



encouraging vibrant communities through sensible growth

Quality Infill is NOT an Oxymoron

www.idahosmartgrowth.org

America is Growing

US Population

- 200 million in 1968
- 300 million in 2006
- 400 million in 2032
- 500 million in 2050

America adds 100 million people faster than any other nation except India and Pakistan –
But *faster* than China.

Idaho Population Growth 2000-2050

Area	2000	2050	Growth % of '00
Idaho	1.3M	2.8M	115%
Snake River	0.9M	2.0M	125%

Source: Arthur C. Nelson, Presidential Professor & Director, Metropolitan Research Center, University of Utah.



Future Housing Needs

Looming Large-Lot Oversupply, 2005-2030

Unit	Type	Supply in 2005	Change in Demand Preference 2030
	Attached	39M	+15M
	Small Lot	12M	+40M
	Large Lot	58M	-23M

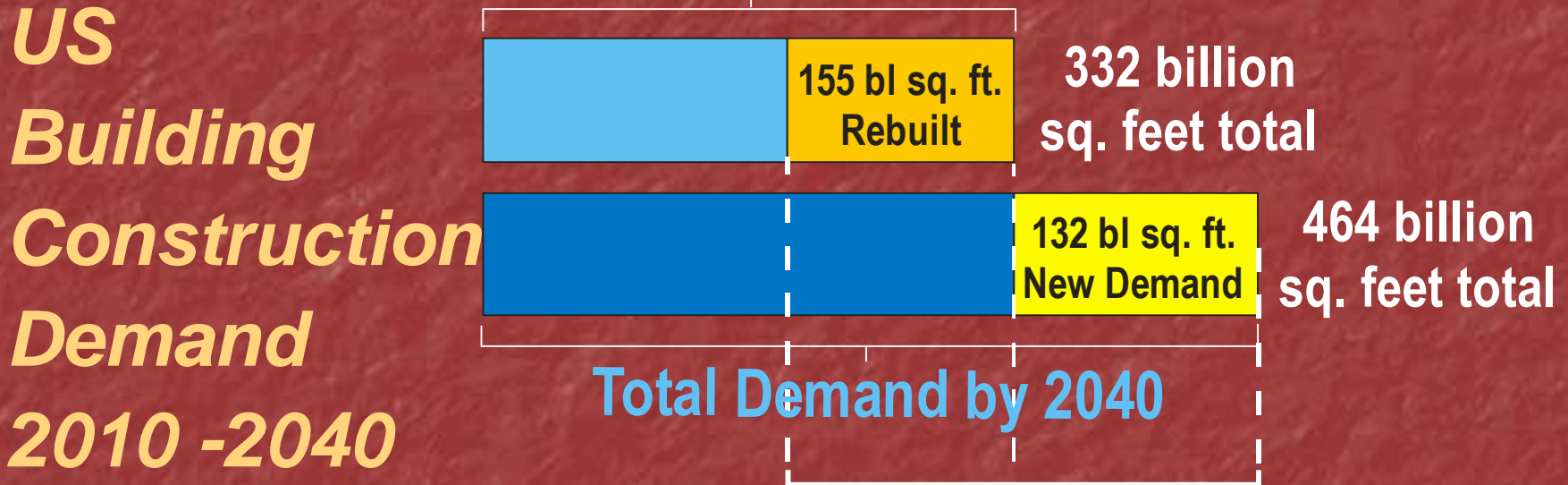
- Figures in millions of units.
- Change in preference based on low-range of preference survey averages.
- Figures for nation; figures for regions will vary.



Source: Arthur C. Nelson, Presentation at New Partners for Smart Growth 2005

Future Building Boom?

Existing 2010



**Total Construction Demand
by 2040 = 287 billion sq. ft.**



Source: Arthur C. Nelson, Presidential Professor & Director,
Metropolitan Research Center, University of Utah.

Need for Built Space in Idaho

Housing Growth 2000-2050

Area	Growth units	Rebuild units	Total units	% of '00
Idaho	610k	185k	800k	150%
Snake River	445k	125k	570k	160%

Nonresidential Space Need 2000-2050

State '00	Growth units	Rebuild units	Total units	% of
Idaho	520M	920M	1.4B	380%
Snake River	370M	600M	1.0B	400%

Source: Arthur C. Nelson, Presidential Professor & Director,
Metropolitan Research Center, University of Utah.



