.

4.1.9 Provide educational materials on the importance of tree canopies, including tree and selection guidance.

4.1.10 Consider expanding the Bee City USA designation with additional pollinators and consideration of an Integrated Pest Management Plan.

4.2 Objective: *Promote community gardens.*

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, Ladybird Park, or another appropriate location.

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.*

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 Future Land Use Map.



Goal 4 Action Steps Work Program

	Action Steps	Resources	Priority
4.1.1	Amend the Parks and waterways plan to include strategies for investment.		1
4.1.5	Use non-potable water sources that are available to new development.		2
4.1.6	Require mitigation for all wetlands eliminated by new development.		3
4.1.7	Purchase tree and plant material for re-sale at a reduced cost.		3
4.1.8	Explore an open space zone.		1
4.1.9	Provide education on the tree canopy.		
4.2.1	Amend the Land Use Code for community gardens.		1
4.2.2	Promote a seasonal farmers market.		1
4.2.3	Consider the creation of a compost and re-cycling center.		1
4.2.4	Collaborate with in promoting the benefits of community gardens.		3
4.2.5	Create irrigation systems for landscaping and community gardens.		3
4.3.1	Continue to require sidewalks and landscaping in all development.		✓
4.3.3	Adopt an ordinance to implement the Green Boulevard Corridor as designated on the Future Land Use Map.		3

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- City Council Leadership
- Community support
- Partners
- Studies or plans

- City Code Changes
- Dedicated funding source
- Enforcement
- Public information

Goal 5. Focus on the River



The wave at Boise Whitewater Park



Boise River in Garden City

Goal 5 Objectives

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

5.1.1 Maintain city representation on FACTS (Foundation for Ada/County Trail System Inc) 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, wildlife habitat, and neighborhood.

5.2 Objective: *Landscape along the river.*

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 Plant and maintain appropriate landscaping materials along the river. Based on hazardous conditions and riparian health, allow for limited pruning of vegetation and clean-up of riverbanks. Protect native plants and trees and prohibit any activity that would destabilize the riverbank.

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

5.2.4 Provide brochures and host public meetings with landscape professionals to address the needs of property owners along the river. Utilize the resources of the University of Idaho Extension Service and the Master Gardener Program.

5.3 Objective: *Restore and naturalize water systems, including canals, ditches, drains, river channels and creeks.*

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

5.3.2 Respect the historic nature of manmade water systems as a source of water and an amenity to the city. Work to identify ownership of the irrigation canals, ditches and drains rights-of-way. Work with the

Irrigation Districts to restore, undertake weed abatement and better maintain the banks of the canals, ditches, and drains. Protect existing easements.

5.3.3 Support community organizations such as Boise River Enhancement Network (BREN), surf and paddle clubs, etc. that promote the health, clean up, and maintenance of the Boise River and water systems.

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

5.4 Objective: *Develop a river walk.*

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 also 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.*

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 river activity staging.

5.5.3 Continue efforts to complete the greenbelt between Boise to Eagle. Inventory opportunities for public purchase or easements that add to the greenbelt, and coordinate with local advocacy groups.

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 habitat associated with the river.*

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, other agencies, property owners, and non-profits on the identification, protection, and enhancement of wildlife and fisheries habitat on lands in and along the Boise River. The priority strategy is to protect, maintain and enhance habitat on public land that is sold or on private land, before deferring to off-site mitigation.

5.7 Objective: *Maintain and protect the Greenbelt Pathway*

5.7.1 Explore options with other entities 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 Pathway and the Boise River*

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 5 Action Steps Work Program

	Action Steps	Resources	Priority
5.1.1	Maintain city representation on FACTS (Friends of Ada County Trail System).		✓
5.1.2	Understand the trade-off and responsibilities for additional river usage.		3
5.2.2	Encourage appropriate landscaping along the river.		2
5.2.3	Provide maintenance of the greenbelt landscaping.		✓
5.2.4	Education on landscaping along the river.		
5.3.1	Amend the Land Use Code to address opening closed water systems.		2
5.3.2	Respect the historic nature of the ditches as a source of water and an amenity.		2
5.3.3	Support clean up and maintenance of the open water systems.		2
5.4.1	Evaluate creating a more urban setting along portions of the Boise River.		2
5.5.2	Develop a city-wide pathway and sidewalk plan.		3
5.5.3	Continue efforts to complete the greenbelt.		3
5.5.4	Consider the impacts on neighbors of any new access points.		2
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 habitat protection.		✓
5.6.4	Continue educational programs on the value of wildlife along the river.		✓
5.6.5	Continue to protect and enhance habitat for all wildlife on all lands.		✓
5.7.1	Explore options for a dedicated funding source for maintaining the greenbelt.		3
5.7.2	Solicit and support community volunteer efforts for maintaining the greenbelt.		2

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- Community support
- Partners
- Studies or plans

- City Code Changes
- Dedicated funding source
- Enforcement
- Public information

Goal 5 Action Steps Work Program

	Action Steps	Resources	Priority
5.7.3	Protect the greenbelt from private development.		1
5.7.4	Support efforts to encourage courtesy and respect among greenbelt users.		2
5.8.1	Plan for potential conflicts from multiple users along the Greenbelt.		2
5.8.2	Identify the areas of highest vulnerability to future flooding and mitigate the impacts.		1
5.8.3	Ensure that the goals/objectives of this Plan are integrated into floodplain regulations.		1

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- Partners
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- Dedicated funding source
- Enforcement
- Public information

Goal 6. Diversity in Housing



Water Garden Condos



Neighborworks 40th St. Cottages, Affordable Housing

Goal 6 Objectives

6.1 Objective: *Eliminate and upgrade substandard housing.*

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.*

6.2.1 Participate in 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 commission's mission would be to look to the future needs of housing in 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.*

6.3.1 Provide for a variety of housing types in the Land Use Code including smaller cottages and second housing units. Allow for housing that

attracts 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 6 Action Steps Work Program

	Action Steps	Resources	Priority
6.1.1	Create incentives for improving the conditions of substandard housing		1
6.1.2	Create disincentives for the continuance of substandard housing units.		2
6.2.1	Initiate and support a regional dialogue on affordable housing.		1
6.2.2	Partner with others in maintaining a supply of affordable housing.		1
6.2.3	Consider the formation of a city commission on housing.		2
6.3.2	Encourage mixed income housing in new developments.		✓

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- City Council Leadership
- Community support
- Partners
- Studies or plans

- City Code Changes
- Dedicated funding source
- Enforcement
- Public information

Goal 7. Connect the City



West Bridge



The Garden City Greenbelt

Goal 7 Objectives

7.1 Objective: *Create pedestrian and bicycle friendly connections.*

7.1.1 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, parks, and other major activity areas;
- pathways along ditch, drains and canals; and
- crosswalks.

