

## **ELEMENT B, THE CLIFFS PLANNED COMMUNITY**

---

This page left intentionally blank.

## **ELEMENT B, THE CLIFFS PLANNED COMMUNITY**

---

### **SUB-ELEMENT B3: CONCEPTUAL LAND USE MAP**

#### **B3.1 Conceptual Land Uses**

##### **Regional Context**

The Cliffs is 707 acres of land, located north of State Highway 21 and east of Warm Springs Avenue, approximately 7 miles from the historic center of the Treasure Valley.

While new residential development has been occurring throughout the Treasure Valley increasingly west of this area, The Cliffs location in the region's southeast corner puts this community in a key strategic position that will allow the development to maximize both its regional focus and conservation-based vision. Highway 21 allows convenient and quick access to existing regional services and more importantly a significant proportion of the Valley's employment core. An analysis of current and 2015 populations and employment projections<sup>1</sup> for the TAZ (Transportation Analysis Zones) closest to The Cliffs (downtown, airport, east end and southeast), indicates employment well in excess of population.

##### Current:

Population = 47,689 (14 percent of 2005 Ada County total)

Employment = 77,309 (38 percent of 2005 Ada County total)

##### 2015 projections:

Population = 50,741 (12 percent of 2015 Ada County total)

Employment = 98,737 (37 percent of 2015 Ada County total)

More than any other attribute, the ability of The Cliffs to provide a diversity of housing types and prices, close to valley job centers will provide a significant benefit to the region as it struggles to meet air quality and transportation challenges well into the next decade.

The proposed community will also demonstrate how development and open space can co-exist in a positive manner. The site's proximity to the Boise River Management Area means The Cliffs must be developed with sensitivity to, and responsibility for, the environment. To that end, over 50 percent of the 707-acre community is planned as open space. Funding from development of the Cliffs will support habitat restoration and enhancement; and wildlife and natural resources education will extend beyond the borders of The Cliffs into the community at large.

---

<sup>1</sup> Compass Community Planning Association of Southwest Idaho, [www.compassidaho.org/demographics.html](http://www.compassidaho.org/demographics.html)