Bottom Line

Construction Demand 2000-2050

Area	Value
Idaho	\$500B
Snake River Corridor	\$400B



Source: Arthur C. Nelson, Presidential Professor & Director,
Metropolitan Research Center, University of Utah.

Households are Changing

US

Household Type	1960	2000	2040
HH with Children	48%	33%	26%
HH without Children	52%	67%	74%
<i>Single/Other HH</i>	<i>13%</i>	<i>31%</i>	<i>34%</i>

IDAHO

Household Type	2000	2040
HH with Children	44%	33%
HH without Children	56%	67%
<i>Single/Other HH</i>	<i>20%</i>	<i>28%</i>

Source: Arthur C. Nelson, Presidential Professor & Director,
Metropolitan Research Center, University of Utah.



Share of Growth 2000-2040

US

HH Type	Share
With children	14%
Without children	86%
<i>Single/Other</i>	<i>30%</i>

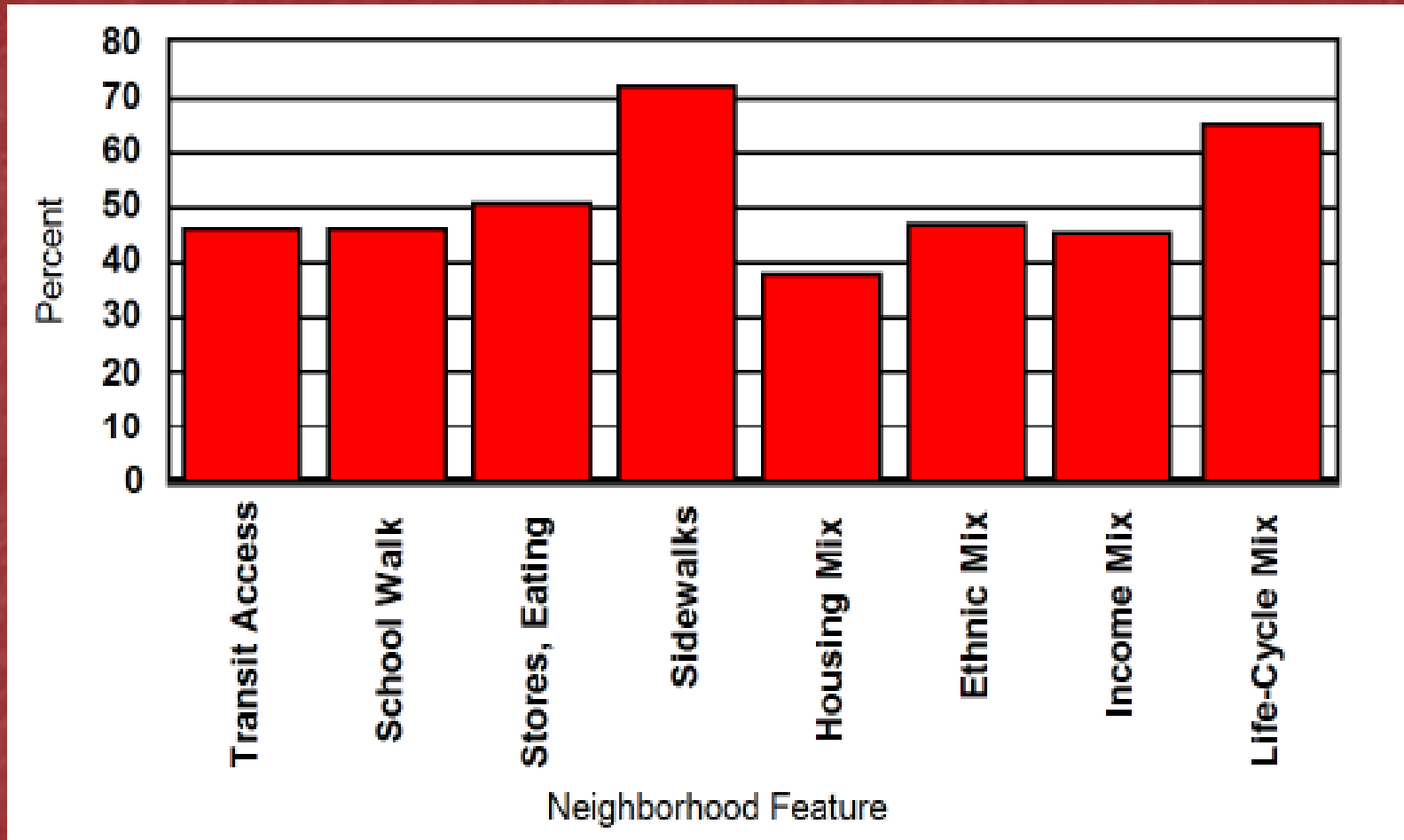
Idaho

HH Type	Share
With children	17%
Without children	83%
<i>Single/Other</i>	<i>38%</i>

Source: Arthur C. Nelson, Presidential Professor & Director,
Metropolitan Research Center, University of Utah.



Emerging Urbanity Preferences



Source: National Association of Realtors, American Preference Survey 2004.



US Homes lost \$2 trillion value in 2008

New Housing Market Realities

- Sub-prime mortgages are history
- Alt-A mortgages no more
- Conventional mortgages king
- “Jumbo” loans expensive and difficult
- Demand for \$1million+ homes in 30 largest markets has tanked *from 10%+ to <5%*

Meaning

- **Smaller homes, Smaller lots, More renters**

Home value loss Source: Les Christie, CNNMoney.com staff writer.
Dec. 15, 2008: 11:02 AM ET

Market Realities/Meaning Source: Arthur C. Nelson, Presidential
Professor & Director, Metropolitan Research Center, University of Utah.



Demand 2050 (Snake River Corridor)

1%+ Living type
Downtown Boise: *20,000 people (minimum)*

2%+ Secondary centers: *40,000 people*

5%+ Center-accessible:
(walking, transit) *100,000 people*

25%+ Mixed-use, mixed-housing,
walkable suburban: *500,000 people*

= 1/3rd of population in 2050 but

**= 2/3rds of all new development to
2050**



Source: Arthur C. Nelson, Presidential Professor & Director,
Metropolitan Research Center, University of Utah.

Quality Infill Report and Recommendations



Introduction

- **Literature Review and Committee Process**
- **Committee Members Goals Related to Infill**



