

ROCKY MOUNTAIN LAND USE INSTITUTE

THE NEXT WEST: LANDSCAPES,
LIVELIHOODS AND THE FUTURE OF
THE ROCKY MOUNTAIN REGION

March 4, 2011

Putting Sprawl on a Diet

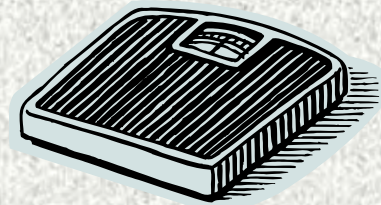


Panel Members

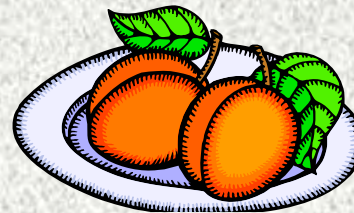
- Huiliang Liu, *Principal Planner*
City of Aurora Colorado



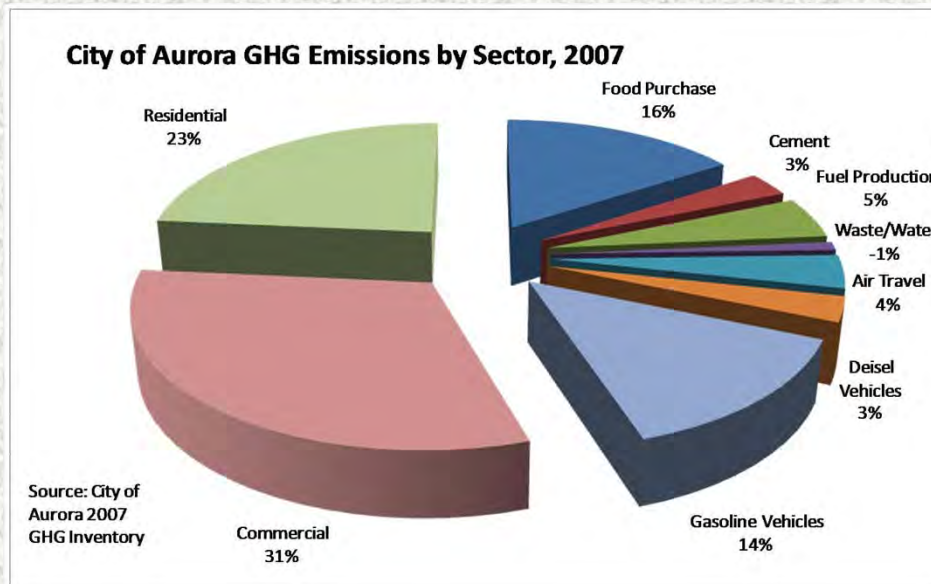
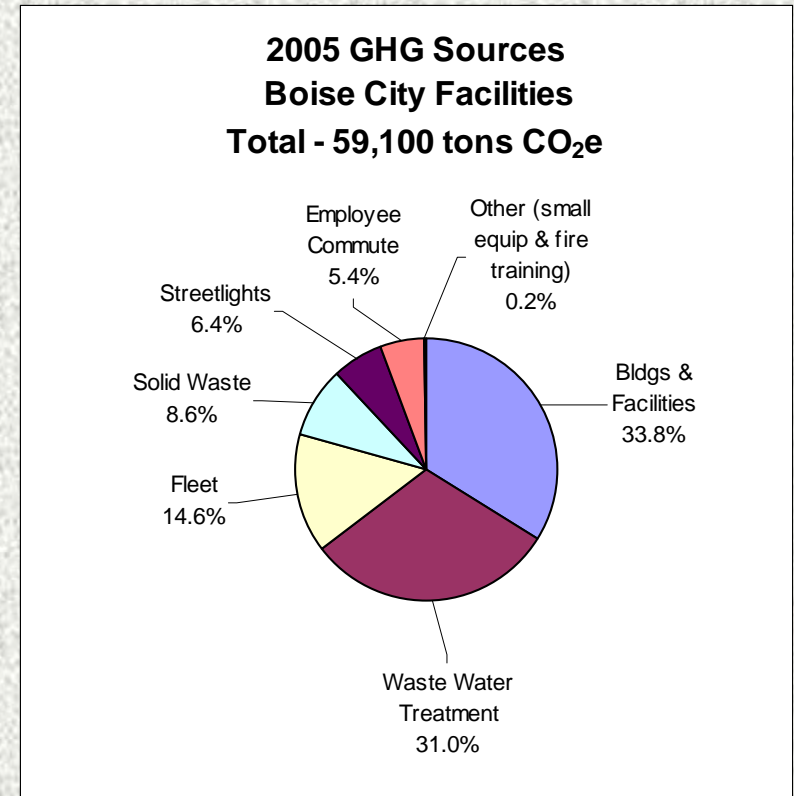
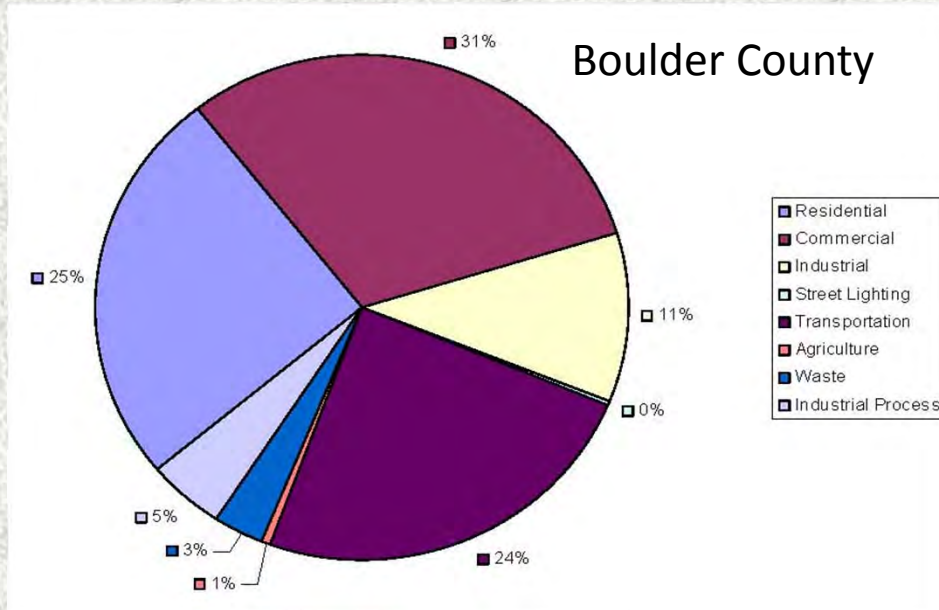
- Tricia Nilsson, *Manager of Comprehensive Planning*
City of Boise Idaho