7.1.2 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.

7.1.3 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 safety along pedestrian and bicycle routes to the schools.

7.1.4 Complete a Garden City specific plan including street design and designations, prioritized projects, potential funding, and responsibilities for implementation.

7.1.5 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.*

7.2.1 Participate in regional transit discussions including evaluating 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, bus turnouts, and more frequent service as financially feasible.

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 plan for Chinden Boulevard with these objectives:

- ❋ to improve the design of Chinden Boulevard emphasizing multi-modal facilities, including consideration for bus stations and bus turnouts 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 connectivity;
- ❋ to improve the appearance of the corridor; and
- ❋ to improve multi-modal access from streets intersecting with Chinden.

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 for 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.*

7.3.1 Encourage a grid pattern of local streets over cul-de-sacs and dead-end streets without non-motorized connections through maximum block lengths, connecting stub streets, and reducing the number of cul-de-sacs.

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.

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

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 safer and neighborly local streets appropriate for the use.

7.4.4 Develop alternative design and development standards to create safer and neighborly internal streets appropriate for the use.

Goal 7 Action Steps Work Program

	Action Steps	Resources	Priority
7.1.1	Develop a master plan for pedestrian and bicycle pathways.		1
7.1.2	Reinforce and educate for responsible bicycling.		2
7.1.3	Explore the opportunities for funding a "Safe Routes to School" coordinator.		2
7.1.4	Complete a Garden City specific street plan.		2
7.1.5	Re-develop Osage and Stockton streets as shared mobility corridors.		1
7.2.1	Participate in discussions on regional transit.		✓
7.2.2	Secure funding for public transit within the region.		✓
7.2.3	Support Valley Regional Transit for fixed stops and more frequent service.		2
7.2.4	Promote public awareness of the value of public transit.		2
7.2.5	Partner on a corridor study for Chinden Boulevard.		3
7.2.6	Explore creative solutions to providing intra-city public transportation.		3
7.2.7	Evaluate changing demands on public transportation.		3
7.2.8	Develop standards for the integration of bus stops in new development.		3
7.3.1	Encourage a grid pattern of street development.		2
7.3.2	Increase interconnectivity within neighborhoods.		2
7.3.3	Update a local street plan.		2
7.4.2	Develop standards for sidewalk improvements along state highways.		2
7.4.3	Develop alternative local street design and development standards		2
7.4.4	Develop internal street design and standards.		

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City Council Leadership

Community support

Partners

Studies or plans

City Code Changes

Dedicated funding source

Enforcement

Public information

Goal 8. Maintain a Safe City



Garden City Police Department, K-9 Unit



Tree-lined, Pedestrian Buffer at Dogtopia and Flourish Bakery, Constructed 2022

Goal 8 Objectives

8.1 Objective: *Invest in public safety.*

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.*

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, Trunk or Treat, White Water Rafting and Experience Garden City.

8.2.3 Continue to use the city website in communicating public safety information and consider the use of social media and a newsletter.

8.2.4 Explore the feasibility of operating an op-in emergency text messaging system.



Goal 8 Action Steps Work Program

	Action Steps	Resources	Priority
8.1.1	Continue to reduce by enforcing nuisance codes and standards.		✓
8.1.3	Monitor progress in the enforcement of city nuisance codes.		2
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.		✓
8.2.1	Continue support of the "One City-One Team" approach in public safety.		✓
8.2.2	Maximize community partnerships through involvement in community events.		1
8.2.3	Continue to use the city website in communicating public safety information.		✓
8.2.4	Explore the feasibility of an op-in emergency text messaging.		3

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- City Council Leadership
- Community support
- Partners
- Studies or plans
- City Code Changes
- Dedicated funding source
- Enforcement
- Public information

Goal 9. Develop a Sustainable City



Future Charter School, 2020 Idaho Smart Growth Award Recipient



Arbor Day, May 3, 2018

Goal 9 Objectives

9.1 Objective: *Protect the aquifer.*

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.*

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.*

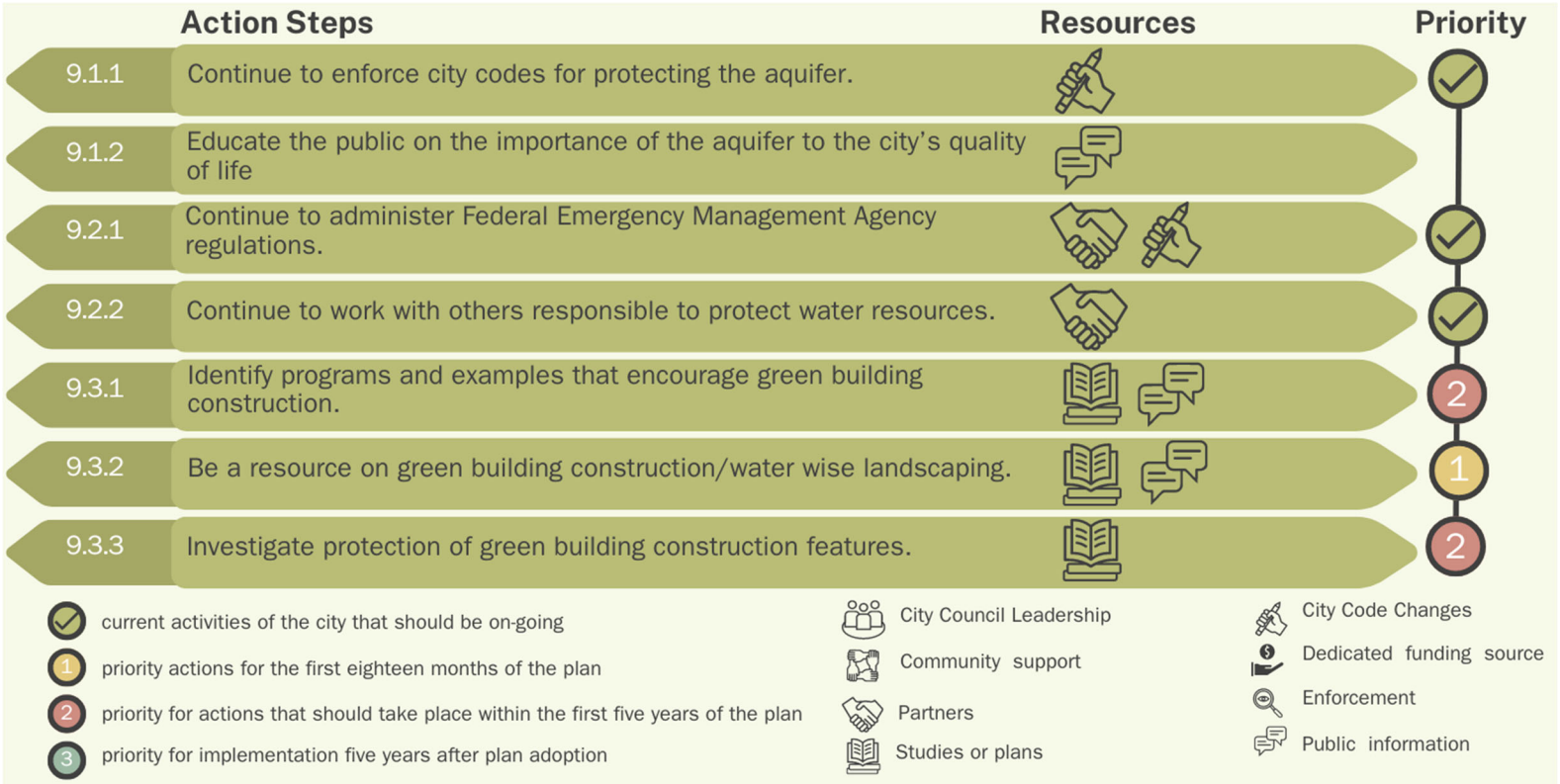
9.3.1 Identify successful programs that encourage and recognize best practices in green building construction and provide examples to the public and developers interested in green buildings.