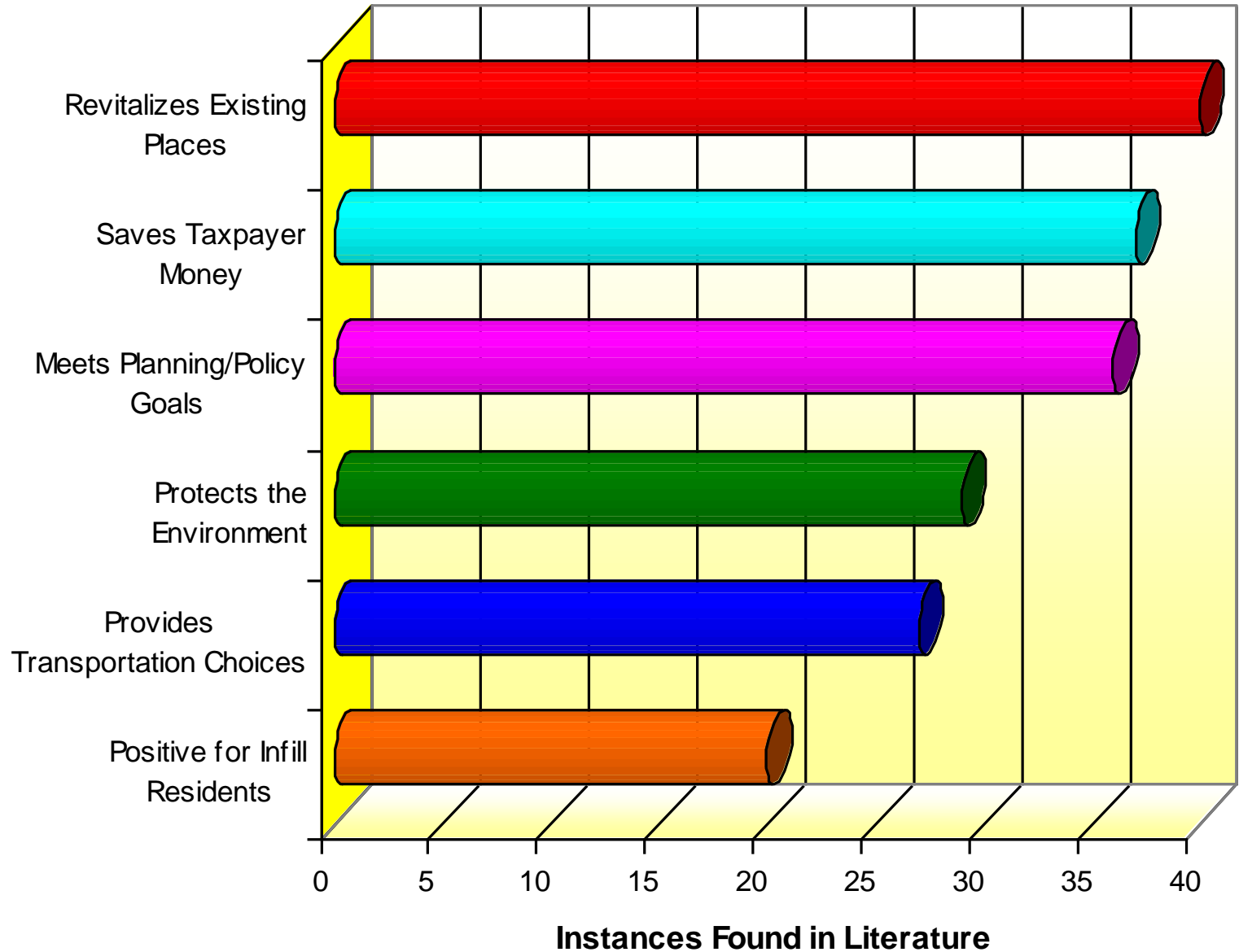
Why Infill

- **Revitalization**
- **Saves Money**
- **Planning Goals**
- **Protects the Environment**
- **Transportation Choices**
- **Infill Consumer**



Why Infill?