- Abby Janusz, *Planner*
Boulder County Colorado



Carbon Footprints



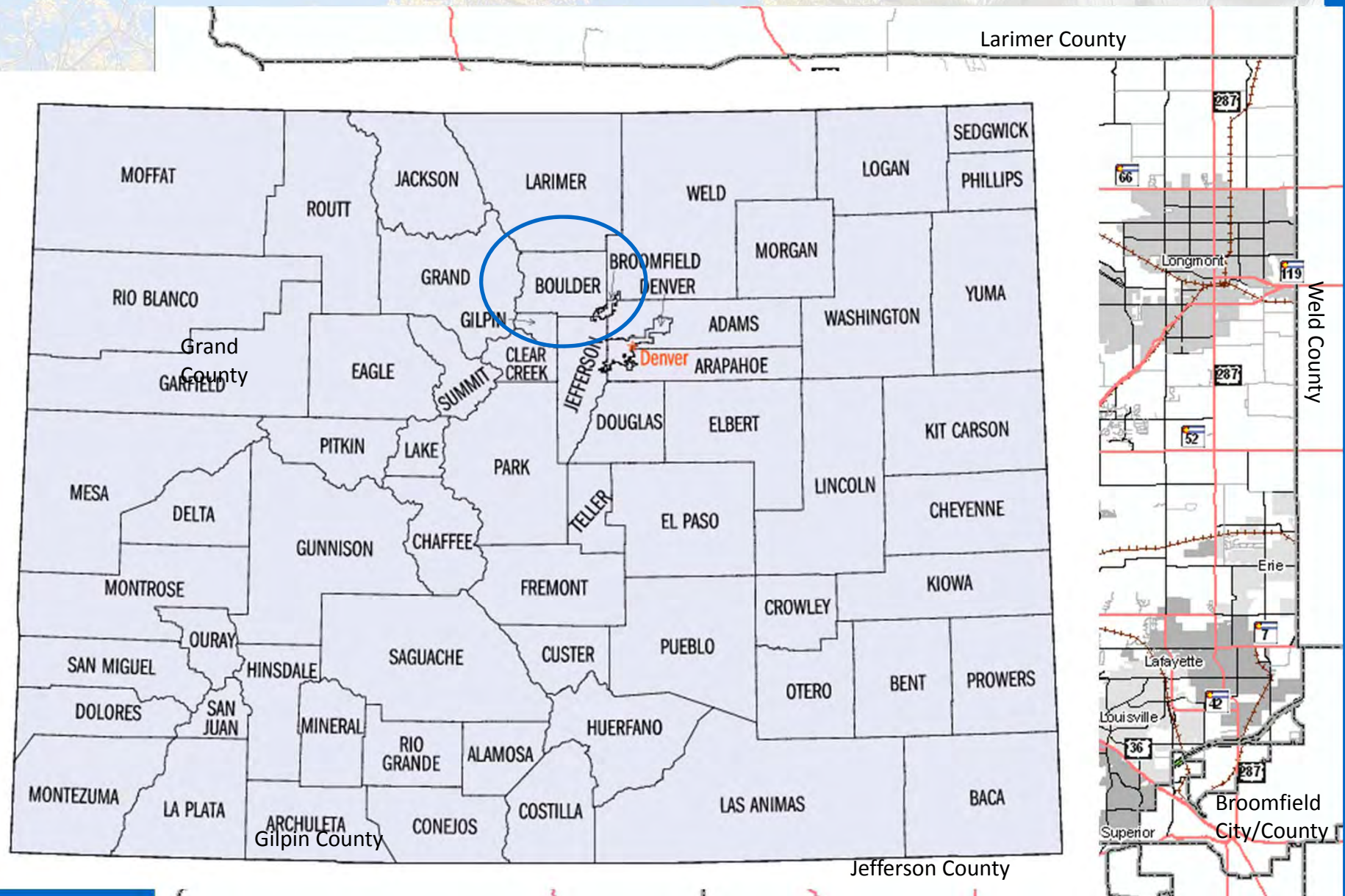
Boulder County Land Use Department

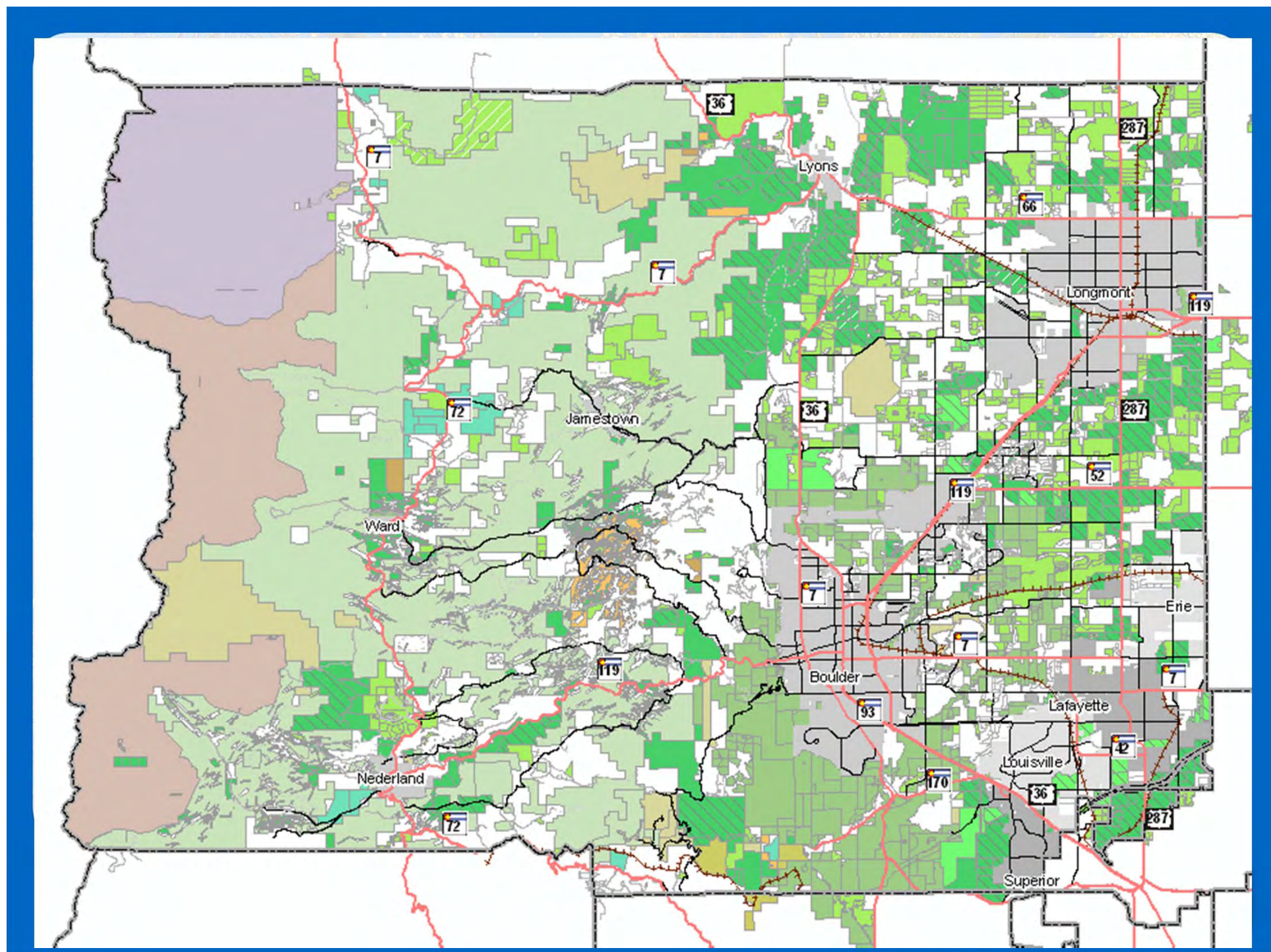


Putting Sprawl on a Diet
Rocky Mountain Land Use Institute
March 4, 2011

Abby Shannon Janusz, AICP

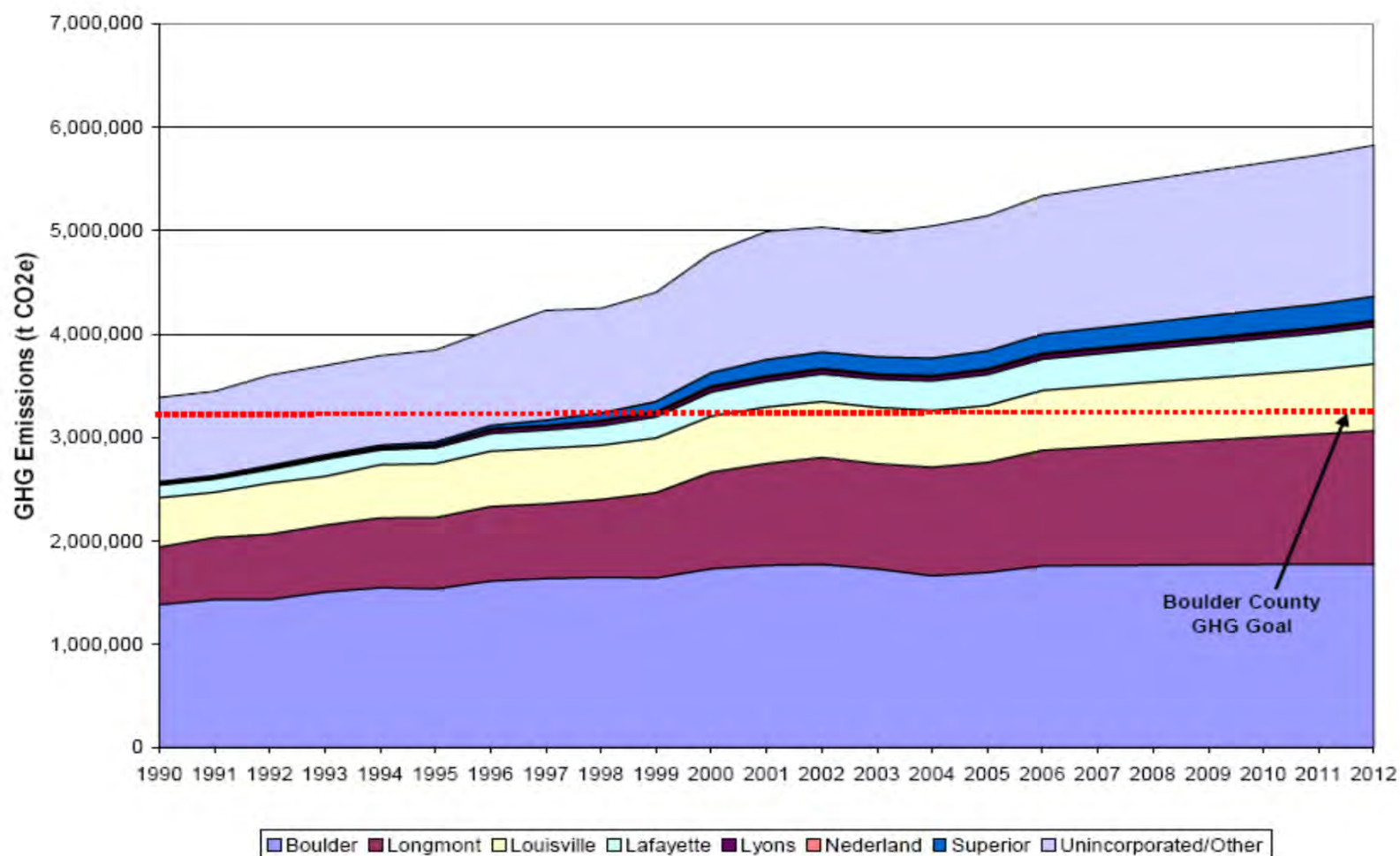
Boulder County, Colorado





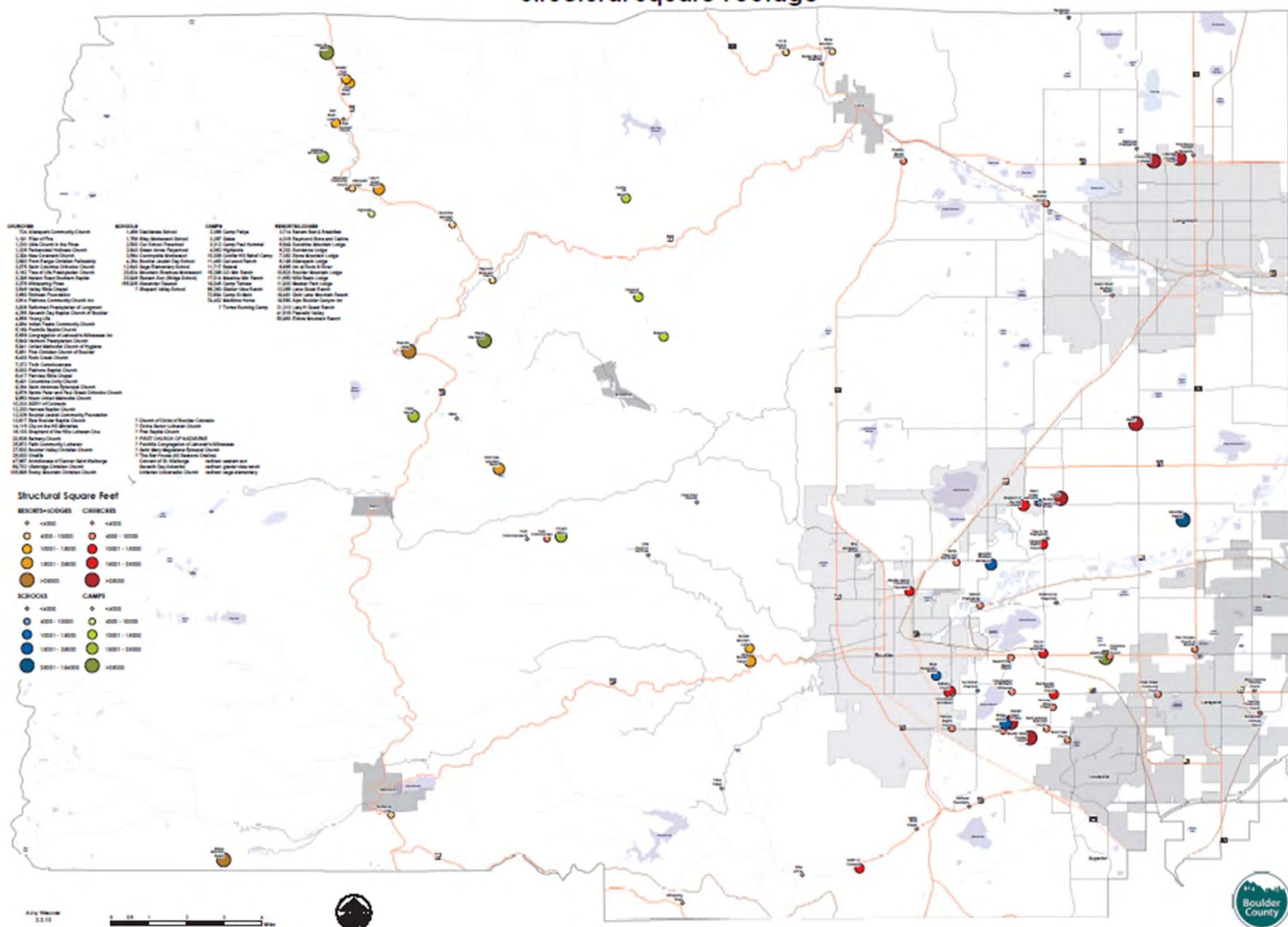
INVENTORY OF GREENHOUSE GAS EMISSIONS – BOULDER COUNTY, COLORADO

Figure 1: Boulder GHG Emissions Profile, 1990-2012



If Business-As-Usual continues, Boulder County will be 85% above its Kyoto target in 2012

SPECIAL USE
Structural Square Footage



Maximum Development Potential

C. Special Review for Community Uses and Lodging Uses

In addition to the established criteria for special review and limited impact special review, Community Uses and Lodging Uses in the F, A, RR, ER, SR, MF, MH, and MI zone districts must also meet the following floor area limitations:

1. **New Development:** New Community and Lodging are those legally approved or established after November 4, 2010, on property where no Community or Lodging use previously existed. New Community and Lodging uses shall not exceed the total floor area specified in the table below, based on the parcel size on which the use is located:

	Parcel Size (acres)				
	<10	10-19.9	20-34.9	35-69.9	>=70
Maximum Total Square Footage	10,000	15,000	20,000	25,000	30,000

2. **Existing Uses:** Existing Community and Lodging uses are those legally approved or established prior to November 4, 2010. Expansions of these uses shall not cause the use to exceed the total floor area specified in the table below, based on the parcel size on which the use is located (unless the additional requirements of Section 4-602(C)(3) are met):

	Parcel Size (acres)			
	<10	10-19.9	20-34.9	35 acres or larger
Maximum Total Square Footage	15,000	20,000	25,000	30,000 and for each additional 35 acres of parcel size an additional 5,000 square feet may be allowed but not to exceed 45,000 total sq ft



Maximum Development Potential

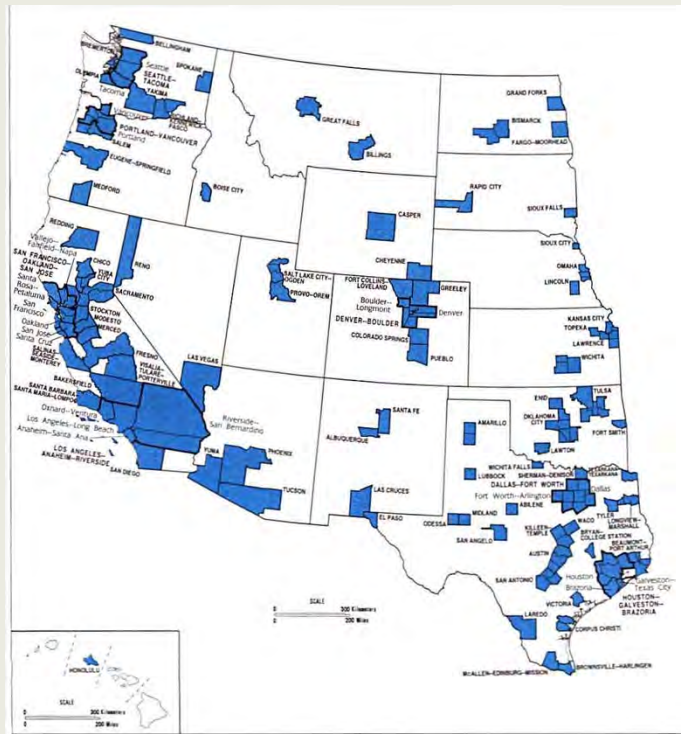
3. Ability of Existing Uses to Expand Over Maximum Development Allowed Under Section 6-602(C)(2) Above: Existing Community and Lodging Uses may expand beyond the floor area limitations established for Existing Uses, up to the additional floor area amounts specified in the table in this section, based on the parcel size on which the use is located, and subject to compliance with the additional impact mitigation requirements of this section:
- a. The expansion is offset through the purchase of one Transferable Development Credit per 500 square feet of new floor area. Development Credits must be acquired through the Boulder County Development Rights Clearinghouse prior to the issuance of a building permit for any approved expansion, and;
 - b. Any significant additional land use impacts resulting from the expansion are offset as follows:
 - (i) Increase in traffic to and from the site: through an acceptable, multimodal transportation management plan, and provision of transportation system improvements reasonably necessitated by the expansion.
 - (ii) Increase in water and energy usage at the site: through an acceptable plan to incorporate sustainable
 - c. When calculating the maximum possible expansion, either the maximum total square footage (20,000, 25,000, 30,000, 35,000, 40,000, 45,000 or 50,000 sq ft depending on parcel size) will apply, or the percentage increase over the existing or previously approved square footage will apply – whichever increase in square footage is greater.

	Parcel Size (acres)			
	<10	10-19.9	20-34.9	35 acres or larger
Expansion above the established maximum shall be based on the size of the subject parcel:	Up to 20,000 total sq ft OR 20% of the square footage over that which existed or was previously approved as of 11/4/10.	Up to 25,000 total sq ft OR 20% of the square footage over that which existed or was previously approved as of 11/4/10.	Up to 30,000 total sq ft OR 20% of the square footage over that which existed or was previously approved as of 11/4/10.	Up to 35,000 total sq ft and for each additional 35 acres of parcel size, an additional 5,000 square feet may be allowed but not to exceed 50,000 total sq ft OR 20% of the square footage over that which existed or was previously approved as of 11/4/10.



Planning & Development Services

Putting Sprawl on a Diet in Boise



Patricia Nilsson, AICP, Comprehensive Planning Manager
City of Boise, Idaho



Planning & Development Services

Boise

2009 Population: 215,630

2035 Forecast Population: 351,240

**2010 Boise MSA Employment: 214,500
(down from 277,000 in 2007)**



Planning & Development Services

Growth Management in Idaho

Tools

- Comprehensive Plan
- Area of City Impact
- Capital investment policies
- Infill development



Planning & Development Services

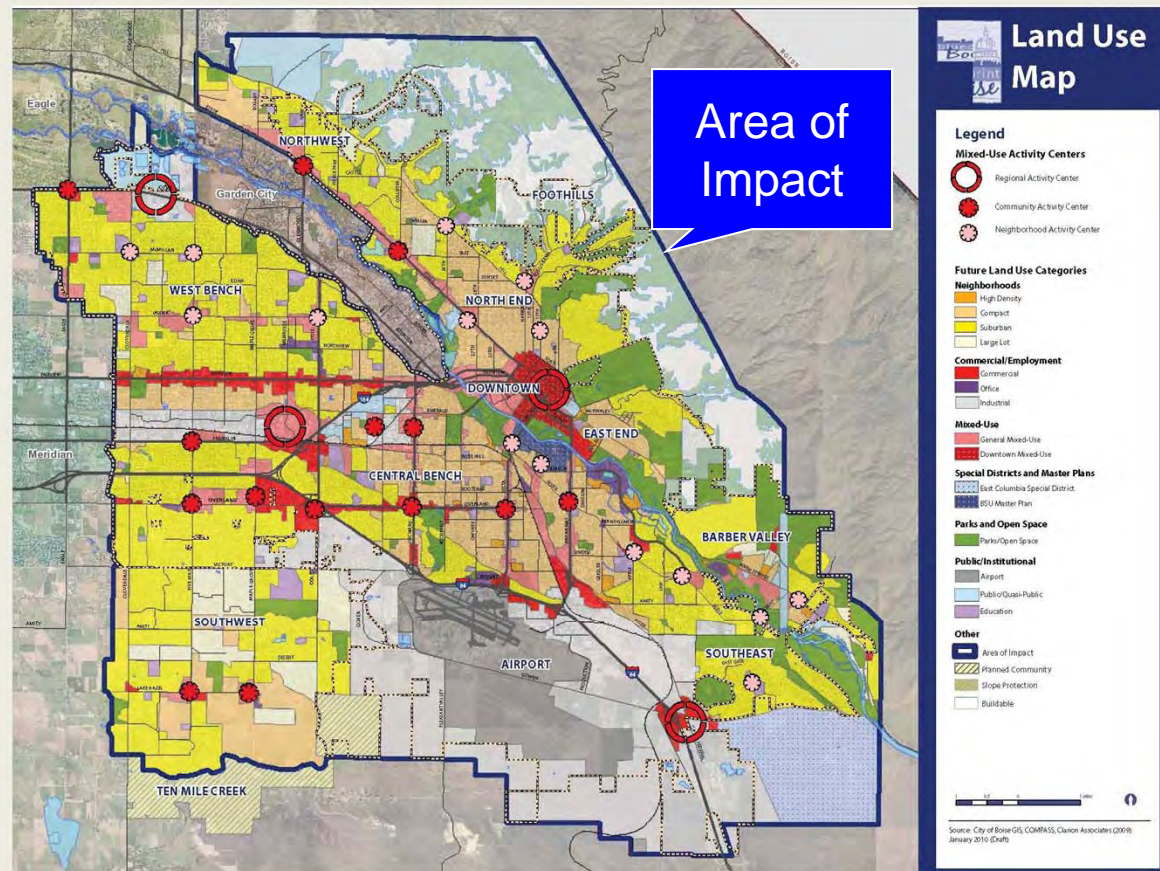
Comprehensive Plan

- **Planning area geography**
- **Growth management policies**
 - **Annexation policies**
 - **Service standards**
- **Land use policies**
 - **Mixed-use**
 - **High-density**
 - **Activity centers**