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

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



Goal 9 Action Steps Work Program



Goal 10. Plan for the Future



U of I College of Art and Architecture, Garden City Urban Centers Charrette



Crosshatch Mixed-Use Development while in construction, 2024

Goal 10 Objectives

10.1 Objective: *The Expo Idaho site is redeveloped. (See Actions Steps 3.1.1-3.1.4)*

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

10.2.1 Amend the Land Use Code to create a new zoning district to allow for live-work activities in the Old Town Site. The new zoning district would have the following objectives:

- to direct future development through form and design, not separation of uses;
- to maintain the fine grain lot size and development pattern by controlling building footprint or square footage of building to lot size; and
- to control large scale industrial or commercial uses.

10.2.2 Provide incentives for housing and buildings within the district where artists and crafts persons can live, work, or exhibit their art. (See also Action Step 2.1.5.)

10.3 Objective: *Areas are identified for future planning.*

10.3.1 Develop master plans for the areas shown on the Land Use Map as "Future Planning Areas." These designated areas are 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 property.

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: *Designate locations in proximity to existing and future transit stops throughout the city that serve as activity centers.*

10.4.1 Amend the Development Code to facilitate transit-oriented development nodes along the arterial roadways as designated on the Land Use Map and described in the Land Use Designation and follow the State Street Corridor Study recommendations.

10.4.2 Amend the Development Code to facilitate destination and neighborhood centers that draw people to the location and are supported by transit as

designated on the Land Use Map and described in the Land Use Designation for activity nodes.

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

10.5. Objective: *Create a "Main Street" corridor with commercial nodes as designated on the Land Use Map and described in the Land Use Designation.*

10.5.1 Amend the Land Use Code to create a new commercial zoning district for small-scale retail, office, commercial and residential uses. The requirements of the district should consider:

- site design that supports pedestrian-scale development;
- allow for a mix of uses;
- maximum two-story buildings with three stories at corner locations;
- maximum front yard setback standard;
- on-street and off-street parking behind buildings;
- pedestrian amenities such as wide sidewalks, benches, public art, and decorative paving.

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

10.6 Objective: *Participate in regional planning.*

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 10 Action Steps Work Program

	Action Steps	Resources	Priority
10.2.2	Provide incentives for artists and crafts persons.		1
10.3.1	Develop master plans.		1
10.3.2	Focus on neighborhoods of rapid change and regeneration.		3
10.4.1	Amend the Development Code for TOD's.		✓
10.4.2	Amend the Development Code for destination and neighborhood centers.		3
10.4.3	Transition development to be compatible with the existing surroundings.		1
10.5.2	Limit the new neighborhood commercial districts.		1
10.6.1	Support the city's representation and leadership on regional planning efforts.		✓

✓ current activities of the city that should be on-going

1 priority actions for the first eighteen months of the plan

2 priority for actions that should take place within the first five years of the plan

3 priority for implementation five years after plan adoption

City Council Leadership

Community support

Partners

Studies or plans

City Code Changes

Dedicated funding source

Enforcement

Public information

Goal 11. Serve the City



"Box City" Anser Charter School's 1st Grade City Planning Project



Garden City Library Bells for Books Mobile Literacy Program Bus

Goal 11 Objectives

11.1 Objective: *Support additional education facilities.*

11.1.1 Support the two Charter Schools and new educational institutions in recognition of the important contribution that schools make to attracting family and education resources to the community.

11.1.2 Explore opportunities to work with Boise and West Ada School Districts to support public schools that serve Garden City children.

11.1.3 In planning for the future of the Idaho Expo area, consider opportunities for the creation of a distance learning community college. (See also Objective 3.1)

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

11.2.1 Support the Boys and Girls Club, library, and other existing and future new 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 periodically evaluate the effectiveness of all community services and facilities in meeting the community's needs. [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.*

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.