Why Infill



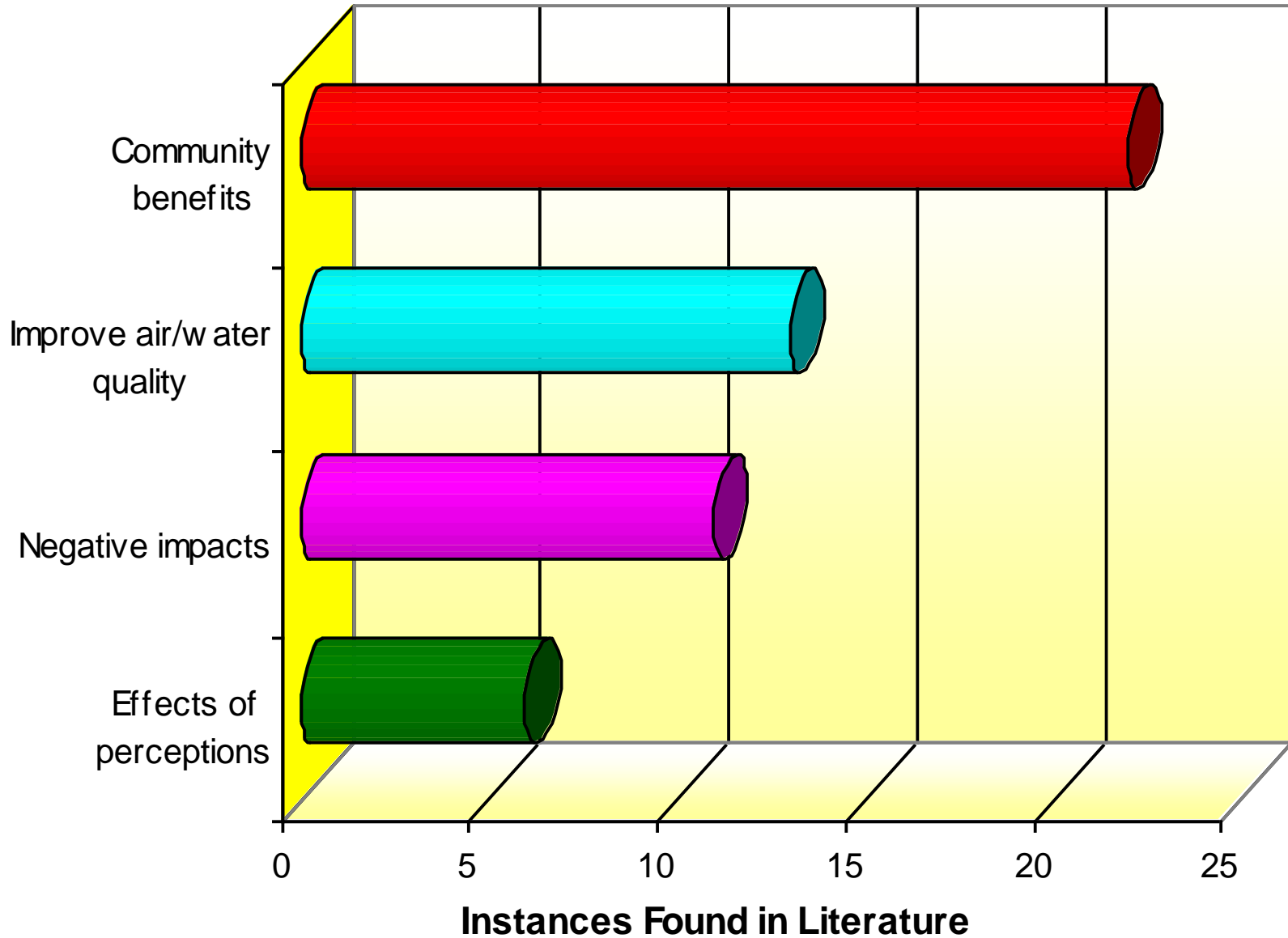
Consequences of Infill

- **Community benefits**
- **Improves Environment**
- **Impacts Existing Neighbors**
- **Effect of Perceptions**



