

Planned Communities:

A Presentation to the Blueprint for
Good Growth Steering Committee

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Ada County Development Services

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Introduction

- Creating a sense of community
- Rethinking the urban environment
- Passion
- Heart
- Live / Work / Play
- Market Demand
- Lifestyle Choice
- Cradle to Grave / Family Values
- Demographics

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What is a Planned Community?

“Planned Community, refers to large-scale, mixed-land-use developments that have socially diverse populations and conform to a single master plan... What planned communities share in common is the belief that planning should be carried out in a orderly fashion with concern for community values.”



Ebenezer Howard (From Greenbelt: History of a New Town 1937-1987)

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Urban Land Institute

Master-planned communities can play a key role in fostering more efficient growth in outlying areas through well-designed communities that include increased conservation of open space, preservation of environmental attributes, emphasis on and preservation of community's character and heritage, a wider mix of uses, and a greater overall sense of community.

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Definition of Planned Community

A planned community is an autonomous, large scale, master planned development which will have a mixture of interrelated uses, and which demonstrates an integrated and adequate essential public service and economic system which supports the development.

- Ada County Comprehensive Plan, 1996

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Part One

- Ada County Comprehensive Plan Elements
- Ada County Zoning Ordinance

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Element One

- A vision statement for the use and design of the site.

Vision Statement

1. Rural character and farming traditions: We will maintain the rural traditions of the property by incorporating older out buildings into our landscape designs where practical, and allowing some of our open space for appropriate agricultural uses.

2. Small town: Traditional neighborhood design will be the foundation for the small-town lifestyle.

3. Natural environment: We will respect the natural environment.

4. Traditional homes: We will encourage the design and construction of homes that are durable, stable and long-lasting; homes that will use energy and resources efficiently and responsibly.

5. Quality of life: We will provide a variety of large and diverse areas for outdoor living and recreation.

6. Education: We will ensure quality education starts at home, and we will support neighborhood schools and lifelong learning opportunities.

7. Diversity: We will offer a variety of homes so that people of many ages, incomes, and backgrounds can live at Hidden Springs.

8. Value and values: We will create a community that will provide enrichment, enjoyment, and value for many generations to come; a place where you will be proud to watch your grandchildren grow up.

Hidden Springs Development Principles

Element Two

- List of goals, objectives and policies for residential, commercial and industrial development, provisions for essential public services like sewer, water, air and water quality, schools, recreational facilities, and special or sensitive areas.



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Element Three

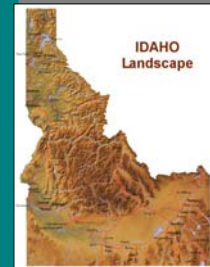
- Land use patterns on site and within a minimum of one mile of the development.



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Element Four

- Geographic analysis of natural features that occur in the area and a description of the impact on area ground water quality.



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Element Five

- A description of the number of and diversity of housing types and intensity of proposed land use.



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Element Six

- A land use map showing categories like recreational, commercial, and housing types.



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Element Seven

- A demographic breakdown of the anticipated population of the community.



Plan: Western Boise City, ID			
Summary	2000	2004	2009
Population	185,787	197,609	210,997
Households	74,438	80,828	90,025
Families	40,493	49,122	54,467
Average Household Size	2.49	2.46	2.36
Owner Occupied H/W	47,638	52,441	59,861
Renter Occupied H/W	26,800	28,387	30,163
Median Age	32.9	33.6	

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Element Eight

An assessment of the population trends documenting the justification for development of the community outside the existing areas of city impact.



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Element Nine

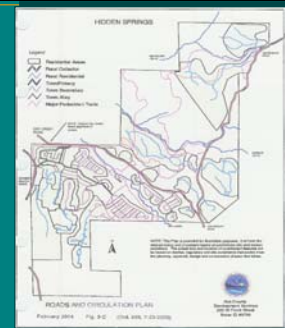
A public services and utilities plan to describe the location and type of electric service, natural gas, storm drainage, flood control systems, wastewater treatment and collection, water service, irrigation, telephone, television cable, public safety services and schools.



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Element Ten

A circulation plan, which shows types of trails and walking paths for connectivity, including the types of streets that will be integrated into the community.



Element Eleven

Dedicated open space plan featuring both active and passive recreation areas, pedestrian, equestrian, and bicycle trails to serve all areas of the public.