Planning & Development Services

Blueprint Boise





Planning & Development Services

Area of City Impact

- **Defined in state law (IC67-6528)**
 - Reasonable expectation of annexation
 - Market Area
 - Geographic Factors

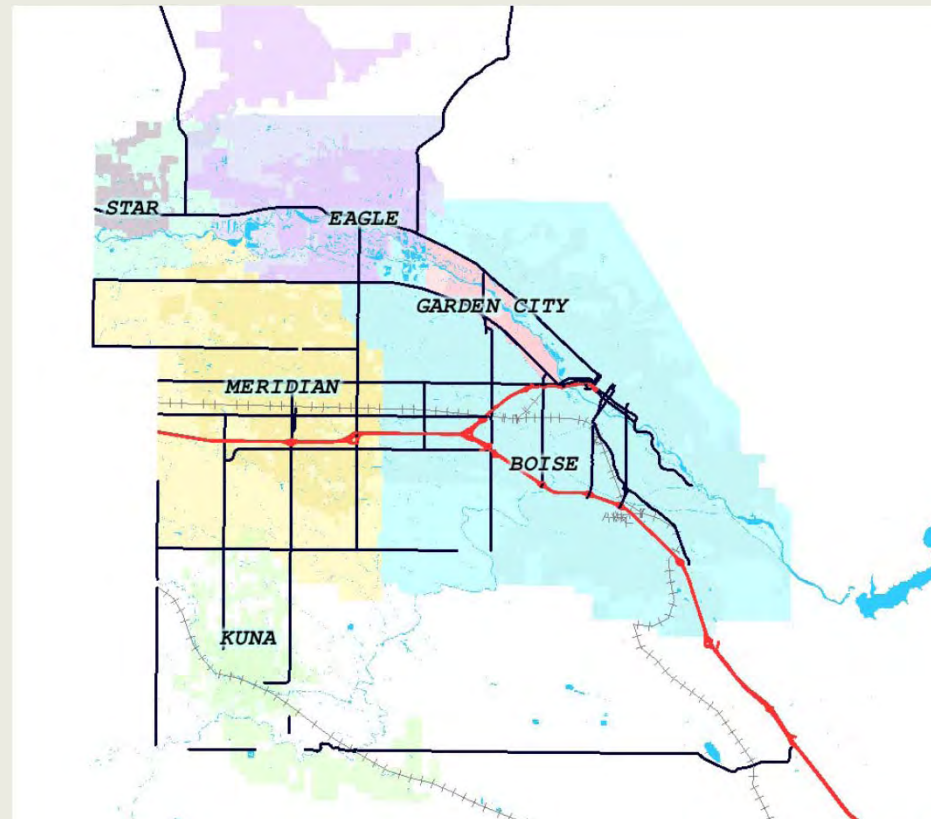
- **Use in Ada County**
 - Blueprint for Good Growth - cities worked together to define areas of future growth
 - Lessons learned

- **Negotiation process with Ada County**



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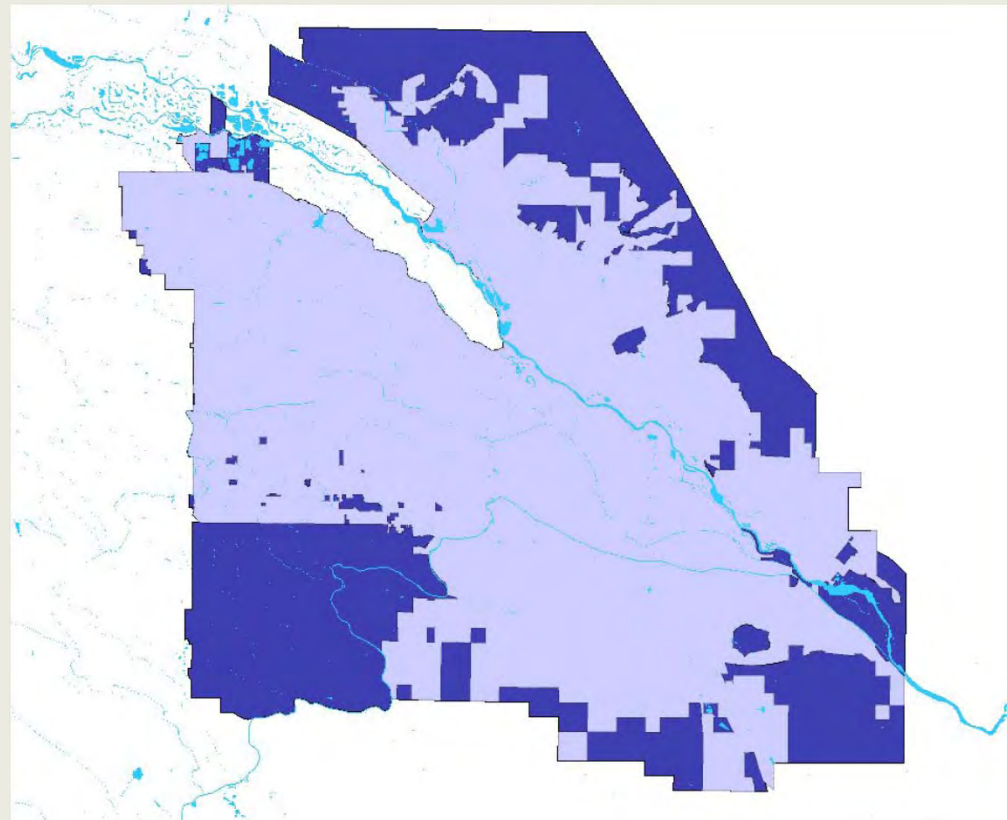
Cities in Ada County, Idaho





Planning & Development Services

Area of City Impact vs. City Limits





Planning & Development Services

Capital Investment Policies

- ❑ Level of service the same in all areas of the city
- ❑ Sewer extensions only with annexation agreement
- ❑ CIP includes area of city impact
- ❑ County adoption of city impact fees



