



Barber Pool Conservation Area  
Photo Courtesy of Idaho Foundation for Parks and Lands



# Membership & 2024 Annual Meeting

*11 January 2024*

Notes/Minutes from meeting are shown in red



# Agenda

- Welcome
- Presentation by Brad Hillgren, High Rhodes Investment Company
  - Village Green & Town Center status, process, timing
- Board Positions and Introductions
- Development Update
- Miscellaneous Items
- Neighbor Questions, Comments, Concerns
- Board Work Session

## **Attendance:**

- Neighbors - approximately 45
- Board - 2023 directors except Mooney, Stark, and Caraway, plus 3 incoming directors, Fennie, Strasser, Williams



# Town Center & Village Green

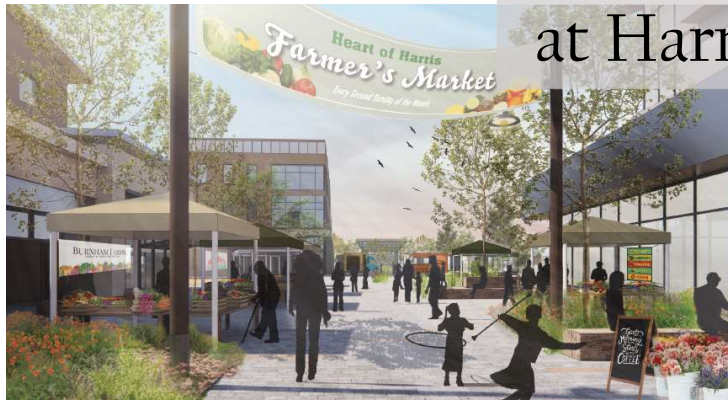
Brad Hillgren, High Rhodes Investment Company

The TC/VG developer presentation deck can also be viewed/downloaded [here](#).





Town Center  
at Harris Ranch





# Meeting Agenda

January 11, 2024

## **Meeting Goal: Keeping BVNA Informed and Involved**

- I. SP-01 Overview
- II. Town Center Goals
- III. Preliminary Design Concepts
- IV. Phase One Concepts
- V. SP-01 Amendment
- VI. BVNA Input

*All of the foregoing is presented for informational purposes only and is subject to modification in connection with the requirements of the City of Boise, ACHD, and the constraints of the market*

High Rhodes: Current Activities





## THE TIMBERS AT HARRIS RANCH





## Overview of the Specific Plan



### Remaining SP-01 Entitlements (Approximate)

750,000 SF Commercial  
and  
800+ Residential Units

#### - Current Development Goals:

- Retail: 35,000 to 70,000
- Restaurant / Dining: 20,000 to 35,000
- Office / Professional: 10,000 to 45,000
- 75-100 Residential Units for Sale
- 250 – 400 Apartments
- 45-75 Hotel Rooms-



## TOWN CENTER EXPERIENCES

Places to:

### Stroll



### Dine



### Celebrate Community



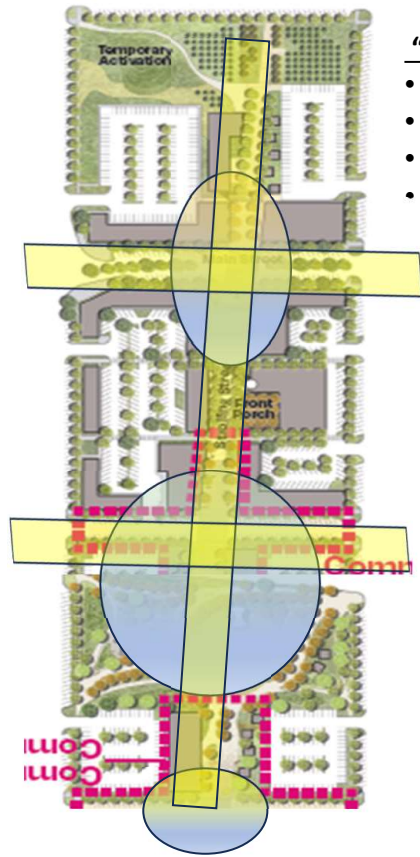


TOWN CENTER EXPERIENCES Places to:

Meet / Play / Hold Events / Learn / Be Entertained







**“Times Square”**

- Urban Center
- Ticker Tape / News Feed
- Water Features
- 



**“Central Park”**

- Events (Annual & Occasional)
- Reception Space(s)
- Recreation / Playground
- Amphitheater
- Fun Water Features / Skating Rink
- Art Walk

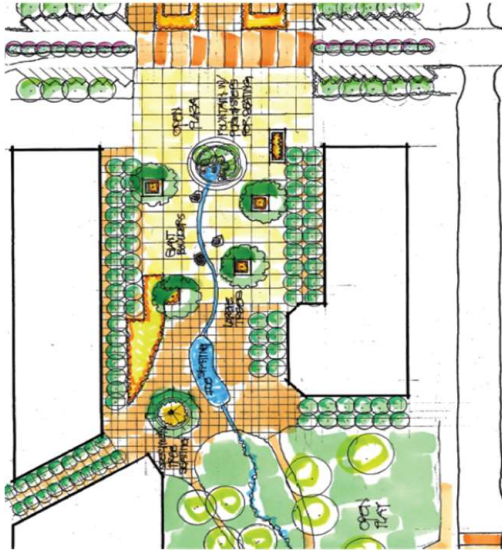


**River Trail “Signature Gateway”**

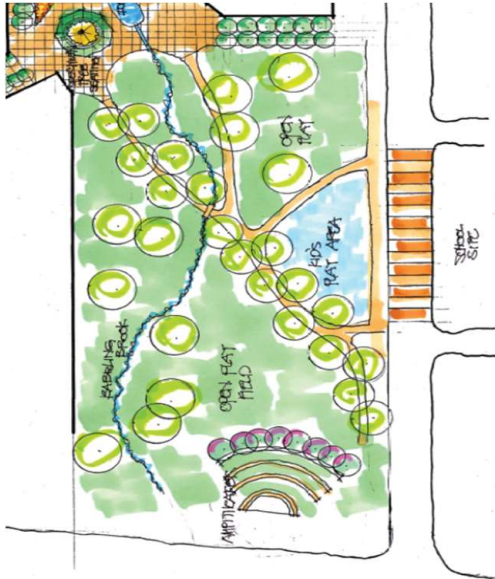
- Bridge
- Gateposts
- Landscape Transition