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Element Twelve

A financing plan that describes: a phased-in implementation; steps necessary to initiate and maintain each phase, financial assurances that include costs of providing utilities, open space landscaping and other public improvements, mitigation of negative economic impacts beyond normally expected on affected municipalities and other agencies and/or districts. Each phase shall include sufficient essential public services and provide for the integration into the planned community.



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Element Thirteen

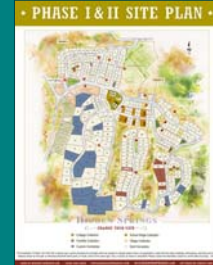
- A description of high quality design standards that create themes to guide land use and appropriate mixture of such uses. These concepts shall consider site conditions, the careful placement of public land uses, ample open space areas interconnecting all phases of the development with appropriate construction, all improvements and landscaping.



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Element Fourteen

- A phase-in plan that shows the sequence of development and the proposed completion times of each phase that indicates land use types, as well as anticipated population and essential public services. Ada County will monitor and audit the development every 2 years, which includes a survey of residents and a public hearing process.



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Ada County Zoning Ordinance

- Section 8-2E:
 - The following regulations apply to planned communities. They must meet the following size and location standards:
 - Minimum size of six hundred forty (640) acres
 - Located outside of existing areas of city impact
 - Have a boundary that enhances the area's ability to incorporate or be annexed.
 - The Comprehensive Plan requires 14 elements to be included in a detailed plan, along with drawings and necessary documents.
 - A Zoning Ordinance Amendment requires 17 specific elements

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17 Elements Required in the Zoning Ordinance Amendment

- Purpose statement
- Applicability statement
- Principal permitted, accessory, conditional, and prohibited uses
- Setback areas
- Structure height & bulk
- Structure and impervious surface coverage
- Property size
- Landscaping requirements
- Open Space requirements
- Street frontage and access requirements
- Sign requirements
- On- and off-street parking requirements
- Standards for energy and water conservation
- Grading requirements
- Design standards for structures and site improvements
- Administrative regulations
- Any other regulations

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1.6 Million Homes?

What is the Opportunity?	
2003 SF Housing Units Constructed	1,600,000
Urban Infill	200,000
Suburban Infill/Regeneration	400,000
Planned Communities	200,000
Other Greenfield	800,000

*Source: UrbanGreen, LLC
partner.org/pressroom/pressreleases/2010/04/01/*

All numbers estimated by UrbanGreen based on a variety of sources.

URBANGREEN Nuts and Bolts of Green Communities

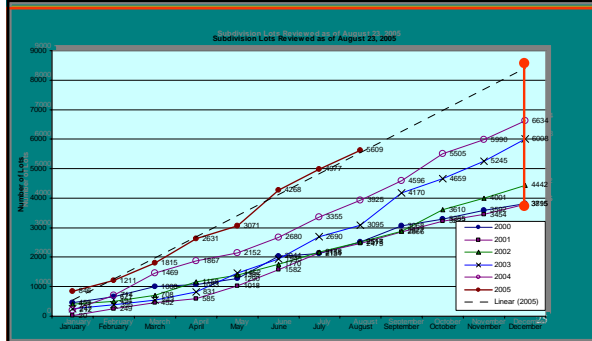
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Housing the next 220,000

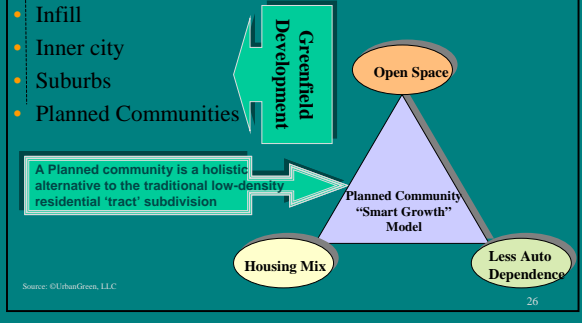
- Ada County
+220,000 people by 2030 (or 8,200 people per year)
3,800 housing units per year
—(Source: COMPASS)
- Ada County
By December 2005, approximately 8,400 lots will have been approved in Ada County. Of those 8,400 lots, 96.8 percent will be located inside city limits or areas of city impact.
—(Source: Ada County Development Services)

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Ada County Subdivision Lots, 2000-2005



Where will this population live?