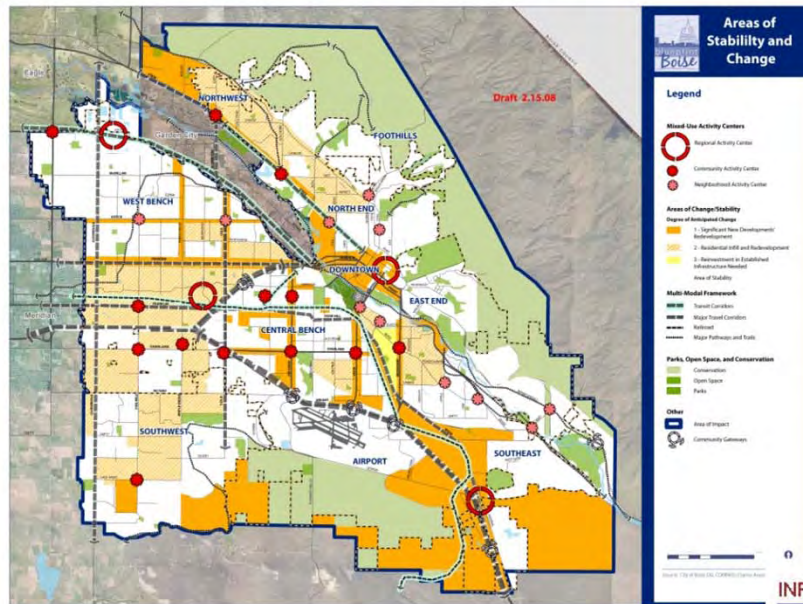
Planning & Development Services

Promotion of Infill Development

- ❑ Easier in a recession
- ❑ Design standards important
- ❑ Working with neighborhoods to identify areas of change
- ❑ Public investments in activity centers to spur private redevelopment
- ❑ Coordination with housing, transportation, and transit agencies



Planning & Development Services



Areas of Change and Areas of Stability Mapping

INFILL DEVELOPMENT EXAMPLES



Infill page on City website

A Resource for the Building Community

Planning & Development Services developed this resource for the building community, with the goal of providing information about the innovative infill developments which demonstrate the principles of compact, pedestrian design.

- [Commercial Infill Development](#)
- [Residential Infill Development](#)

Putting Sprawl on a Diet

Rocky Mountain Land Use Institute

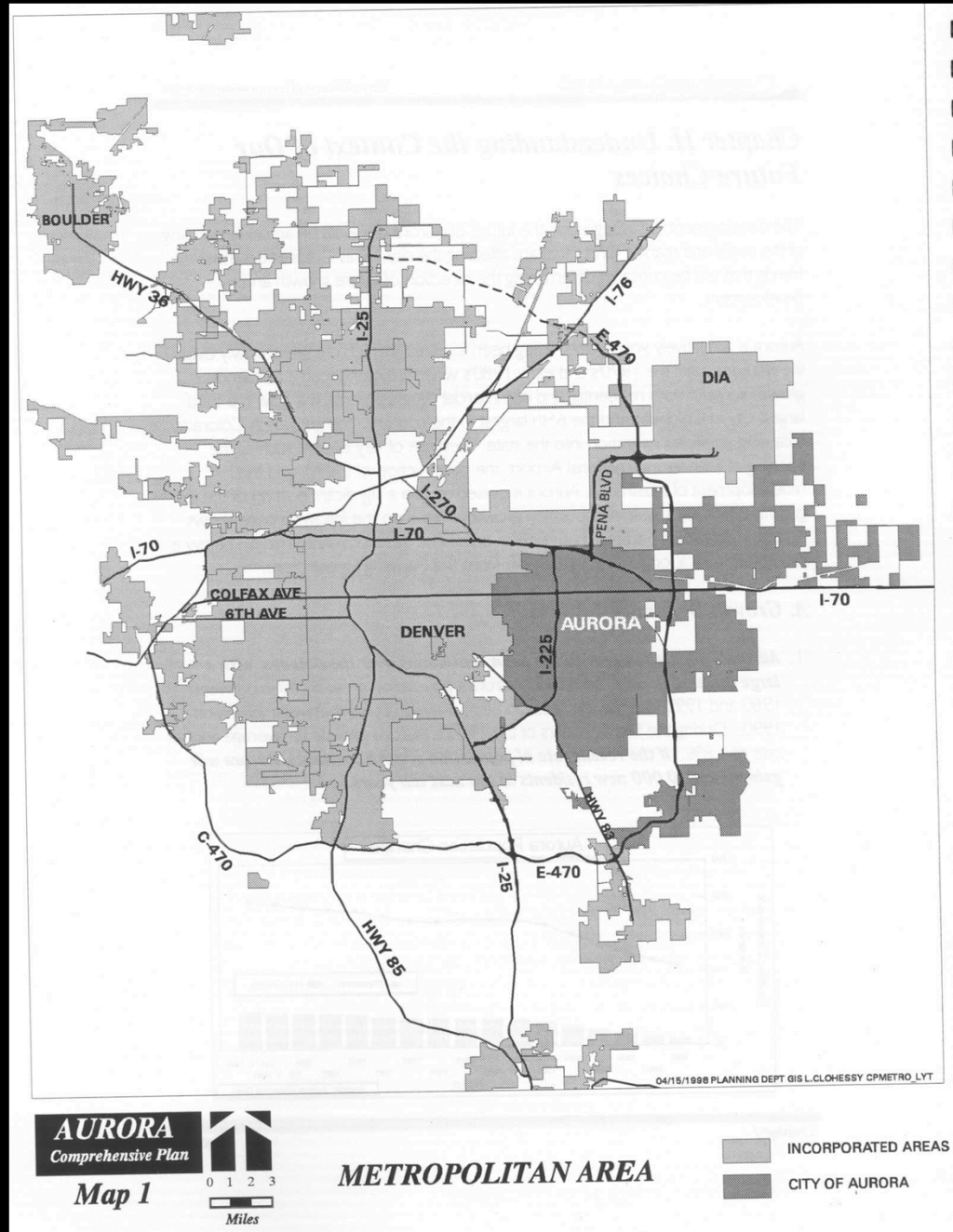
March 4, 2011

Huiliang Liu
Principal Transportation Planner
City of Aurora, Planning and Development
Services Department

