



BCA BUILDING CONTRACTORS ASSOCIATION OF SOUTHWESTERN IDAHO, INC.

"A Tradition of Building Excellence Since 1956"

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Community Planning Association of Southwest Idaho
700 NE 2nd Street
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Re: Communities in Motion 2040

Dear Compass Board Members:

Thank you for the opportunity to be a part of the Communities in Motion 2040 planning process. The Building Contractors Association of Southwestern Idaho (BCA) is supportive of long range planning that leads to a better quality of life in the Treasure Valley. As the organization that represents the vast majority of builders and developers in the Treasure Valley, the members of BCA will undoubtedly play a major role in how the valley develops over the next 30 years. The collective experience amongst BCA members spans generations in Idaho and with that in mind we would like to offer some general observations and more specific comments on the proposed Communities in Motion (CIM) Scenarios.

The primary interest of the BCA related to the CIM scenarios is that they are accurate and feasible. Accuracy of plans leads to proper investment in infrastructure and predictability in the development process. We believe that Compass has accurately projected the growth rate over the life of the CIM plan, however, none of the scenarios realistically portray growth patterns in the Treasure Valley and none of the CIM scenarios are rooted in the years of comprehensive planning conducted by the respective cities involved. The BCA cannot support any of these scenarios or any combination thereof as they are currently drafted. We believe a major revision is necessary to more accurately reflect city comprehensive plans, existing entitlements, historical growth patterns, and re-development that is palatable to existing neighborhoods.


The BCA applauds Compass's effort to encourage transit oriented development and urban growth. The BCA supports this type of development and would encourage all of the Compass board members and agencies to remove hurdles that lead to risk associated with urban development and re-development. All of the growth scenarios assume significant re-development in areas that experience tells us will not be politically feasible. We applaud Compass's efforts to involve the public and to create a plan based on what people want to see and not what they are used to seeing. Unfortunately, under the proposed scenarios there is little to no consideration of historical growth trends and what the current market desires. Because land use planning authority lies with cities and not a community planning organization, the BCA has serious concerns regarding a potential disconnect between the prioritization of transportation projects identified by the CIM scenarios and land use in the Treasure Valley, which is controlled by cities. The following are comments that apply to different degrees to each of the scenarios and will need to be addressed in any new or revised scenarios.

1. **New Household Mix:** The existing mix of single family and multi-family housing is between 12-13 to 1. Of the four proposed scenarios two have a 1 to 1 mix and two have roughly a 3 to 1 mix. While we encourage multi-family housing and believe that the percentage of multi-family housing will increase over time, it is not realistic to assume that there will be such a drastic shift in consumer demand for multi-family housing.

2. **Average Residential Density:** The average residential density in the Treasure Valley is roughly 3 units per acre. The BCA encourages the use of increased density in order to preserve open space and minimize commutes; however, it is not realistic to assume density will rise to 7 or 8 units per acre as two of the scenarios indicate.
3. **Developed Agriculture Land:** While the BCA does not support the conversion of agricultural land to development land, it is an important metric in analyzing the CIM scenarios. Current trends indicate that roughly 67,400 acres of farmland would be consumed by development by 2040. The CIM scenarios project an average of just over 20,000 acres of farmland consumed by development through 2040. We believe that infill, additional density, and development within areas that are not being actively farmed is important, however, to assume that growth over the next 25-30 years will decrease to less than 30% is not realistic. This is a glaring example of how unrealistic the scenarios are and to complete a long range plan based on this assumption is irresponsible.
4. **Existing Entitlements:** Each of the scenarios to a certain degree leave out projects that have been approved by Boise, Meridian, Eagle, and Ada County. Some of these projects include Harris Ranch, Spring Valley, Dry Creek Ranch, and numerous plats in western Meridian. Any scenario that comes out of the CIM process must include approved projects. A long range plan that does not include approved projects cannot be considered credible.
5. **Comprehensive Plans:** Each city in the Treasure Valley has spent years and countless hours working with the public to develop comprehensive plans. These comprehensive plans are blueprints used by our industry to guide where and what type of projects we pursue. Comprehensive plans must be used as a basis for any CIM scenario. The BCA recognizes that not every comprehensive plan represents a planning horizon that corresponds to the CIM 2040 plan, however, the comprehensive plans should still be the basis for any CIM plan. The BCA will not support the development of a long range plan that is in conflict with city comprehensive plans. The result of this will be additional uncertainty in the development process and conflicts in the prioritization of infrastructure.

The BCA believes that responsible long range planning must be realistic. As these scenarios are currently drafted, they do not take into account market conditions or the realities of increasing density in areas that have already developed. While the BCA supports infill development, these plans make assumptions about density that are not realistic based on re-development of existing neighborhoods and does not place adequate emphasis on growth that will occur in western Ada County and eastern Canyon County. Further, by creating a plan that is direct conflict with approved development and city comprehensive plans, the BCA believes that Compass is attempting to usurp land use planning authority where it rightfully belongs under state code. We would like to encourage Compass make a major revision to any new scenarios that addresses the comments above.

Thank you for your consideration,


Bobbie Schultz, President
Building Contractors Association of Southwestern Idaho