10 Principles of Smart Growth (Urban Land Institute)

- Create a Shared Vision for the future...and stick to it..
- Create and Sustain Green Infrastructure:
- Realize that the Right Design in the Wrong Place is not Smart Growth:
- Protect Environmental Systems and Conserve Resources:
- Provide Diverse Housing Types and Opportunities
- Build Centers of Concentrated Mixed Use
- Use Multiple Connections to Enhance Mobility and Circulation
- Create Sustainable Transportation Choices
- Preserve Community Character
- Make It Easy to do the Right Thing

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Link Between Car Trip Reduction and Home-based Businesses

- Reduction in Car Trips
 - Anecdotal evidence from one California planned community suggests that car trips can be reduced from 11 to 4-5 car trips
 - Creation of Home-based Businesses
 - Encouragement of professional services such as realtors, accountants, etc.
 - Creation of Live/Work opportunities
- Linkage

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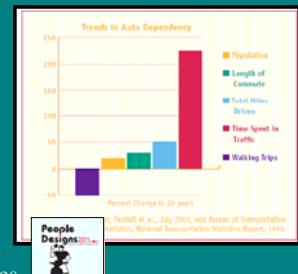
Paradigm Shift

- According to *The Planning Center*, a consulting firm, based in Costa Mesa, California:
- Contemporary development patterns reflect a need for better, more careful planning at a meaningful scale.
 - Centralization of urban communities w/high density pedestrian-oriented communities w/less emphasis on auto, more focus on mixed land uses
 - Greater awareness of environment w/focus on conservation of natural resources, water quality protection, improved air quality, & preservation of wetlands and wildlife habitat areas.

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Active Living Communities

- New research on healthy living
- Obesity epidemic
- Active Living by Design Program (RW Johnson Foundation)
- Planned communities incorporate active & passive recreational opportunities and amenities

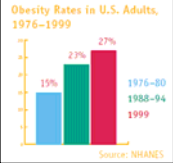




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Link Between the Built Environment and Obesity

"Studies indicate that the built environment is one influence on obesity. Sprawling neighborhoods designed for driving everywhere – with few sidewalks, nearby desirable destinations, or a direct route to destinations – can discourage residents from walking or bicycling. One way to fight obesity (while improving our quality of life) could be to redesign the places we live"


Source: Northwest Environment Watch, Cascadia Scorecard, 2005

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Focus on “Soft Amenities” and Active Living

- Planned communities encourage development of a ‘sense of place’ and ‘community’ among residents
 - Social interaction (plazas, public places, etc.)
 - Activities to challenge the mind
 - Adult education, e.g., cooking classes, book club, baking class, local dinner theatre
 - Farmers Market
 - Community garden
 - Access to local bank, post office, etc.



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Niche Market Products in Planned Communities

- Brand is key
- Town building principle
- “We are listening”
- Inspired design
- Creating a community, not just a house
- Soft amenities
- Facilitation of livability and lifestyle choices

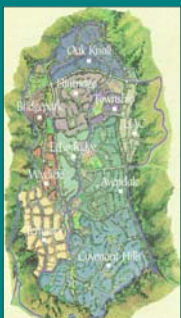
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Part Two Case Studies

- Ladera Ranch, California
- Stapleton, Denver, Colorado
- RiverFront Park, Denver, Colorado
- Hidden Springs, Idaho
- Irvine Ranch, California

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Ladera Ranch Villages



LADERA RANCH HISTORY

A 4,000 acre planned community located east of Mission Viejo in Orange County, California.


Built on portions of the O’Neill, Avery, & Moiso family’s 23,000-acre Rancho Mission Viejo cattle ranch which is the largest remaining working ranch in Orange County.

Ladera Ranch villages are broken into districts which are then broken into individual neighborhoods. Ladera Ranch Trail connects the entire community, as well as much of the 1,600 acres of open space.