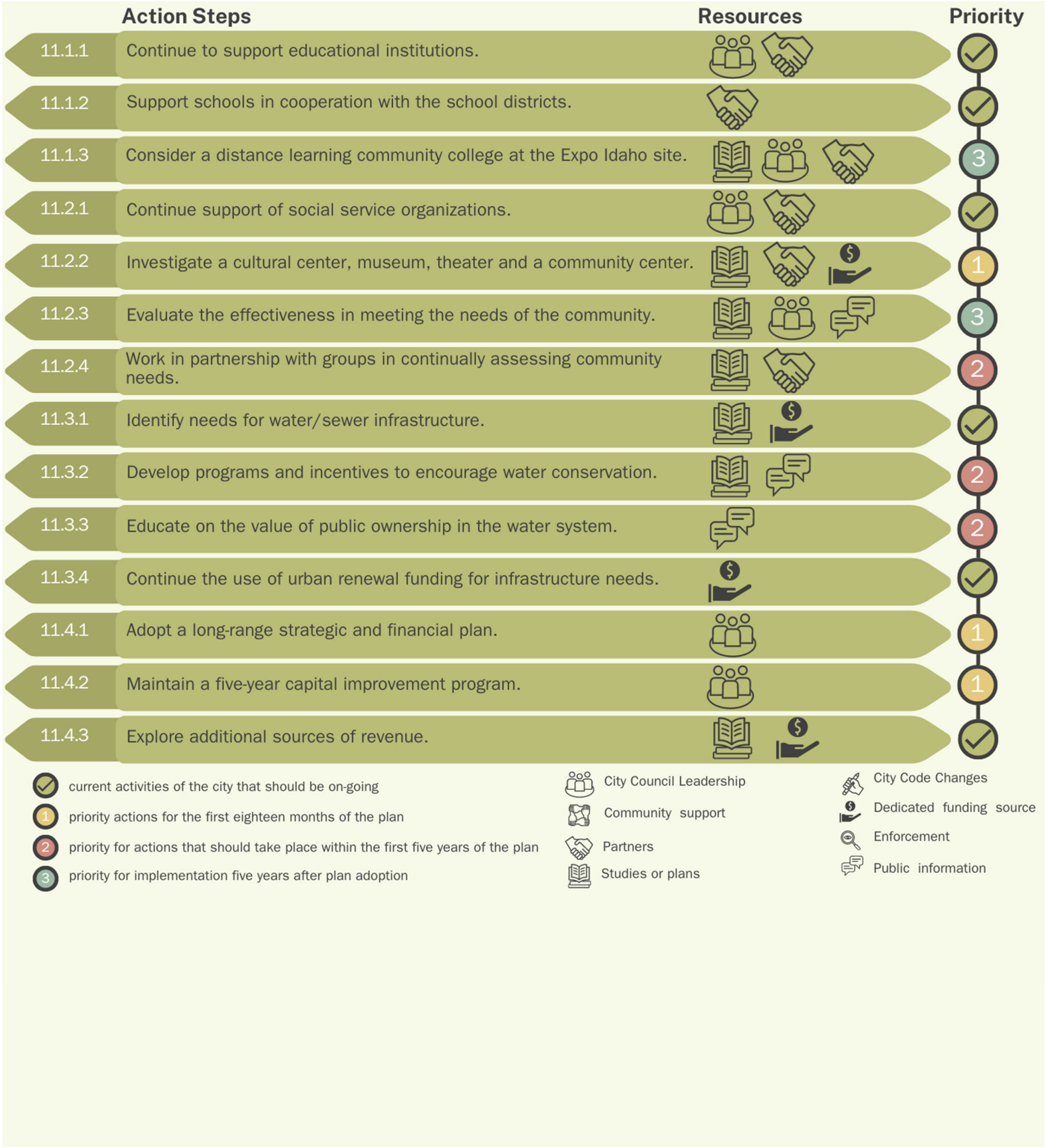
11.3.4 Continue the use of urban renewal funding for water infrastructure needs.

11.4 Objective: *Maintain high standards of fiscal responsibility.*

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 11 Action Steps Work Program



Goal 12. Evolve as a Destination



Caffeina, Café and Coffee Roasting, formerly Powderhaus Brewery



The Farmers Market

Goal 12 Objectives

12.1 Objective: *Support a positive business environment*

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 use.*

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 and technology.

12.2.2 Partner with the Chamber of Commerce and other business associations to increase the attractiveness of businesses along Chinden Boulevard to pedestrians, 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 and their employees have in supporting private businesses and services within the city.

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

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 a marketing program that increases locals' 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 end of the city as a gateway destination for resort accommodations; recreation-oriented businesses; arts, entertainment, and cultural venues; and craft beverage hub. Encourage non-residential uses that are 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. (See also Action Steps 5.5.2 and 5.5.4)

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



Goal 12 Action Steps Work Program

	Action Steps	Resources	Priority
12.1.1	Continue to support business associations.		✓
12.1.2	Adopt a customer-oriented permit process.		2
12.1.3	Continue funding for an information brochure on doing business.		✓
12.2.1	Consider the creation of a "Bradley Technology District".		3
12.2.2	Increase the attractiveness of businesses along Chinden Boulevard.		1
12.2.3	Continue planning for and funding the city's infrastructure.		✓
12.2.4	Recognize that public agencies support private businesses and services.		3
12.3.1	Fund and develop marketing to increase local and tourists visits to the City.		3
12.3.2	Recognize the economic value of the arts and culture.		1
12.3.3	Support the evolving east end as a gateway destination.		2
12.3.4	Plan for the future of the expanded Whitewater Park.		1
12.3.5	Market the City to smaller businesses/support a positive entrepreneurial environment.		1

- ✓ current activities of the city that should be on-going
- 1 priority actions for the first eighteen months of the plan
- 2 priority for actions that should take place within the first five years of the plan
- 3 priority for implementation five years after plan adoption

- City Council Leadership
- Community support
- Partners
- Studies or plans
- City Code Changes
- Dedicated funding source
- Enforcement
- Public information