## PHASE ONE – Park Center / Town Square



## PHASE ONE –Central Block / Village Green





## POTENTIAL VILLAGE GREEN USES



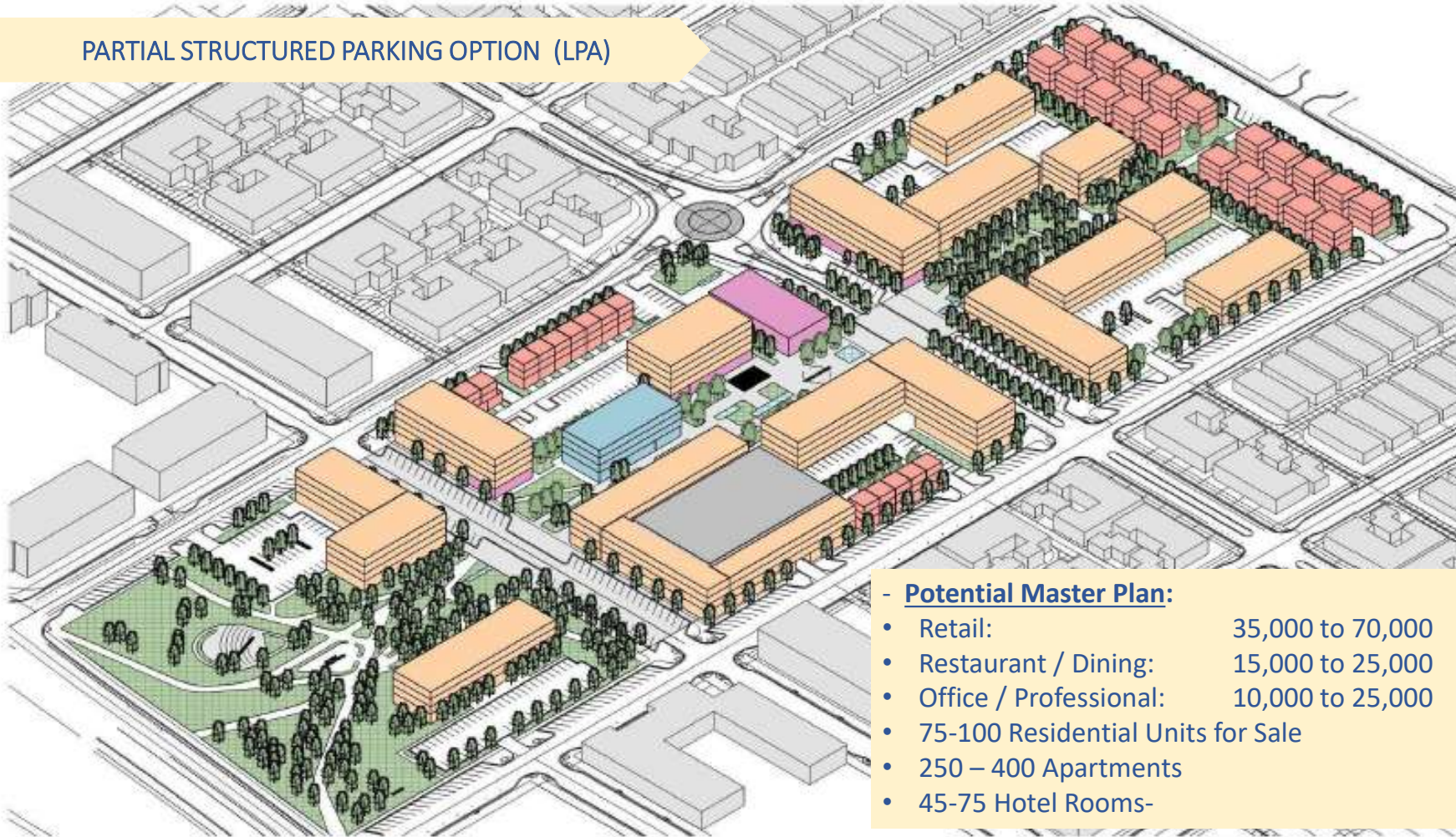
Corral  
Village  
Green

## The Community's Major Event Space





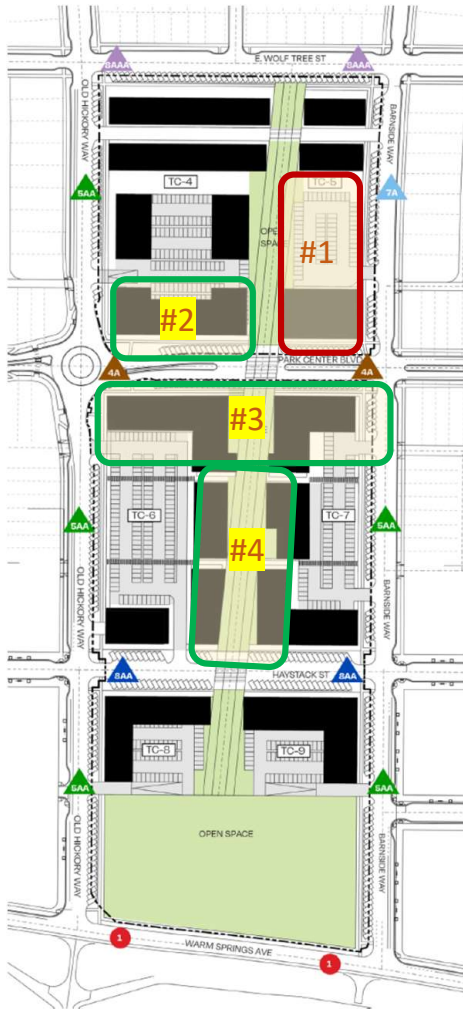
PARTIAL STRUCTURED PARKING OPTION (LPA)