Consequences of Infill

Consequences of Infill



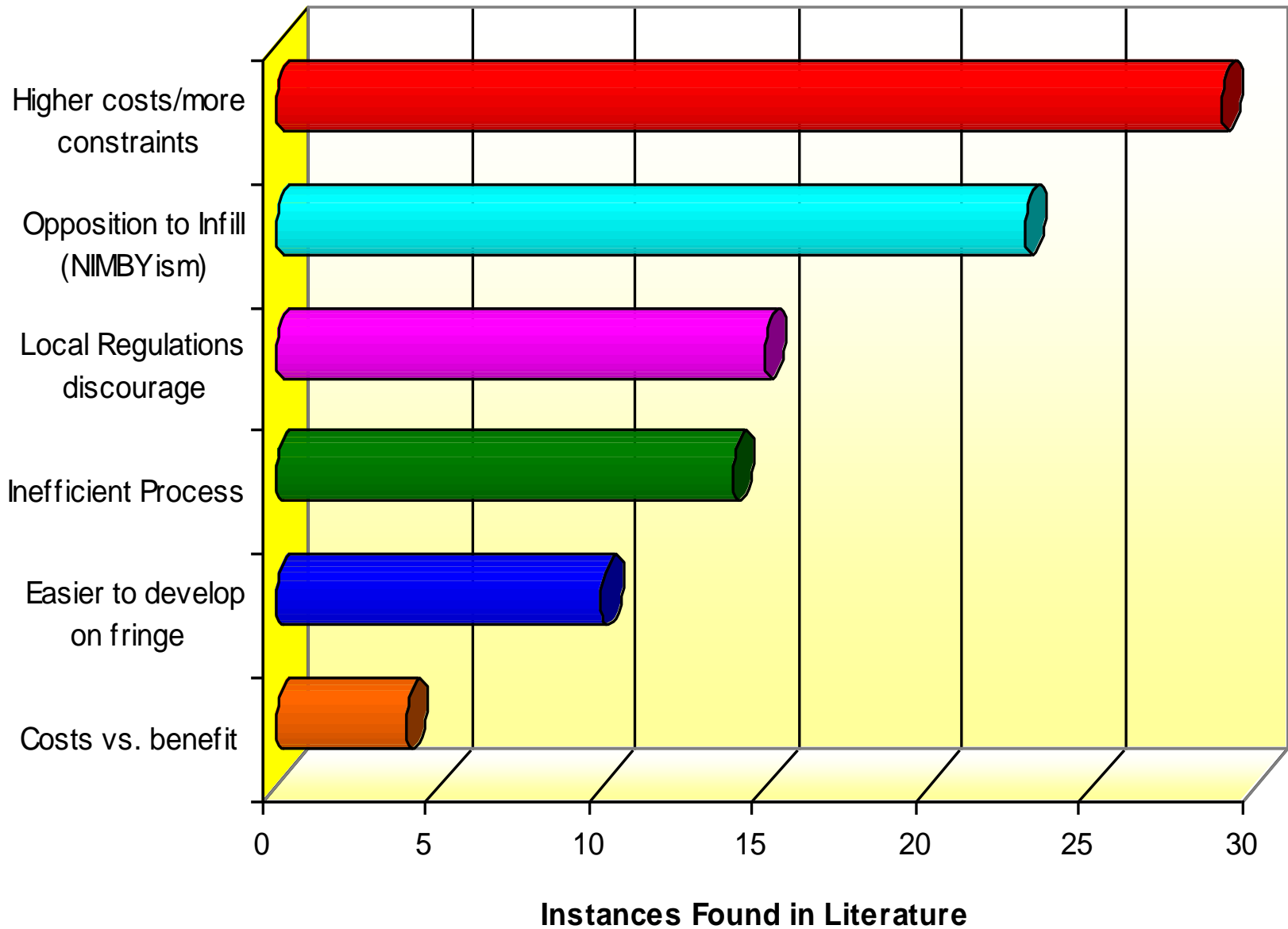
Barriers to Infill

- **High Costs**
- **NIMBY Opposition**
- **Local Regulations**
- **Approval Process**
- **Easier to develop on Fringe**
- **Cost/benefit**



Barriers to Infill

Barriers to Infill



Recommendations to Encourage Quality Infill

Develop Guiding Principles in
support of Infill to provide
policy basis for infill strategies



Develop Guiding Principles

Washington:

Infill
Development
Completing the
community
fabric

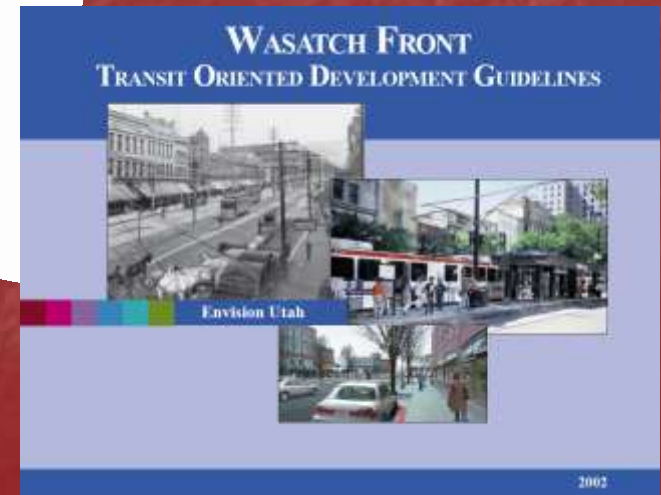
<http://www.mrsc.org/Publications/infill1.pdf>