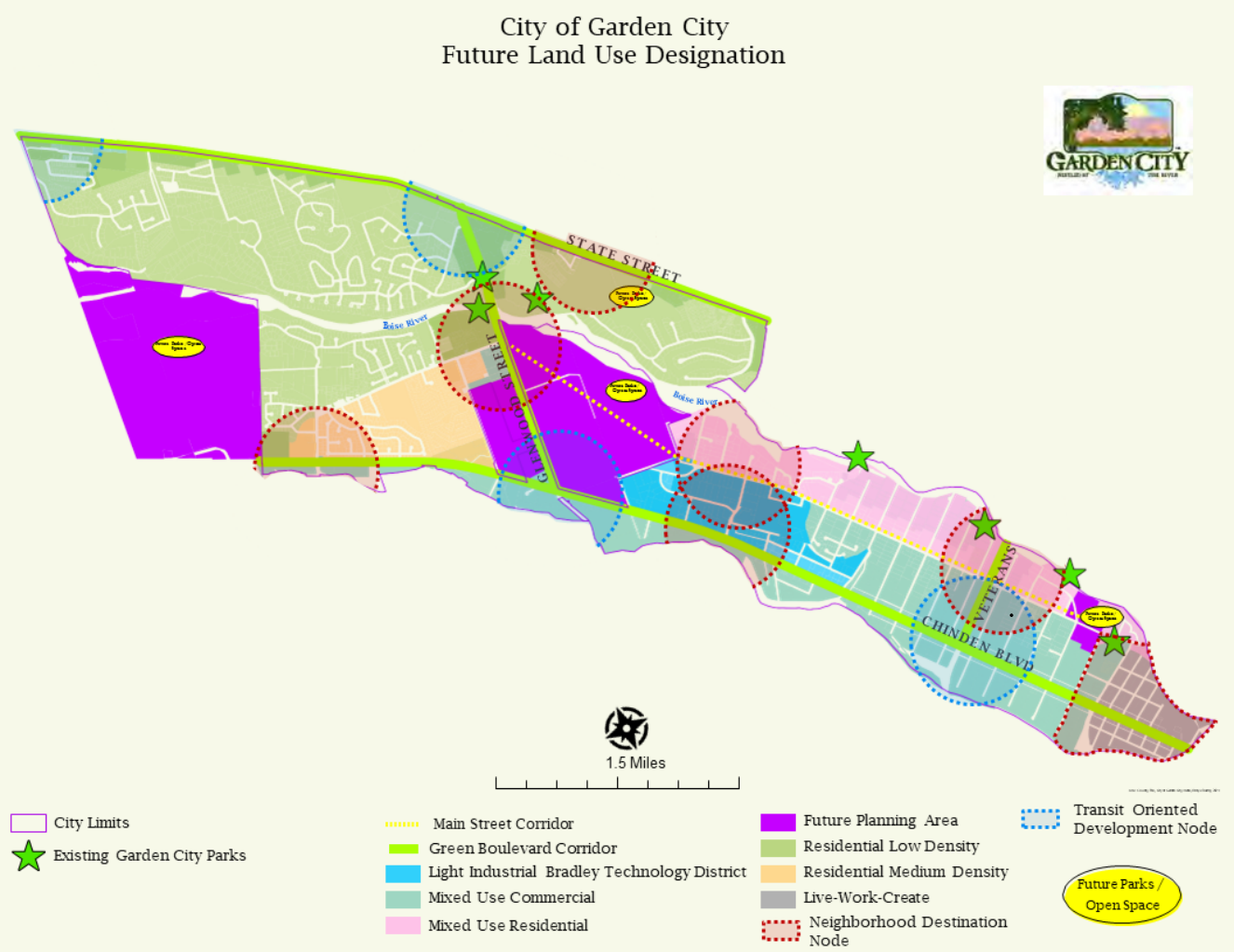
Land Use Map

Introduction:

The land use map provides directions 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 map's scope 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. The 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 of the river, 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 Low-Density areas are intended to provide neighborhoods with a predominantly residential character and lower-intensity development while supporting compatible growth, neighborhood livability, and efficient use of public services and infrastructure. These areas are characterized by residential development at a scale that promotes compatibility with the existing surrounding neighborhoods. Development should be designed to complement surrounding neighborhoods through appropriate site design, building scale, and connectivity. Residential densities should generally reflect the low-density residential character of the area while allowing flexibility to address community housing needs.

Nothing in this designation shall be interpreted or applied in a manner that conflicts with or prohibits starter home subdivisions as provided in Idaho Code § 67-6542, as amended, or accessory dwelling units as provided in Idaho Code § 67-6541, as amended.

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.~~
Residential Medium-Density areas are intended to provide neighborhoods with a predominantly residential character and moderate-intensity development while supporting compatible growth, neighborhood livability, and efficient use of public services and infrastructure. These areas are characterized by residential development at a scale that promotes compatibility, with the existing neighborhoods. Development should be designed to complement surrounding neighborhoods through appropriate site design, building scale, and connectivity.

[Alternative to having Residential Medium and Low density] **RESIDENTIAL:** The areas designated for residential are north of the river, and west of Glenwood.

Residential areas are intended to provide neighborhoods with a predominantly residential character and lower-intensity development while supporting compatible growth, neighborhood livability, and efficient use of public services and infrastructure. These areas are characterized by residential development at a scale that promotes compatibility with the existing surrounding neighborhoods. Development should be designed to complement surrounding neighborhoods through appropriate site design, building scale, and connectivity.

Residential design should generally reflect the residential character of the area while allowing flexibility to address community housing needs.

Nothing in this designation shall be interpreted or applied in a manner that conflicts with or prohibits starter home subdivisions as provided in Idaho Code § 67-6542, as amended, or accessory dwelling units as provided in Idaho Code § 67-6541, as amended.

MIXED USE ~~RESIDENTIAL~~: The mixed-use ~~residential~~ area is~~ north of Adams/ Alworth Street~~ east of Glenwood Street, south of the Boise River, except for the areas otherwise specifically designated. Mixed Use areas are intended to accommodate a complementary mix of residential, office, retail, service, civic, and employment uses in an integrated and walkable environment. Development should support active streets, neighborhood services, housing opportunities, and efficient use of infrastructure while fostering a distinct sense of place.

These areas may vary in intensity and scale based on location and context. Development should be designed to ensure compatibility with surrounding neighborhoods through appropriate building scale, transitions, site design, landscaping, and connectivity. Regulations should emphasize the form and design of development over the separation of uses. Buildings may be more compact and urban in character, with open spaces provided through parks, plazas, courtyards, or other shared amenities that contribute to the public realm and neighborhood livability.

~~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 CORRIDOR: Create a “Main Street” corridor as a principal street with a mix and concentration of uses along Adams/ Alworth Street with an alignment through a re-developed Idaho Expo site connecting with the Activity Node at Glenwood and Marigold Streets. The corridor should have additional 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 to not dilute their function as a center.

The focus of development should be on minimum front yard setbacks, parking on the street and behind buildings, and pedestrian amenities. The center of the activity nodes on the Main Street corridor should be integrated vertically with more height at the principle main street intersection of the node.

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. 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 rather than use, 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 stations and stops. Activity centers range in size depending on their function and location. Some nodes are 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 walkable area of the node center. Nodes, especially around transit stations, will 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 are intended to be strategically located throughout the city, including along major transportation corridors, in proximity to the Boise River, and at other locations where a concentration of activity can support community goals. To the greatest extent practicable, nodes should be connected to one another and to surrounding neighborhoods through safe, comfortable, and convenient multimodal corridors. A connected network of activity nodes will establish a series of community gathering places and destinations through the city. The network of nodes is intended to concentrate activity, investment, employment, and community gathering places in appropriate locations, creating vibrant destinations while avoiding the dilution of commercial and mixed-use activity through dispersed development patterns. Activity nodes located along State Street should support and align with the long-term vision, transportation investments, land use strategies, and multimodal improvements identified through ongoing multi-jurisdictional planning efforts for the State Street corridor.

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

Neighborhood and Destination Centers: The centers should be focused on uses that facilitate making the location a destination. Uses may include small scale retail, art, office, and higher density residential. Identified centers are:

- Adams and 50th Streets intersection to the Boise River
- Adams and 42nd street intersection to the Boise River.
- East city boundary to 36th street between the Boise River and Chinden Boulevard
- Glenwood and Marigold Streets intersection
- Chinden Boulevard and Garrett Street intersection
- Chinden Boulevard and 50th Street intersection

- State Street and Pierce Park

Transit Oriented Development Nodes

- Chinden Boulevard and Glenwood Street intersection
- Chinden Boulevard and Veterans Parkway intersection
- State Street and Horseshoe Bend Road
- 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 are needed that will influence changes in the adjacent land uses. Existing uses, including commercial uses, are allowed in the corridors. New uses, including commercial uses, should be designed to encourage multi-modal over single occupancy vehicles. Uses which generate high volumes of single occupancy 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 BRADLEY TECHNOLOGY DISTRICT: 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 considerations 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) property 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 presents unique opportunities and challenges that should be considered in the area's master planning.