- **Potential Master Plan:**

- Retail: 35,000 to 70,000
- Restaurant / Dining: 15,000 to 25,000
- Office / Professional: 10,000 to 25,000
- 75-100 Residential Units for Sale
- 250 – 400 Apartments
- 45-75 Hotel Rooms-





**Planning Area #1 (12,000 to 15,000 RSF)**

**Anchor Corner**

- Free Standing
- Dedicated parking field plus street

**Planning Area #2 (6,000 to 10,000 RSF)**

**Neighborhood Street Scene**

- 3-4 Story Mixed Use
- Shared parking plus street
- Service Retail / Financial / Limited Food

**Planning Area #3 (10,000 to 15,000 RSF)**

**Gateway to the Town Center Core**

- 3-4 Story Mixed Use
- Signature Retail / Service / Financial

**Planning Area #4 (15,000 to 25,000 RSF)**

**Town Center Core**

- 3-5 Story Mixed Use / Potential Free Standing
- Service & Sundry Retail
- Anchor Restaurants
- ***Signature Emporium*** / Food Hall

**Target Uses: A Curated Collection of The BEST LOCAL Operators**

**Community Serving Anchor(s)**

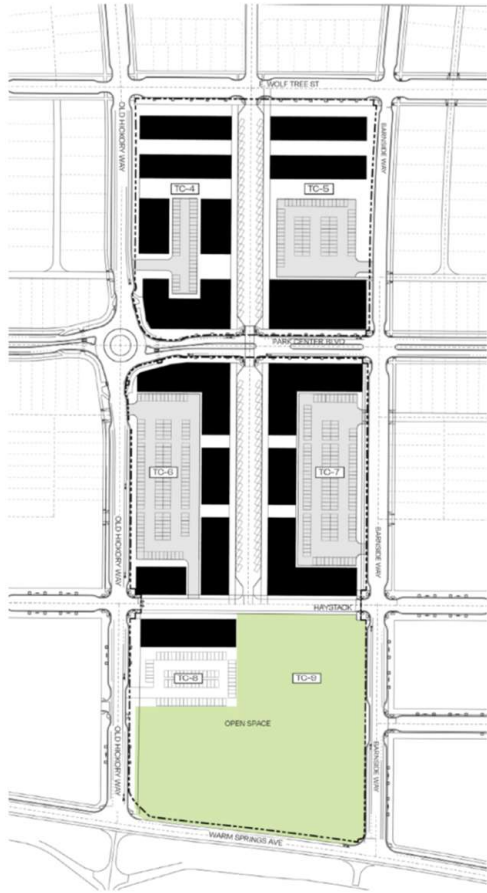
- Specialty market
- General Store / Drug
- Hardware / Home Goods
- Specialty

**Service**

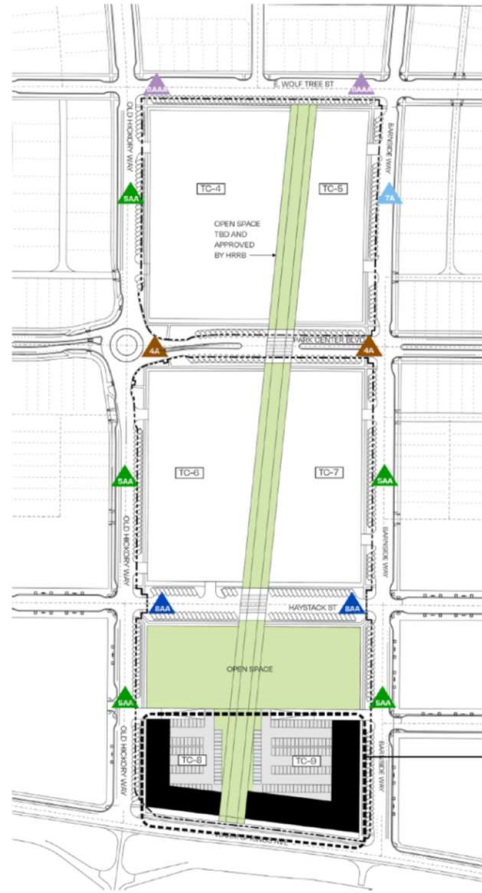
- Salon / Nail Spa
- Laundry / Drycleaner
- Barber shop
- Gym / Workout
- Business Services