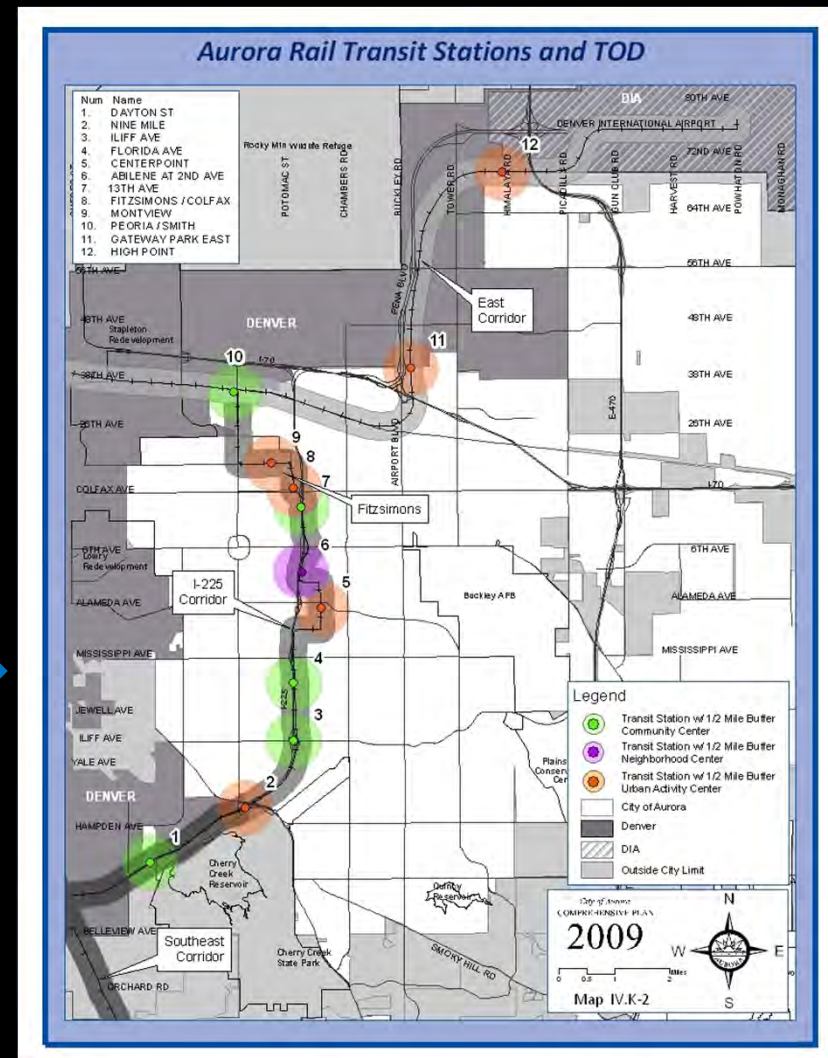
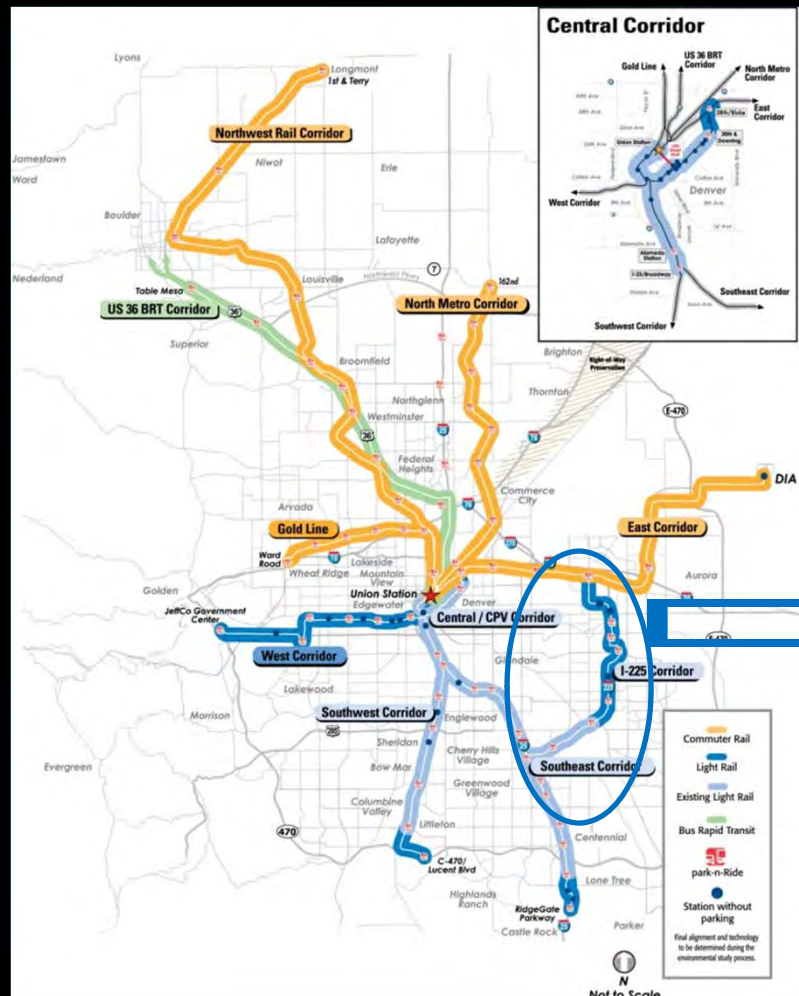


City of Aurora

- 154 Square Miles
- 58 Square Miles Developed
- 314,326 People



I-225 Corridor – Future of Aurora



Tools and Standards

- Comprehensive Plan and TOD Zone District
- Station Area Plans

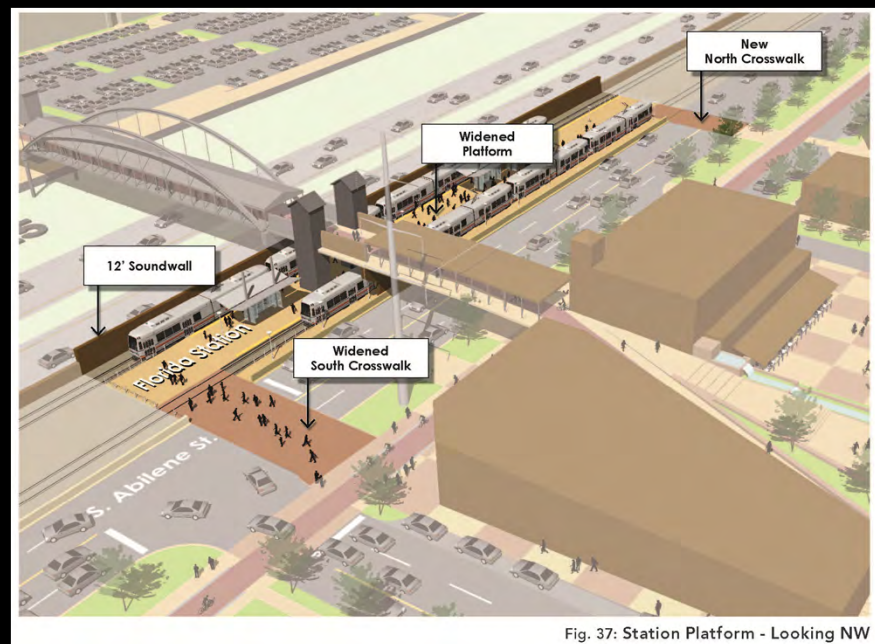
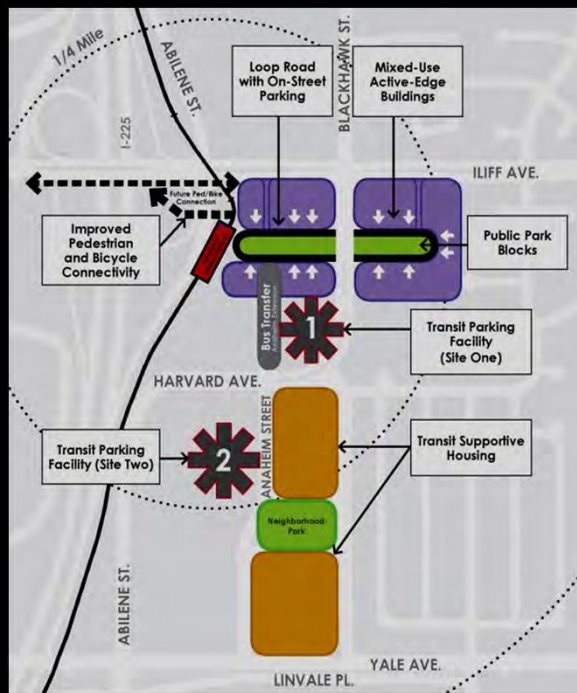
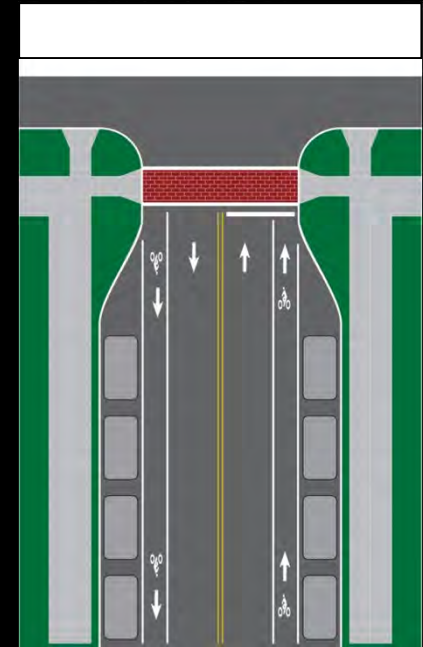