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.
- Adjacent lower-density residential will require that the areas adjacent to the existing residential areas be centered on residential development.
- Areas outside of the fringe of the development to the east should complement neighborhood-serving commercial, civic, recreational, and open space amenities.

Idaho Expo and ITD District 3 Headquarters:

- Connections through the site include the extension of Adams/Alworth Street to Glenwood at Marigold Street, and between Glenwood and Coffey Streets.
- Opportunity for creating a ~~town center~~ down-town for the city.
- More efficiency in land use through eliminating large parcels of currently underused parking with year-round, community benefitting uses such as schools, hospitals, and performance space.
- Improved access and utilization of the Boise River and floodplain 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 PARKS 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. Existing parks 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 development plan for the property, surrounding context, with maximum opportunity for pedestrian and bicycle access.

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.

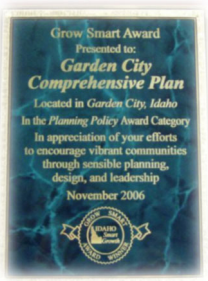
An evolving sense of community identity and sense of place has been positively reinforced by community events, organizations, and regeneration of places. Planning for the future community needs and City investment in infrastructure has set the stage for private development. New residential and commercial 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 noteworthy 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 the 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 was created that will further support this district's evolution.
- 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 broader 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 design, 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 each 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

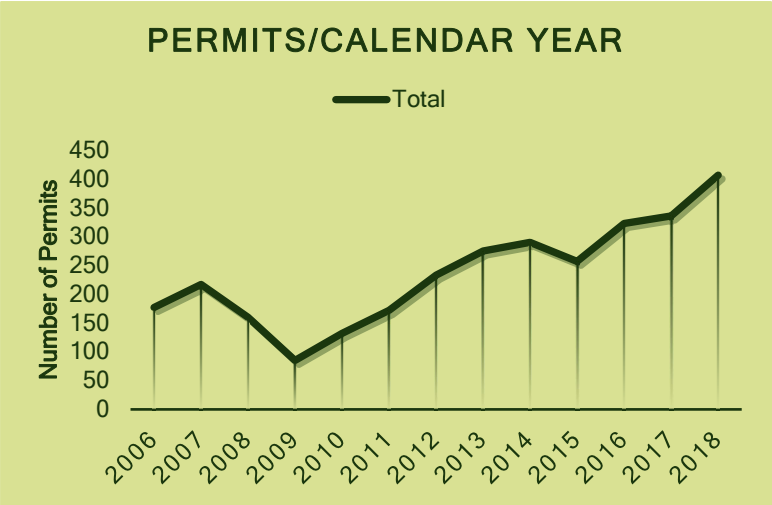
The City has made steady gains in realizing its aspirations for the built environment. Except during the recession of 2008-12, there has been a growing momentum in the amount of new construction and re-development throughout the city. New zoning, sign, development, and design standards have guided the development and have 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 city's northwestern sector, 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:

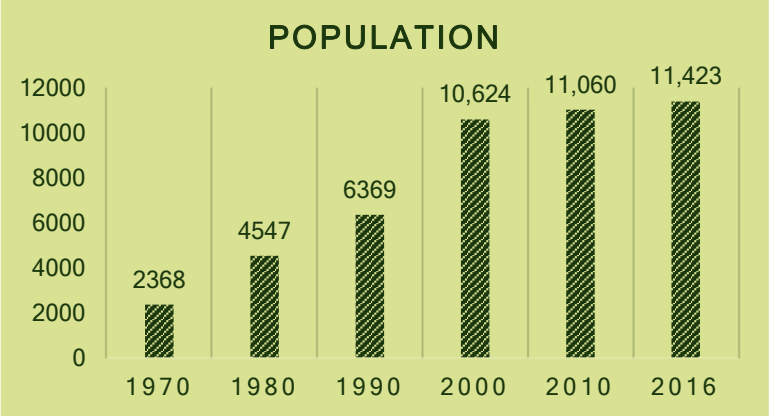
- In 2018, the 121-acre Plantation Country Club was purchased by a new owner. Future development plans for the property will be affected by the ACHD programmed project to reconfigure the Peirce Park Lane and Sate Street intersection and the Activity Node designation on the Land Use Map.
- The 120-acre 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 (NACFR) 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.

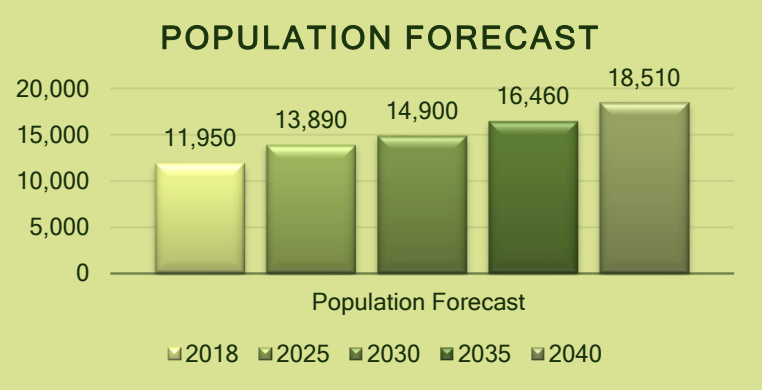
Demographics

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:

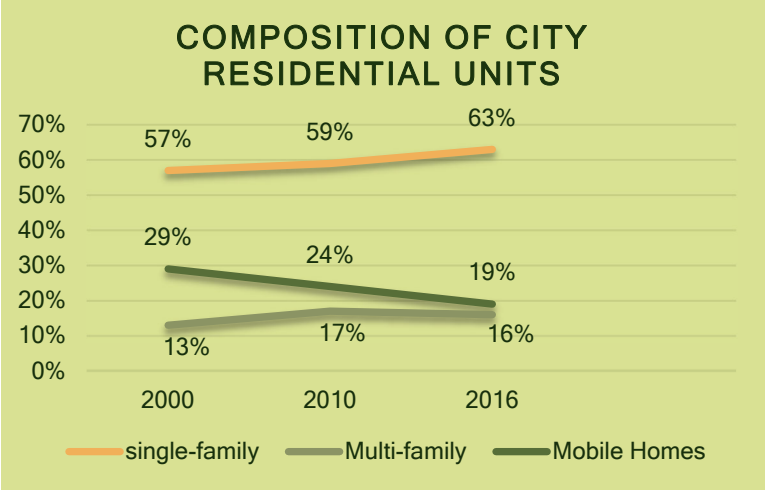


Median household income has risen since 2000 from $38,400 to $41,400. The number of families living below the poverty level rose 1% since 2000 to 11% in 2016. However, families living below the poverty level with only a woman head of household and with children under the age of five has risen from 42% 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, several additional multi-family units are under construction or permitting that 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.