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Ladera Ranch Philosophy

- Home is a nest
- Capture arts & culture
- Authenticity
- Nature as a sacred element
- Green design features
- Strong design standards



Ladera Ranch
Roots—Becoming—Belonging

- Roots
–4,000 acre planned community with connection to past, present and future
- Becoming
–Support for uniqueness and common bonds by creating a diverse harmony of gathering places
- Belonging
–Smart planning to create live-at-home/work-at-home neighborhoods, shared community gardens, regional trail, and open space network

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Ladera Ranch Villages & Amenities

Oak Knoll: 248 acre founding village

Bridgepark: 130 acre threshold to regional trails

Township: 88 acre small-town inspired district

Flintridge: 203 acre California Revival style located on ridges

Echo Ridge: Village with a classic architectural style

Wycliffe: Campus-like character

Avendale: 310 acre village features architectural style of small town America

Terramor*: 406 acre "green oriented" residential village, 316 Gross acres

Covenant Hills: 772 acre gated village

Urban Activity Center: 85 acre retail, medical and professional center corridor

Schools

- Elementary, Middle, Christian, Montessori, and KinderCare

Village Clubs

- Pools, tennis courts, play areas

Parks

- Soccer fields, youth & adult baseball diamonds, tot lots, water plunges, picnic areas

Retail


- Grocery stores, medical facilities, restaurants, banks, other department, and specialty stores

Other Amenities


- Daycare, senior living apartment homes, self storage facilities, and a fire station

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Ladera Ranch Snapshots




Gateway into commercial



Community commercial center



Commercial and senior living fronting open space



Single family in farground

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Ladera Ranch Snapshots



Compact single-family detached housing w/bulb out, minimal setbacks, alley loaded



SF residential w/extended outdoor living space



Residential facing neighborhood park



Neighborhood tot lot

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Ladera Ranch Snapshots



Neighborhood pools



Senior living complex



Roundabout, median strip & pedestrian X-ing



Multi-family w/pedestrian access and architectural detailing

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Ladera Ranch Snapshots



Residential units fronting common open space



Electric vehicle/pedestrian Pathway systems



Alley Design w/variety of architecture/landscaping



Architectural treatment: zero setbacks & vertical offsets

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Ladera Ranch Snapshots



Pocket park @ street intersection



Gazebo entryway



Archway over pedestrian path



Terramor Village

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Terramor Village

Largest 'Green Oriented' Planned Community in US

- 316 Gross acres
- 1,260 DU
- 8.7 DU/AC
- 10 Builders
- 12 Product Lines
- 90 Acres in parks and open space



➢ Terramor expected to exceed California energy efficiency requirements by 20%

- green landscaping and water-wise irrigation techniques
- energy efficient appliances and lighting
- in-kitchen recycling centers
- low-fume carpets, fiberglass insulation
- recycled, arsenic-free lumber and cork or bamboo flooring

➢ Terramor expected to become nation's largest solar & "e-car" village, with electrical vehicle recharging station in every garage

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So what did complete program cost?

- Total Green Elements - \$1.28 to \$4.00/s.f.**
- PV system - \$2.00 - \$2.50/s.f.**
- Consumer surveys indicate**
 - 85% of buyers are willing to pay \$2.25/s.f.
 - 73% of buyers are willing to pay \$4.50/s.f.

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Case Study Results and Lessons Learned

- Because it's the right thing to do
- Green building & land planning
 - Rain barrels collect rain water for landscaping
 - Recycled water collected from parking lots & streets (water balance plan)
 - 1.5kw electrical system in solar development
- Average photovoltaic cost per home of \$6,900
- Green building features add cost of approx. 1 percent

- Understanding Market
 - Sales at Ladera Ranch 10X > local competitor
- Capture of Market share from Green Building techniques
- Good planning and design resulted in strong sales of diversified housing types
- Benefit/cost analysis of green building certification (benefits outweighed costs)
- 60% of construction waste recycled

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"Green" Economics

Market Moving To Green

Home Sales Prices Resale

33% more psf (Prairie Crossing) **4% - 11% above mkt (Centerra)**

Increases Base Values & Absorption (*Terramor*)



Buyers Say:

90% willing to pay more for green features
55% willing to pay \$2500 or more

Builders Say:

< 50% of buyers will pay more for green features
< 22% of buyers will pay \$2500 or more

Potential Cost Savings

Can realize savings of up to 30% over conventional development practices

- Site prep
- Roadway improvements
- Stormwater management
- Construction recycling

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Stapleton, Denver, Colorado Case Study




- Stapleton Stampede
- Wine tasting fest
- Farmers Market
- Stapleton under the Stars

Stapleton Community Building Events

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Stapleton, Denver, Colorado Snapshots

- Stapleton identified local values, developed a big vision, then implemented by attention to small details



The neighborhood said:

- Avoid "whatever is inside the fence is fabulous and whatever is outside the fence isn't."

