Sustainable Downtown Development

presentation to COMPASS Board Retreat
May 17, 2010
• Introduction and Background – L. Ed Miller
• Develop a Common Vision - Gary Allen
• Focus and Prioritize - Gary Allen
• Partnerships - Craig Slocum
• Nurture Residential Living - Derick O’Neill
• Execute and Follow Through - JoAnn Butler
• Next Steps - Bob Taunton
About the Urban Land Institute (ULI)

- A non-profit research and education organization
- 30,000 members worldwide in 90 countries
- ULI Idaho established in 2004
- ULI Idaho membership is 162 (80% in the Treasure Valley)
- Mission: Providing non-partisan volunteer leadership in the responsible use of land and in creating and sustaining thriving communities.
Background on the Sustainable Downtown Project Development

- 2009 Mayor’s Forum
- ULI Task Force created in Fall 2009
- Task Force of 19 ULI members
- Financially supported by the cities of Boise, Garden City, Eagle, Star and Nampa
- Community interviews with 95 individuals in all communities
- Today is a preview of the study’s findings and recommendations
Why are Downtowns Important?

- Heart and souls of our communities
- Historic, economic, and cultural identity
- Each Treasure Valley Downtown is unique
One Size Does Not Fit All!

- A range of findings and recommendations
- Not city specific
- Some recommendations more suited to one city than others
- Most findings and recommendations have application to all
Sustainable Downtown Development Task Force

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• Get public and private sectors on the same page
• Build on existing efforts at visioning and collaboration
• Create a downtown action group
• Get public buy-in
• Keep information current
• Each city needs a catch-phrase such as “Destination Downtown”
Focus and prioritize

- Identify assets
- Overcome challenges to implementation
- Make small things happen to break the ice
- Create a single success story to build on
Partnerships

• Develop greater expertise, perspective and knowledge
• Prioritize public-private partnerships and support those existing partnerships
• Cities must be an active participant, not just a spectator
Nurture Residential Living Opportunities

- Create a sense of place
- Provide a variety of housing options
- Demographic changes are powerful indicators
- Protect close-in neighborhoods
- Every project is different
- Strategic thinking to direct inventory is important
Execute and Follow Through

• Champion Downtown quality of life/drive demand
• Improve Downtown infrastructure
• Provide financial incentives
• Facilitate downtown entitlements
• Prepare Downtown land for development
Next Steps

• Mayors Forum June 10th, Boise City Hall
• ULI long term commitment to support next steps