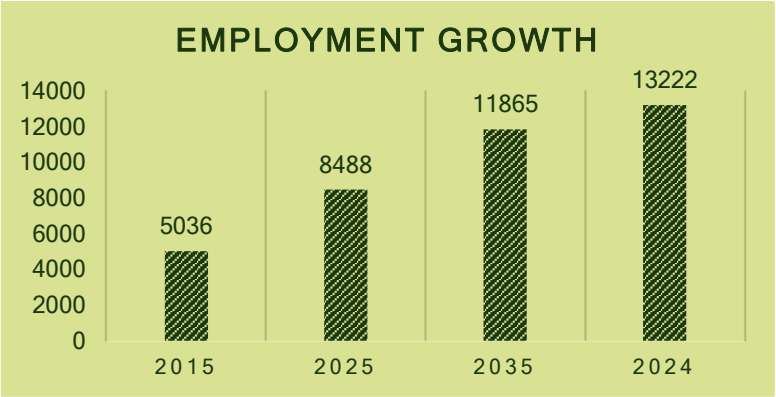
The Surel Mitchell Live – Work-Create District has lived up to its expectation in attracting arts related businesses, non-profits, and entertainment venues to that area. The arts focus, along with the Whitewater and Esther Simplot Parks, and the river-focused commercial uses, has made this district a 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 for the traditional small scaled industrial (and residential) uses that historically existed in the District.

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 contemporary 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 years is for a 160% increase in employment in the city.



Mobility

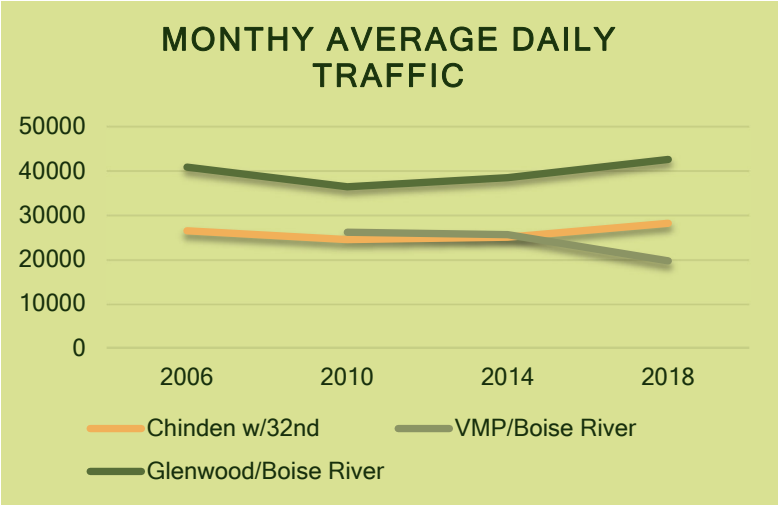
Goal 7: Connect the City
Goal 9: Develop a Sustainable City
Goal 11: Serve the City

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 a 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.

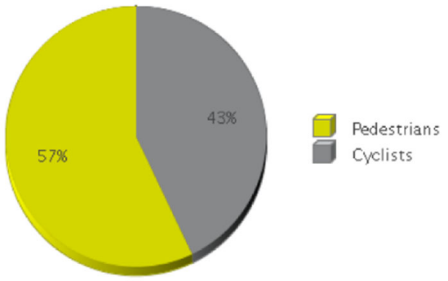
Cut through traffic has become a problem for the residential neighborhood along N Garrett and W Marigold streets since the completion of the Maple Grove connection with Chinden Boulevard. Vehicles are also observed using the undersized Osage and Stockton streets parallel to Chinden Boulevard to by-pass 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 an especially 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 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* addendum in 2018 that shows the location of the 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.

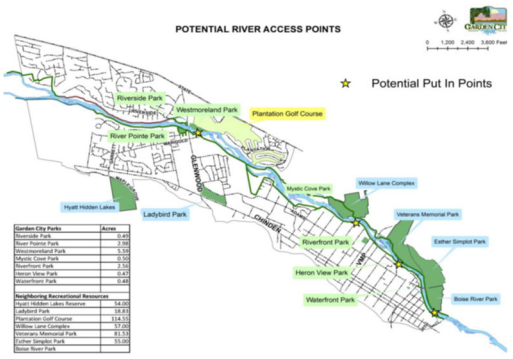
Opportunities for improving pedestrian and bicycle safety and connectivity was also examined as part of a 2015 study, *Bike and Pedestrian Assessment Report for Chinden Boulevard*, prepared by a team of experts led by the Federal Highway Administration (FHWA). The report described the many uses located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

<u>Connectivity</u>

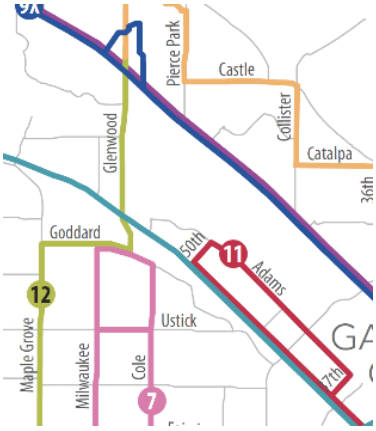
Connectivity throughout the city is a concern. Not only are the two state highways a major barrier for pedestrian and bicycle crossings, but also for vehicles attempting to make turns at uncontrolled intersections. The lack of connection because of the large blocks in the Old Town Site was noted in the 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 are critical. The adjacent map from the *City's Master Parks and Waterways Plan* shows the location of existing and potential access points along the greenbelt.

Public Transportation

Four Public transit routes operated by Valley Regional Transit provide service within and adjacent to Garden City:
Route 11-within Garden City from Chinden Boulevard to 50th Street,
to Adams Street to 27th Street.
Route 8 – along State Street
Route 9 – along Chinden Boulevard
Route 12 – along Glenwood Street



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

Community Services, Facilities and Utilities

Police

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

- In response to the economic downturn 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.
- To better address the needs of crime victims; in 2018 the Garden City Police Department eliminated the part-time Criminal Investigations Assistant position to include lower priority tasks and hired a full-time 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's 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, Trunk-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 1,194 criminal charges resulting in 713 arrests.

Fire

The city continues to be served by the North Ada County Fire and Rescue District (NACFR). In 2010 NACFR 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.