**Dining**






- **Family /General**
- **Fine /Specialty** (White Tablecloth)
- **In-Line / Emporium**
  - Coffee
  - “all the rest”



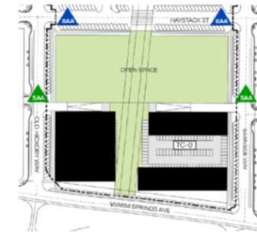
Specific Plan



Proposed Additional Prototypes

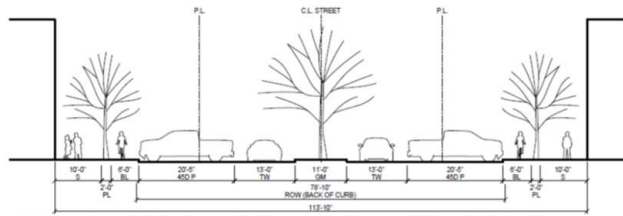
-  4A: Two Lane Collector with Green Median and Urban Sidewalk with Angled Parking and Protected Bike Lane
-  5AA: Two Lane Collector with Angled Parking and Protected Bike Lane on One Side
-  7A: Two Lane Collector with Angled Parking on One Side
-  8AA: Two Lane Mixed Use Local Street with Urban Sidewalk with Angled Parking
-  8AAA: Two Lane Local Street with Angled Parking and Protected Bike Lane on One Side

Alternate Building Configuration Option

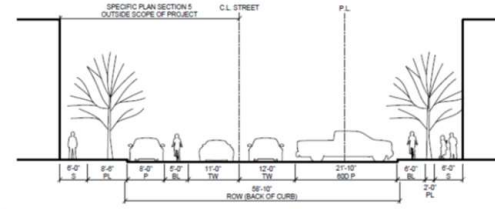


**Specific Plan and Proposed Additional Prototypes**

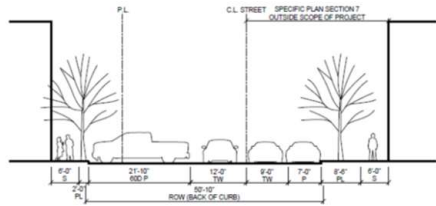




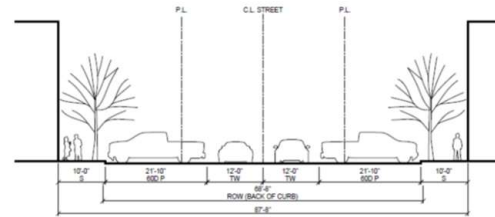
**4A:** Two Lane Collector with Green Median and Urban Sidewalk with Angled Parking and Protected Bike Lane (ParkCenter Boulevard)



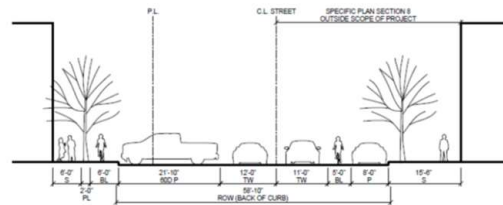
**5AA:** Two Lane Collector with Angled Parking and Protected Bike Lane on One Side (Old Hickory Way)



**7A:** Two Lane Collector with Angled Parking on One Side (Barnside Way)



**8AA:** Two Lane Mixed Use Local Street with Urban Sidewalk with Angled Parking (Haystack Street)



**8AAA:** Two Lane Local Street with Angled Parking and Protected Bike Lane on One Side (E. Wolf Tree Street)

## Street Sections

NOTE: ROADWAY MODIFICATIONS SUBJECT TO FINAL APPROVAL BY ACHD

# Schedule (Tentative)

## **SP-01 Modification:** (Sept 2023 – February/March 2024)

- i. Community input: Through mid February
- ii. Agency meetings: Through January/February
- iii. Public Hearings: TBD / City of Boise