# ELEMENT B, THE CLIFFS PLANNED COMMUNITY

## REGIONAL VICINITY MAP

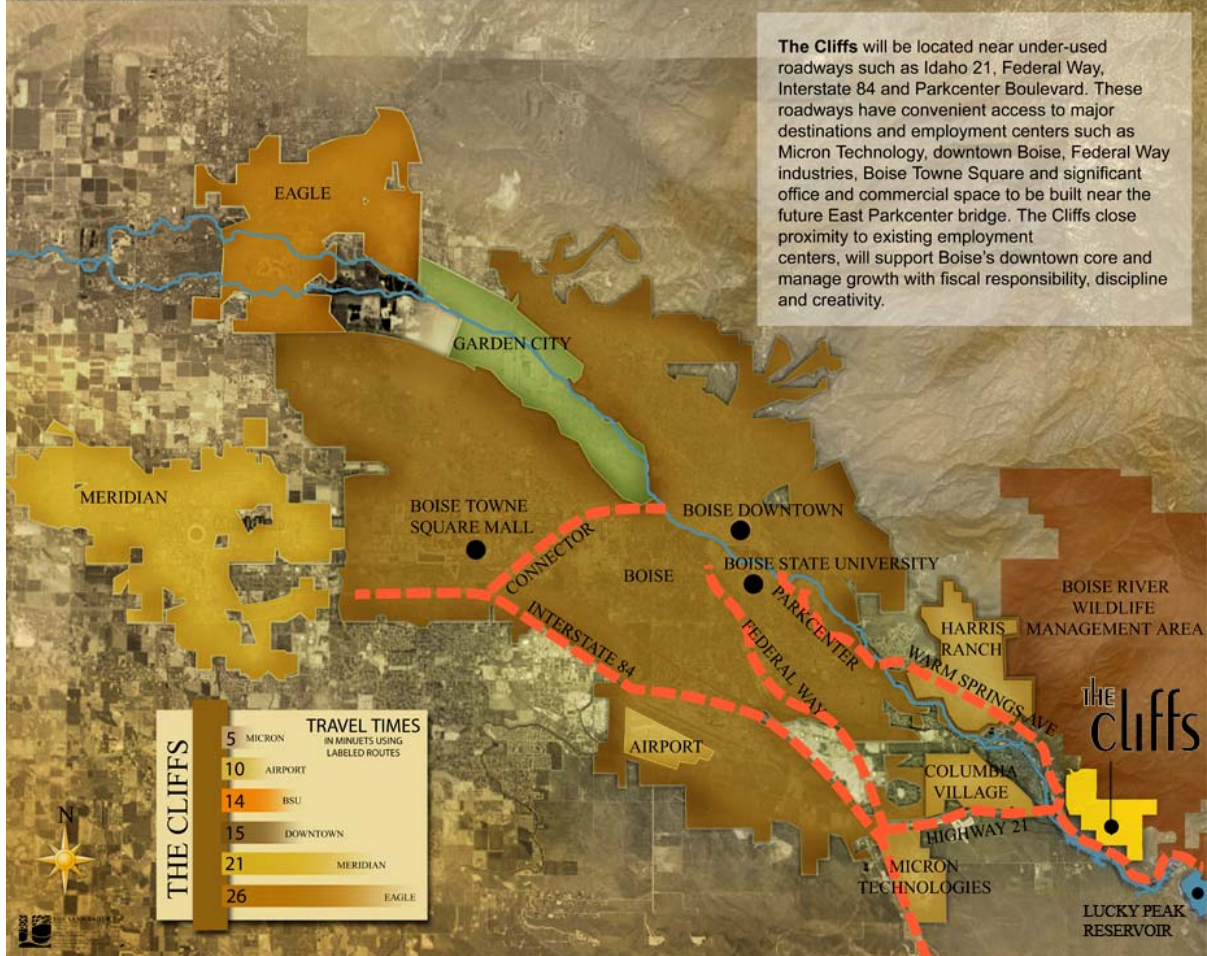


Figure B3.a - Revision 1\_03.20.06

## **ELEMENT B, THE CLIFFS PLANNED COMMUNITY**

---

### **Local Context and Compatibility of Uses**

The Cliffs sits in the middle of four major land uses on each of its boundaries:

- Existing moderate density lot residential to the west;
- Open space to the south;
- Large lot residential to the east, south east, and;
- Open space to the north

The Conceptual Land Use Plan for The Cliffs (see Figure B3.b) was developed in recognition of these existing uses, coupled with the need to create a more diverse blend of uses consistent with the project's vision.

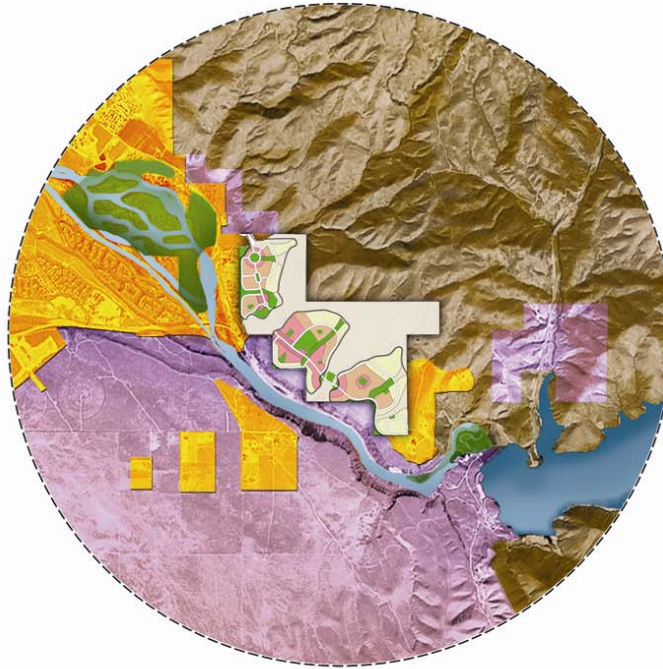
This planning concept is most notably expressed in the significant amount of open space that will be conserved and enhanced for wildlife. This open space is located in the northern portion of the project site adjacent to the 33,540 acre Boise River Wildlife Management Area (WMA). The WMA extends for several miles to the north of The Cliffs property and also borders portions of the site on the eastern border.

On the site's western border, The Cliffs' plan includes residential uses and open space. These uses match the existing and planned land uses immediately west of The Cliffs, as manifested in the Brian Subdivision - a 19 acre residential development consisting of 53 platted lots ranging in size from 0.1 to 1 acre. Residential uses, open space and limited commercial uses, supported by existing zoning and Comprehensive Plan designations, extend more than a mile further to the west and include the Barbour Pool open space, Surprise Valley residential subdivision and the Columbia Village mixed use community. The land that is west/southwest of The Cliffs and south of Highway 21 is located within the Boise City Area of Impact and is designated as Planned Community.

The property immediately to the east and southeast of The Cliffs was illegally split in 1968. Totaling 234 acres and consisting of 43 lots ranging in size from 1 to 24 acres, the subdivision presents a major challenge for the County and landowners on account of its current status. Due to insufficient access and fire protection, residential building in this development was halted after the construction of 3 homes.

Beyond this area, open space and a limited number of additional private land holdings (residential) extend eastward for a mile to Hwy 21 and Lucky Peak Reservoir.

# ELEMENT B, THE CLIFFS PLANNED COMMUNITY



## Conceptual Land Use THE CLIFFS



Figure B3.b - Revision 3\_04.17.06