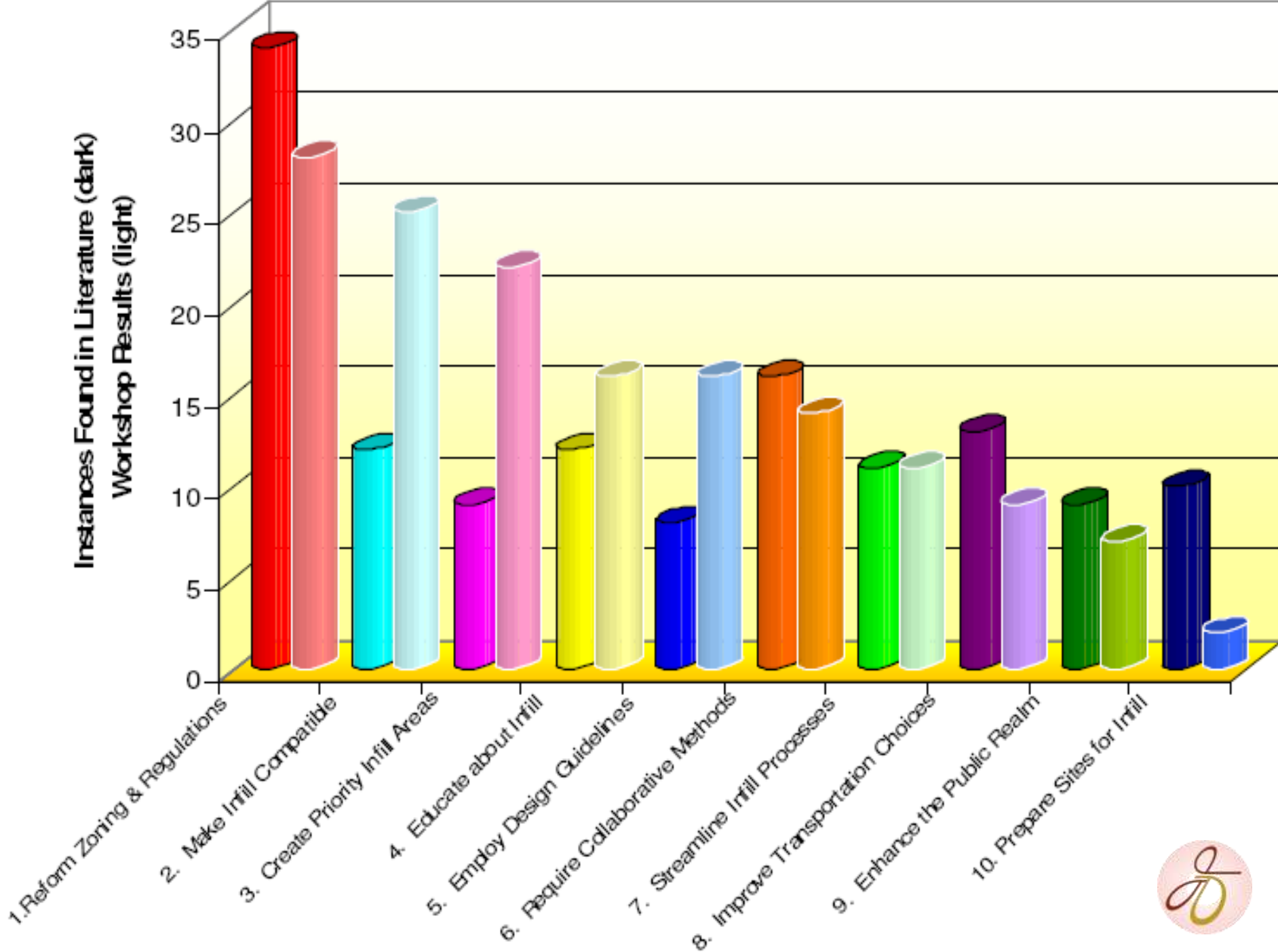


Garden City: Comprehensive Plan



Utah: Envision Utah Toolboxes





Workshops

Which three of the Recommendations would overcome those barriers and make infill in your community higher quality?

Recommendations	APA	Boise	Treasure Valley	BSU	TOTAL
1.Reform Zoning & Regulations	15	5	2	6	28
2. Make Infill Compatible	11	3	4	7	25
3. Create Priority Infill Areas	10	3	3	6	22
4. Educate about Infill	8	1	3	4	16
5. Employ Design Guidelines	3	3	3	7	16
6. Require a Collaborative Process	8	3	2	1	14
7. Streamline Infill Processes	5	3	3	0	11
8. Improve Transportation Choice	1	1	3	4	9
9. Enhance the Public Realm	4	0	0	3	7
10. Prepare Sites for Infill	1	0	0	1	2

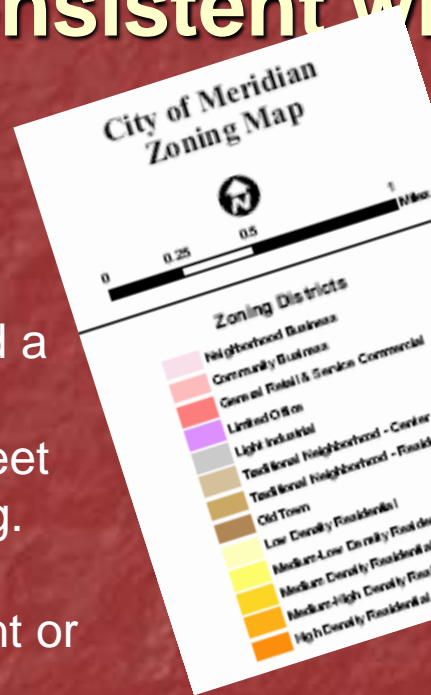


#1 Reform Zoning

Regulations – to support building forms, densities, and dimensional standards consistent with infill