Fig. 37: Station Platform - Looking NW

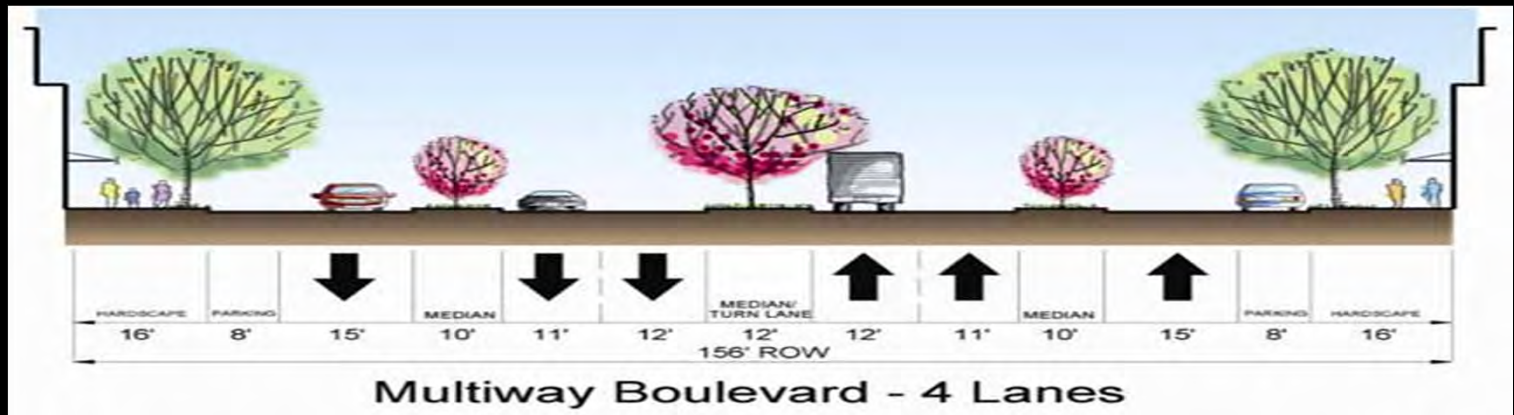
Tools and Standards

- Urban Street Standards
- Parking Study
- Pedestrian LOS
- Small Area Land Use Allocation

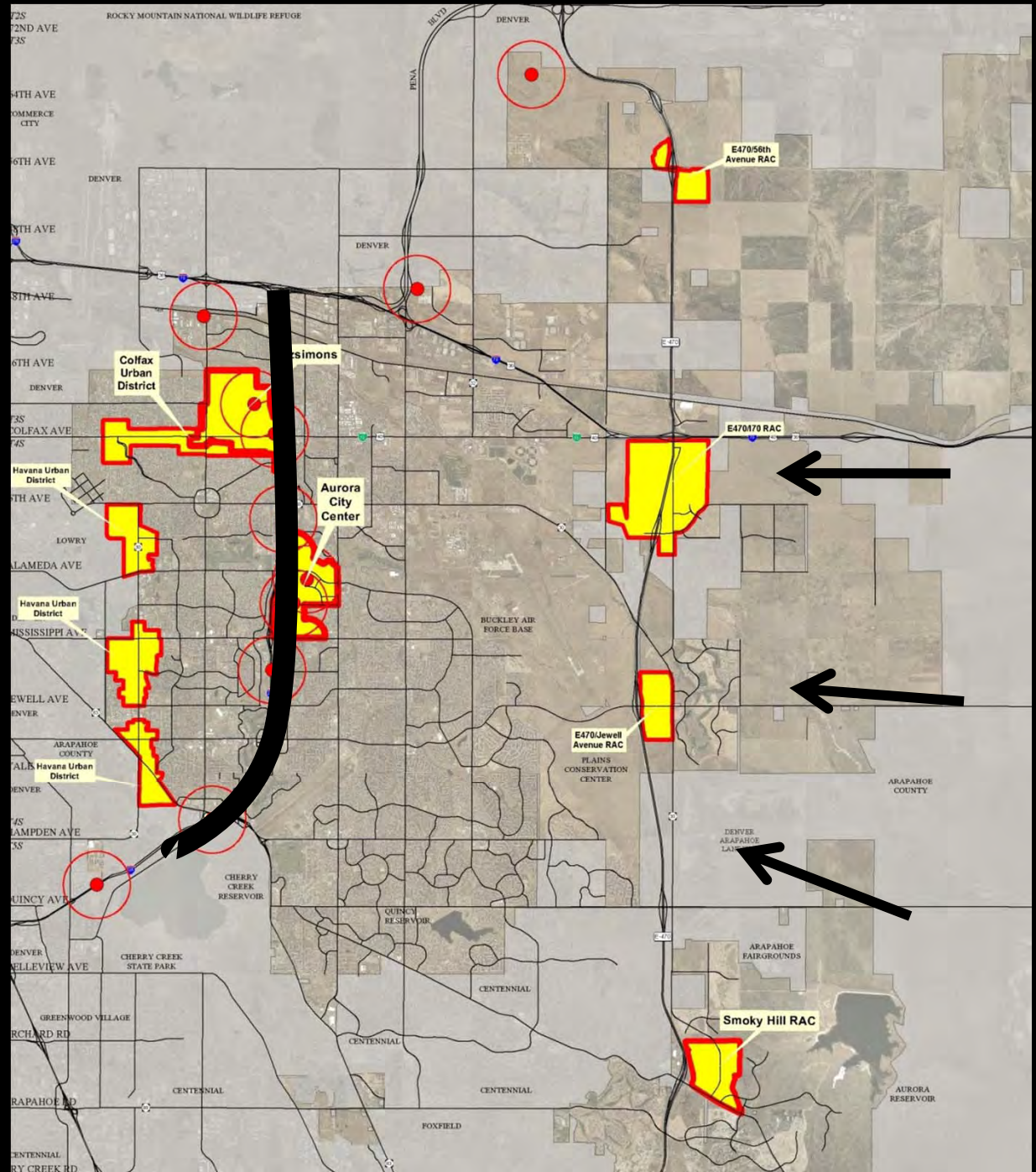


Urban Street Standards

- Network
- Slower Design and Posted Speed
- Wider sidewalk
- Curb extensions and Directional curb ramps
- Refuge islands
- mid-block crossing
- Special pavers and pavements
- Turn movements restrictions
- on street parking
- higher level of congestion in People places



Transit Catchment Area



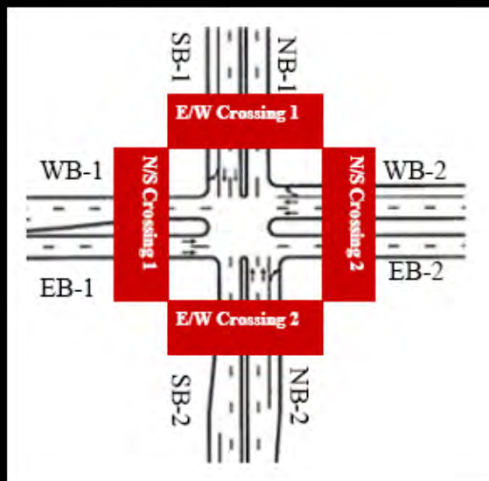
Parking Principles and Strategies

- System approach
- Place making and economic development
- Minimize land consumption
- Fee based parking
- Parking management and enforcement
- Flexibility and Phasing
- Zoning and regulatory framework
- Early control of land
- Corridor wide funding strategies



Pedestrian Level of Service Standard

- Main influencing factors
 - Segment Ped LOS
 - Intersection Ped LOS
 - Roadway crossing difficulty factor
- Calculations
 - Auto traffic and speeds
 - Lateral separations of traffic
 - Intersection and mid-block crossings



QUESTIONS?

- Abby Janusz
ajanusz@bouldercounty.org
- Tricia Nilsson
pnilsson@cityofboise.org
- Huiliang Liu
hliu@auroragov.org
- Karen Hancock
khancock@auroragov.org