## **Town Center Pre-Development & Design:** (Ongoing)

- i. Conceptual Design: 1st Q 2024
- ii. Key Preleasing & Sales: 2<sup>nd</sup> / 3<sup>rd</sup> Q 2024
- iii. Schematic & Design Development: 3<sup>rd</sup> / 4<sup>th</sup> Q 2024

## **Construction (Phase 1 Goal)**

- i. Working Drawing: 4<sup>th</sup> Q 2024 / 1<sup>st</sup> Q 2025
- ii. Bidding and Permits: 2<sup>nd</sup> Q 2025
- iii. Groundbreaking: Mid 2025



# Community Participation

## **SP-01 Modification - Comments:**

- i. Angled Parking
- ii. Bike Lane Design

## **Town Center Design – Input :**

- i. Desired Commercial Uses & Users
- ii. Desired Community Spaces
  - i. Types of Functions
  - ii. Outdoor
  - iii. Indoor
- iii. Ideas to Share
  - i. What Means Community
  - ii. Places you love...
  - iii. Places you've seen...

The developer is requesting the neighborhood's input about what type of uses are desired as well as other design input outlined above. We will share a way to express your preferences shortly.

Approximately 20 questions were asked and answers were provided by the developer



# 2024 Candidates & Introductions

Gary Veasy, BVNA Secretary



# 2024 Candidates & Introductions



- **Candidates** (listed alphabetically) to be confirmed by the board:
  - Matt Fennie
  - Nathan Hallam (Incumbent)
  - Zach Piepmeyer (Incumbent)
  - Dennis Strasser
  - Katie Swain (Incumbent)
  - Roy Tweedle (Incumbent)
  - Brian Williams

*Thank you* for your willingness to volunteer your time and energy!



# “Retiring” BVNA Board Members

Thank you for your involvement in our board and the expertise and points of view you have brought to the table! Your contributions have made the Barber Valley “the place to live” as we continue to push for maintaining or improving the place we all call home.

Thanks to:

John Hall (2 years)

Peggy Caraway (1 year)

Erin Barker (1 year)





# Development

Gary Veasy, BVNA Secretary



# Development Tracker

1. QR Code ([link](#)) takes you to the city's Development Tracker
2. Can search by different parameters or display map
3. Each project has a link to the portal if details are desired
4. Sign up for weekly email notifications

Barber Valley	<a href="#">PLN23-00086 - 3493 S PHEASANT TAIL WAY</a>	No Related Application
	Record Type: Project Address: 3493 S PHEASANT TAIL WAY Review Authority: Date Accepted: 1/5/2024 Status: Awaiting Applications <a href="#">Contact Project Representative</a>	
	<b><a href="#">PLN23-00013 - 6776 E WARM SPRINGS AVE</a></b>	No Related Application
	Record Type: Project Address: 6776 E WARM SPRINGS AVE Review Authority: Date Accepted: 12/14/2023 Status: Awaiting Applications <a href="#">Contact Project Representative</a>	
	<b><a href="#">CUP23-00059 - East Junior High School</a></b>	No Related Application
	Record Type: Conditional Use Address: 5550 E WARM SPRINGS AVE Review Authority: Planning & Zoning Commission <a href="#">Feedback Opportunities</a> Date Accepted: 10/6/2023 Status: In Review	
	<b><a href="#">CFH23-00054 - Boise River Side Channel - Pedestrian Crossing</a></b>	No Related Application
	Record Type: Floodplain-Hillside Address: E WARM SPRINGS AVE Review Authority: Date Accepted: 6/26/2023 Status: In Review	
	<b><a href="#">DRH22-00170 - Atwell Place Subdivision</a></b>	No Related Application
	Record Type: Design Review-Historic Address: 6760 E WARM SPRINGS AVE Review Authority: Administrative Date Accepted: 5/2/2022 Status: In Review	