Create residential "Small lot zones" with reduced parking, setbacks and greater height

Seattle, Washington has designated a "residential small lot zone" with a minimum lot area of 2,500 square feet for a detached single family dwelling. Only one parking space is required which may not be located in the front or street side yard. (Seattle Municipal Code, Ch. 23.43)



Small Lot Boise



#2 Make Infill Compatible

– be respectful of existing neighbors and neighborhood character

Develop guidelines to help infill fit with the neighborhood

Victoria, and Vancouver B.C. Canada have won several national awards for its infill housing projects that demonstrate how to blend well with existing neighborhoods and gain approval in administrative process after extensive public process to define compatibility



Infill Boise



#3 Create Priority Infill Areas

- concentrate incentives and remove barriers in these areas

Adopt appropriate level of service standards and/or lower impact fees in infill areas



King County, Washington has established different road level-of-service standards for different transportation service areas. (King County Code, Ch. 14.70 and 14.75)



#4 Educate About Infill

- include all stakeholders, utilize innovative technologies, e.g. visualizations

Hold public meetings and charrettes at the start of the project not after design is complete



Ten Mile
Specific
Plan
Meridian



#5 Employ Design Guidelines

- develop a set of principles and goals, allow flexibility

Allow appropriate multi-plex homes



Winding Creek, Eagle



Townhouses, Boise

Sumner, Washington provides for a number of multifamily residential types that can accommodate multifamily densities (10 to 25 units per acre) while maintaining much of the appearance of conventional single family development.



#6 Require Collaborative Methods

– ensure stakeholder participation that includes all stakeholders

State Street Corridor Plan, Eight Agencies, Four Neighborhoods Associations, Numerous business owners, Local non-profits

City Ombudsman for Smart Growth, Stimulating Infill and Brownfield Development in the Land-of-Sky Region



Rendering from State Street Design Guidelines



#7 Streamline Infill Processes

- coordinate and make transparent between disciplines and agencies

City of Nampa,
Downtown
revitalization plan and
actions



Downtown Nampa

Vermont Act 250 - state planning measure that developed guidelines for future growth,

www.nrb.state.vt.us/lup/publications/statute2005.htm



#8 Improve Transportation Choices - enhance ped/bike facilities, transit service and a mix of uses and connect local destinations in infill areas

Develop Infill incentives near planned
transit for promote Transit Oriented
Development

Measuring the Success of Transit-Oriented
Development;
<http://www.globaltelematics.com/apa99.htm>



#9 Enhance the Public Realm

- improve and create better public spaces and infrastructure near infill

Infrastructure CIP policy can help facilitate infrastructure on close in projects. Avoid lack of infrastructure improvements as illustrated.



Lack of infrastructure planning - Boise

Port Townsend, Washington has designated service tiers to help target growth and services within an overly generous urban growth boundary



#10 Prepare Sites for infill

- through Brownfield clean-up, site assembly, etc.

City and county cooperate to expedite foreclosures, the city gets the delinquent property

Yakima, Washington has consistently pursued a program to acquire individual lots, within a designated target area, which have abandoned buildings or which are vacant and poorly maintained.



Before and After



Recommendations for Quality Infill

What concrete steps can you take now to ensure that **infill improves the environment** in your community?

- 1.Reform Zoning and Regulations
- 2.Make Infill Compatible
- 3.Create Priority Infill Areas
- 4.Educate about Infill
- 5.Employ Design Guidelines
- 6.Require Collaborative Methods
- 7.Streamline Infill Processes
- 8.Improve Transportation Choices
- 9.Enhance the Public Realm
- 10.Prepare Sites for Infill



Questions?

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Find Quality Infill study at:

http://www.idahosmartgrowth.org/index.php/resources/resource/recommended_reading/

