

ELEMENT B, THE CLIFFS PLANNED COMMUNITY

SUB-ELEMENT B8: DEVELOPMENT AND POPULATION TRENDS

Overview

Ada County Comprehensive Plan Related Policies:

5.8.1 – Allow for the development of new towns or communities outside the Areas of City Impact under the Planned Community requirements.

5.8.14 – Employment opportunities for residents of Planned Communities shall be provided within each Planned Community as may be appropriate.

Project Rationale

Current regional planning studies, *Blueprint for Good Growth* and *Communities in Motion*, have recognized the recent rapid growth of the Treasure Valley. Both studies have projected the addition of over 200,000 new residents to Ada County alone in the next 25 years.

As a result, the Treasure Valley faces the same challenge to its quality of life as many other communities throughout the western U.S. As a scenically attractive, lifestyle oriented region with good schools, strengthening employment centers and strong family values, it is increasingly appealing to a broad range of in-migrating businesses, families and retirees. Recent analyses show that current home and lot inventories are at increasingly low levels, driving the cost of housing ever higher. While this pressure should decrease given newly approved developments, much of the new home construction and lot development is occurring in areas on the far western end of the Valley. As the region struggles to maintain its housing supply and affordability, it also struggles with the attendant impacts of air quality, jobs to housing balance and maintaining a visible and vibrant historic center.

At the same time the Valley tackles these ‘macro’ issues, it tries to keep up with the challenges that arise from small, incremental subdivision style development that – due to their size – contribute little in the way of larger open space networks, community building amenities, a diversity of housing products or price points to create vibrant, genuine community.

In proposing to develop The Cliffs, Skyline believes it is creating a model that addresses many of these concerns both at a macro, regional level; and at the site based, neighborhood level. This is first and foremost accomplished through the *Planned Community Development Model*. Combining conservation-based development strategy with best practices in planned community development, Skyline will conserve and steward important open space resources while creating 1350 new homes, with an expected resident population of 2177 in the employable age range of 16-64.

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The development rationale and benefits offered by The Cliffs include:

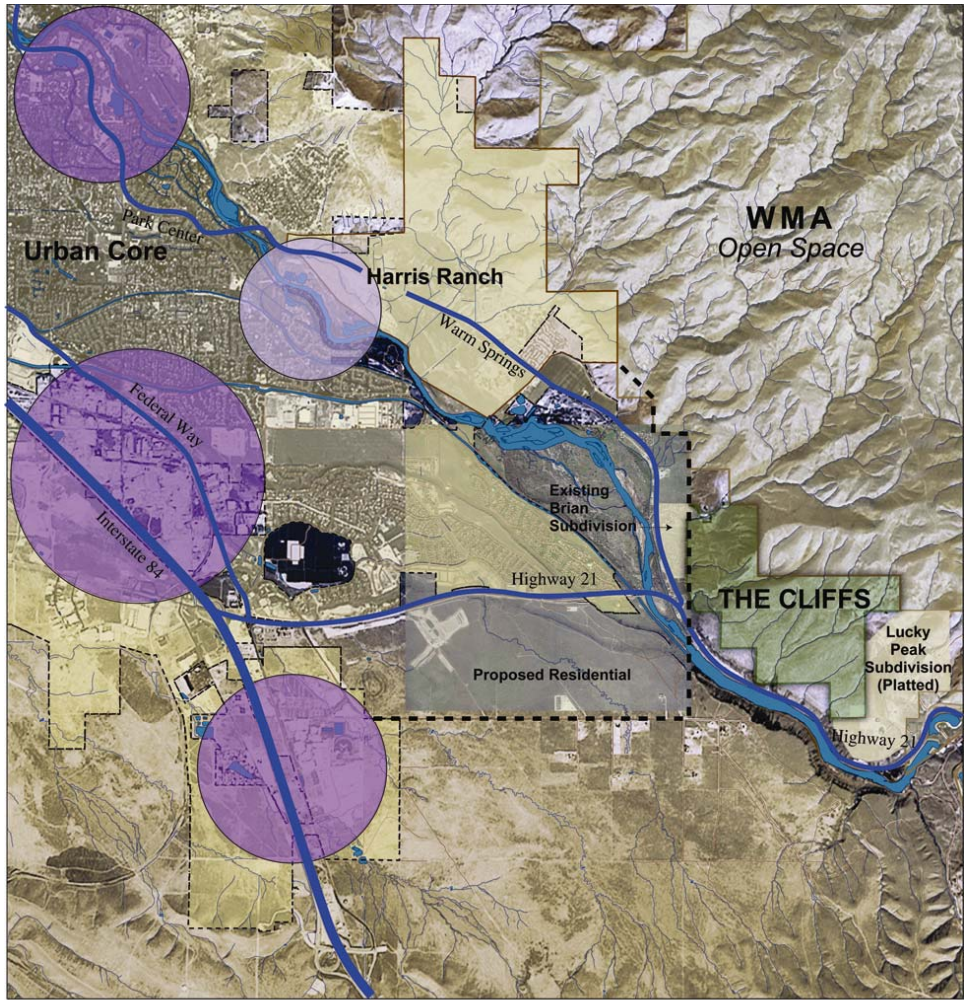
- New homes, which will be closer to the employment core of the valley, than any other current development. This strengthens not only the economic vitality of the development, but helps compensate for the Valley's ever-shifting historic center to the west.
- Reduced travel times (as much as 20 minutes) by creating stronger proximity of housing to jobs. This has a positive contribution on regional air quality due to reduced employment related commutes from the west.
- A diversity of housing and housing prices. Through comprehensive planning and scale of development, multiple housing styles and prices can be offered in a manner that cannot be brought forward through smaller, incremental subdivision style of development.
- The construction, funding and maintenance of significant open space and conservation programs without additional cost to existing taxpayers. This is not provided nor required of incremental subdivision style of development.

All of these benefits result from a form of comprehensive planning, implementation and funding enabled by Planned Community zoning codes. At this time, this type of development is not enabled by codes within the existing city boundaries or Areas of Impact. While the Planned Community development model has been used extensively throughout the United States, only Ada County has legislation permitting this form of development.

According to the Ada County Comprehensive Plan Goal Statement, Planned Communities are "a mixture of compatible land uses that are intended to be developed under the guidance of specific plans and contain integrated design themes, have a high degree of self-sufficiency and be innovative in their approach to site planning and development."

In summary, The Cliffs will provide a significant benefit to the region through the provision of more diverse, affordable housing closer to the employment centers of the region. In the process it can also plan, fund and operate a self-sufficient style of community that cannot be created through incremental subdivision development. As current zoning and land use laws are structured, this can only be accomplished outside the Area of Impact, because it is only in this jurisdiction that the Planned Community zoning category is a permitted form of development.

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Contextual Setting THE CLIFFS



Figure B8.a - Revision 1_03.20.06