**Information** [X]

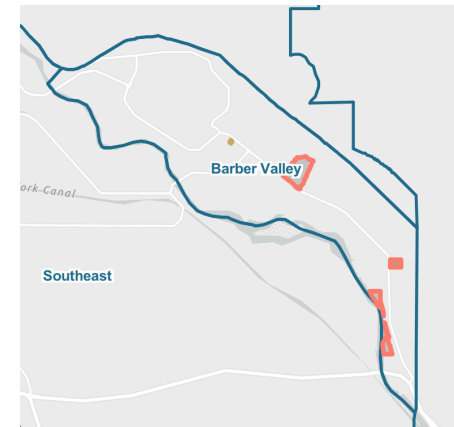
Interested in development notifications? [Sign up here](#) to receive a weekly email summary of the newest project submissions.

Projects and statuses shown on this tracker are not real-time. The information shown here reflects a snapshot of the permitting system at the end of the most recent business day.

Click the planning case or application description to go to the Permitting and Licensing System for more information on each individual planning case. A summary of data included in the Development Tracker can be downloaded at the City of Boise [Open Data Site](#).

**Central Bench** [PUD23-00025 - K2 Apartments](#) ←

Record Type: Planned Unit Development  
Address: 2219 W KOOTENAI ST  
Review Authority: Planning & Zoning Commission  
Date Received: 8/8/2023  
Status: Accepted





# East Jr. High Monument Sign



www.design.com

HELPING OUR CUSTOMERS SUCCEED FOR 38 YEARS  
208-338-9401  
8000 BARBER VALLEY RD. SUITE 100 BARBER VALLEY, CA 94530

Boise's Only Full Service Sign Company

THIS IS AN UNAPPROVED DRAWING/DESIGN SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY BOISE ELECTRIC SIGNS, INC. AND IS NOT TO BE REPRODUCED, COPIED OR DISTRIBUTED BY ANY MEDIUM WITHOUT WRITTEN PERMISSION OF BOISE ELECTRIC SIGNS, INC.

THE COLORS DEPICTED IN THIS DRAWING ARE TO ASSIST YOU IN VISUALIZING OUR PROPOSAL AND MAY NOT MATCH ACTUAL COLORS USED ON THE PHYSICAL DISPLAY.

CUSTOMER APPROVAL

DATE

REVISIONS

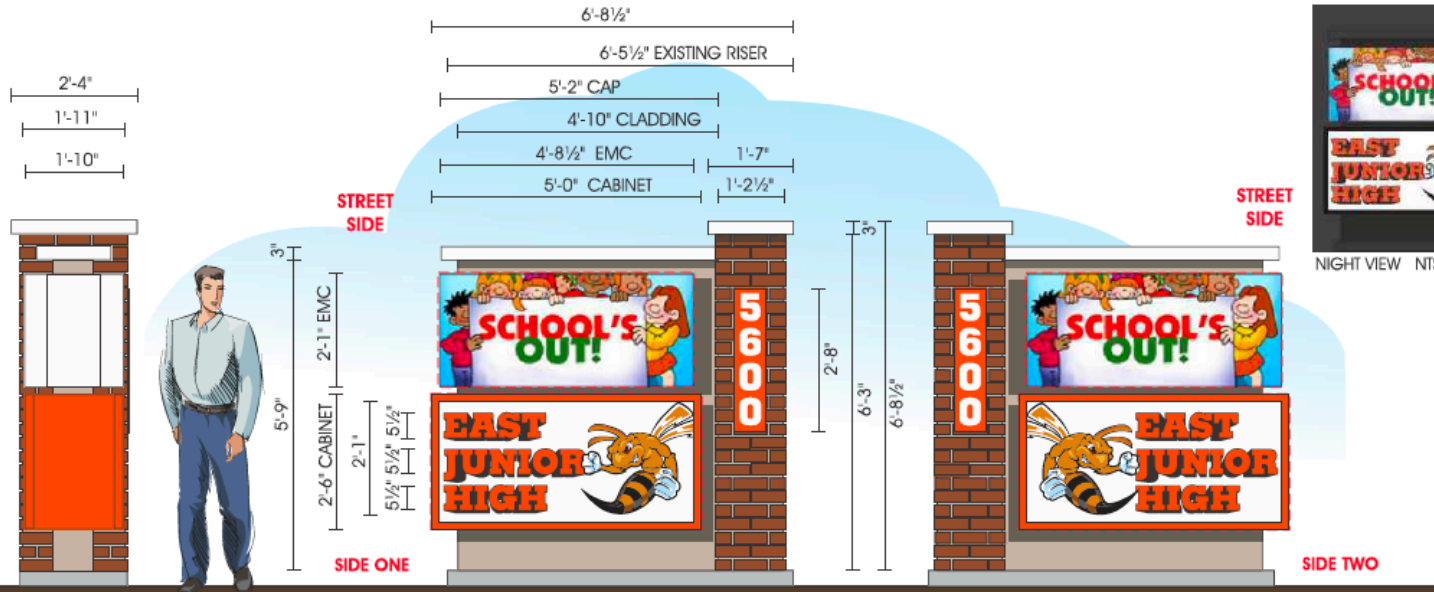
#2 DATE: 6/2/23 ERIC  
- CHANGED CABINET LAYOUT WITH COPY TO THE LEFT OF GRAPHIC.