The community asked:

- In what way will the planned community be timeless?
- In what way will the planned community address environmental concerns?
- In what way will the planned community reflect values regarding diversity?
- In what way will the planned community reflect values regarding privacy?

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Stapleton, Denver, Colorado Snapshot

Community Outreach

Timelessness

Timelessness

Use of local materials in design

Timelessness

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Stapleton Snapshots

- Promotes variety of price points
- Creates public open space
- Small to large housing units
- Accommodates needs of all age groups
- Mix of lifestyle choices

Single family mansion

Single family mansion

Six-plex mansion

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Stapleton Snapshots

Adjacent units do not look into neighboring windows

Rock drainage w/landscaping

Townhomes

Loft units

Condominiums

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RiverFront Park, Denver, Colorado Case Study

- **Top 3 Planned Community Design Criteria found in RiverFront Park**
 - Walkability
 - Architecture
 - Transit

RiverFront Park Planned Community

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RiverFront Park, Denver, Colorado Snapshots

Sense of place, focal points, innovative design, walkability, setbacks built to street

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RiverFront Park Snapshots

Multi-modal transit options: bus, light rail, train, park & ride, walkability

Benefits of Multi-modal Transit Options

- MTO's support higher commercial rents
- MTO's provide a sense of place
- MTO's provide transit options
- MTO's provide sustainability
- MTO's promote social interaction

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RiverFront Park Loft Snapshots



Promenade Lofts over retail (mixed use development)



Promenade loft Interiors




Park Place Lofts

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Hidden Springs Case Study

Hidden Springs is a 1,844 acre master-planned community. The community has an entitlement of 1,035 dwelling units with a minimum of 810 acres of dedicated open space.

The primary vision of Hidden Springs is the creation of a rural community in the tradition of small towns spread throughout Idaho.







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Hidden Springs Snapshot

Village Center contains Mercantile (café, a small branch of the Ada Community Library, post office, and office space for the Developer)

- Smart Start Preschool; fire station houses equipment for North Ada County Fire and Rescue, BLM, plus Sheriff.
- HS Marketplace: 5 buildings w/4- single and 2-story residential units located above 4 commercial units.
- Village Center is community gathering place. Annual events include summer concert series, duathlon, and fall festival.


Create a rural community and a traditional village center

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Hidden Springs Snapshot

Hidden Springs School was recently completed and has a capacity of 600 students. The school consists of 4 buildings totaling 48,000 square feet. Facilities includes a gym, kitchen, cafeteria, 23 classrooms and administrative offices. Outdoor improvements include playgrounds, playfields, basketball courts, and two tennis courts.


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Hidden Springs Snapshot

- Community organic farm with 4 preserved barns.
- Min. 810 acres of dedicated open space required. 988 acres expected to be open space at buildout.
- Greenbelt trail system with link to the Ridge-to-River path system
- Overall density at buildout: 1DU/1.80 acres with open space
- Overall density w/out open space at buildout: 1 DU/.8 acres



Preserve and enhance rural character of Hidden Springs



Hidden Springs Snapshot

- Open space in conservation easement to be protected from development.
- Developers focused on incorporating existing wetlands and other riparian areas to preserve environmental qualities of the land & water, provide wildlife habitat.
- Dedicated open space will be created and protected from future development through conservation easement.
- Developers maintain existing drainage corridors w/in dedicated open space; designed new drainage swales to naturally filter storm runoff.



Maintain and enhance environmental qualities of land, air and water



Irvine Ranch Case Study “where urban sprawl ends”

- Irvine Ranch – Largest private developed Planned Community in the nation
- 93,000 acres; 20% of land in Orange County, CA
- 40 years of development
- 200,000 population; 2/3rds live within City of Irvine
- Future development expected
- Created in 1960's as alternative to sprawl
- Master plan has guided growth of development



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Irvine Ranch Snapshots

- Three jobs per household
- 39 percent of Irvine residents work in the city
- Woodbridge Village = 16 dwelling units per acre
- Opportunity for transit
- Original vision had 10% open space, but today open space accounts for 40%



Photos: Ann Forsyth, Grading the Irvine Ranch, Planning, May 2005. Source: http://www.planning.org/landuse/2005/05/05/irvine_ranch.html

That's all folks.....

- Questions
- Comments
- Observations



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