Library

The library provides its traditional services and is a community hub for all ages of the city

Updates Since the 2019 Amendments

As a part of the 2021 Comprehensive Plan update, the City Council adopted the North Ada County Fire and Rescue District Development Impact Fees and entered into City of Garden City/North Ada County Fire &Rescue District Intergovernmental Agreement and Joint Powers Agreement for the Collection and Expenditure of Development Impact Fees for Fire District Systems Improvements by and between the City and the North Ada County Fire and Rescue District pursuant to Idaho Code §§ 67-8204A and 67-2328 for the collection and expenditure of Fire District Impact Fees for both residential and non-residential development. The City Council has since adopted and incorporated NACFR’s updated Capital Improvement Plan Development Impact Fee Study North Ada County Fire & Rescue District May 19, 2023, as an element of this Comprehensive Plan, which is the basis for the Fire District Impact Fees.

population. Its mission is to serve as a community center for life-long learning. In 2017, the library had 140,410 visits. Fifty percent of the patrons 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 the future with new and expanded services, such as summer camps, and programs such as STEM and VolunTEEN. Increasing technological literacy 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 replacing current, insufficient piping with higher volume material, 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 notable 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 on 43rd Street next to and sharing facilities with the Boys and Girls Club. The service area for both schools extends beyond the corporate boundaries of Garden City. Transportation to Anser Charter School is by carpooling and free bus transportation is provided to 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 organizations is included in the reference materials.

Incorporated Plans

The hyperlinked plans below are formally adopted as elements of this Comprehensive Plan[1].

Plans which Garden City is the Lead Agency

- Garden City Emergency Operations Plan, adopted per RES 1013-16
- Garden City Master Parks and Waterways Plan, adopted per RES 1015-16
- ~~Garden City Transportation Needs, adopted per RES 1089-21.~~
- Garden City Transportation Master Plan, adopted per RESXXX-27

Other Plans

- Ada County Multi-Hazards Mitigation Plan (2022), Lead Agency- Ada County, Adopted per RES 1133-22
- Boise River Trails System, 2009; Lead Agency- Boise River Trails Coalition (BRTC), signed 2009
- Eastern Treasure Valley Electric Plan, Lead Agency- Idaho Power Adopted per RES 1178-24
- North Ada County Fire and Rescue District Impact Fee Study and Capital Improvement Plan May 19, 2023, Lead Agency NACFR, Adopted per RES 1227-25~~2~~
- State Street Corridor Transit Oriented Development Design and Implementation, Lead Agency-VRT, adopted per RES 1077-20
- State Street Transit and Traffic Operational Plan, Lead Agency-ACHD, Adopted per RES 939-10

[1] All sections of incorporated plans adopted prior to July 1, 2026, which are in conflict with Senate Bills 1352 and 1354 are nullified.

Comprehensive Plan Elements Required by the Local Land Use Planning Act (Idaho Code Section 67-6508)

Required Components	Comprehensive Plan Reference
Property Rights	Objectives 2.2; 2006 Plan Background, Built Environment, Property Rights
Population	2019 Background Update, Demographics
School Facilities and Transportation	Action Steps 7.1.3, 8.1.2, 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; Garden City Master Parks and Waterways Plan
Natural Resources	Objective 5.2, 5.3, 5.6, 5.8, 9.1, 9.2; 2019 Background Update, The Natural Environment; Garden City Master Parks and Waterways Plan
Hazardous Areas	Objective 5.8, 8.1, 9.2; Background Update, The Natural Environment; Garden City Emergency Operations Plan; Ada County Multi-Hazards Mitigation Plan
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; Ada County Multi-Hazards Mitigation Plan
Transportation	Goal 7; Objective 2.4, 5.5, 5.7; 2019 Background Update, Mobility; Garden City Transportation Needs; State Street Corridor Transit Oriented Development Design and Implementation; State Street Transit and Traffic Operational Plan
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; Garden City Master Parks and Waterways Plan; Boise River Trails System
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; Garden City Transportation Needs; State Street Corridor Transit Oriented Development Design and Implementation
Agriculture	Objective 4.2; 2019 Background Update, Economics
Airport	Not applicable, because neither the City Planning and Zoning Commission nor the manager or person in charge of the local public airport has requested an analysis from the City concerning public airport facilities.
National Interest Electric Transmission Corridors	Eastern Treasure Valley Electric Plan
Implementation	Implementation Work Program, at the end of each goal
Capital Improvement Plans* Required Component per Idaho Code Section 67-8208	The North Ada County Fire and Rescue District Impact Fee Study and Capital Improvement Plan May 19, 2023

Reference Materials

The reference materials below were utilized to form this comprehensive plan. They were included as record documents during the adoption of the plan or subsequent amendments.

A. 2006 Update
- A.1 Resources
- A.3 Exhibits
- A.4 Public Involvement
- A.5 2006 Background Information

B. 2019 Update
- B.1 References
- B.2 Organizations serving the Garden City Community
- B.3 Community Workshop
- B.4 Public Comments received on the Draft Review Plan update
- B.5 Working Group Agendas and meeting notes

Glossary and Acronyms

Glossary

Action Step	A specific statement of action that guides the decision-making process to achieve realization of the goal or objective to which it relates. These action statements compile the work program that implements the plan.
Area of City Impact	The area of future development within the City that will be provided public services and could be annexed.
Downtown	A place that is generally regarded as the center of the city because of the unique identity, public spaces and uses.
Gateway	A major corridor entry into the city that creates an impression of the City for visitors.
Goal	A general condition, aim, or achievement that reflects broad public purposes.
Live work	A mixed-use area where people can live and work within the same structure.
Main Street	A walkable commercial area with a unique identity, selling a variety of goods and services, and located along and oriented to a street.
Mixed Use Development	A development with two or more uses within the same structure, or within the same development or within ¼ mile.
Objective	A discrete step by which a broader goal may be accomplished.
Public gathering place	An area such as a park, courtyard, plaza, or square, which is open to the public and which is large enough for people to congregate and use for neighborhood or community-wide events.
Special Opportunity Area	
Strip Commercial Development	A pattern of unrelated commercial development along highways and generally one lot deep. Businesses in a strip commercial development are generally engaged in auto-oriented commercial activity. Buildings are generally arranged in a line and sites are characterized by multiple driveways, low open space, landscaping, and relatively few pedestrian amenities.
Transit Oriented Development	Development within one quarter mile of locations where a transit station has been planned or could be located that includes a mix of uses including higher density residential, retail, office, research, and public uses.
Vision Statement	A general statement of a future condition.

Acronyms

ACHD	Ada County Highway District
FACTS	Foundation for Ada County/Trail System Inc
COMPASS	Community Planning Association of Southwest Idaho
CIP	Capital Improvement Plan
GPM	Gallons per Minute
ITD	Idaho Department of Transportation
PUD	Planned Unit Development
TOD	Transit Oriented Development