#1 DATE: 5/26/23 ERIC  
- CHANGED THINKSIGN EMC SIZE FROM 2'-1" X 6'-3" (64 X 160 MATRIX) TO 2'-1" X 4'-8 1/2" (64 X 144 MATRIX). DECREASED LENGTH OF CABINET FROM 6'-3" TO 6'-0".

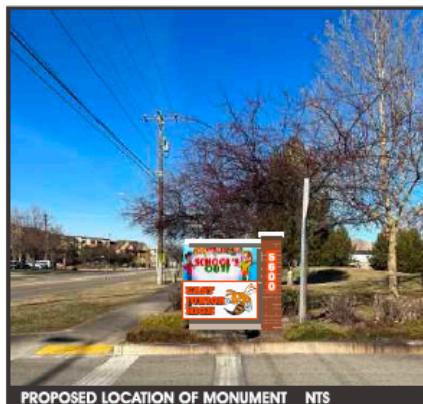
All signs are filed by Underwriters Laboratories (UL) and will be installed in accordance with the installation instructions and Article 600 of the National Electric Code

SALES VINCE  
DESIGNER ERIC  
SKETCH # 15710  
ERIC'S FILE EAST JUNIOR HIGH BOISE  
CUSTOMER EAST JUNIOR HIGH  
LOCATION BOISE  
DATE 2-8-23  
PAGE #

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SIDE VIEW DOUBLE FACE MONUMENT WITH ELECTRONIC MESSAGE CENTER  
OPTION A SCALE 1/2" = 1'-0"  
EMC SQ FT = 9.8 CAB SQ FT = 12.5 TOTAL = 22.3 SQ FT



IE SIGNS TO REMOVE EXISTING FLOODLIGHTS ONLY

NOTES:

CABINET:  
FABRICATED FROM ALUMINUM WITH 1 1/2" MOLDINGS ALL PRIMED & PAINTED ORANGE MP \_\_\_\_\_.

FACES:  
WHITE ACRYLIC

DECORATION:  
HORNET GRAPHIC & COPY ARE ALL DIGITAL PRINT.

ILLUMINATION:  
WHITE L.E.D.S., U.L. LISTED.

ELECTRONIC MESSAGE CENTER:  
TOMM THINKSIGN ALLURA FULL COLOR L.E.D. MESSAGE CENTER. 64 X 144 MATRIX WITH 4G CELLULAR COMMUNICATION. FILLER ON LEFT SIDE IS PERFORATED METAL PAINTED WHITE FOR VENTILATION OF EMC.

CLADDING:  
FABRICATED FROM PERFORATED METAL PRIMED & PAINTED LT BEIGE MP \_\_\_\_\_ FOR VENTILATION OF EMC. (COLOR TO APPROXIMATE BUILDING COLOR).

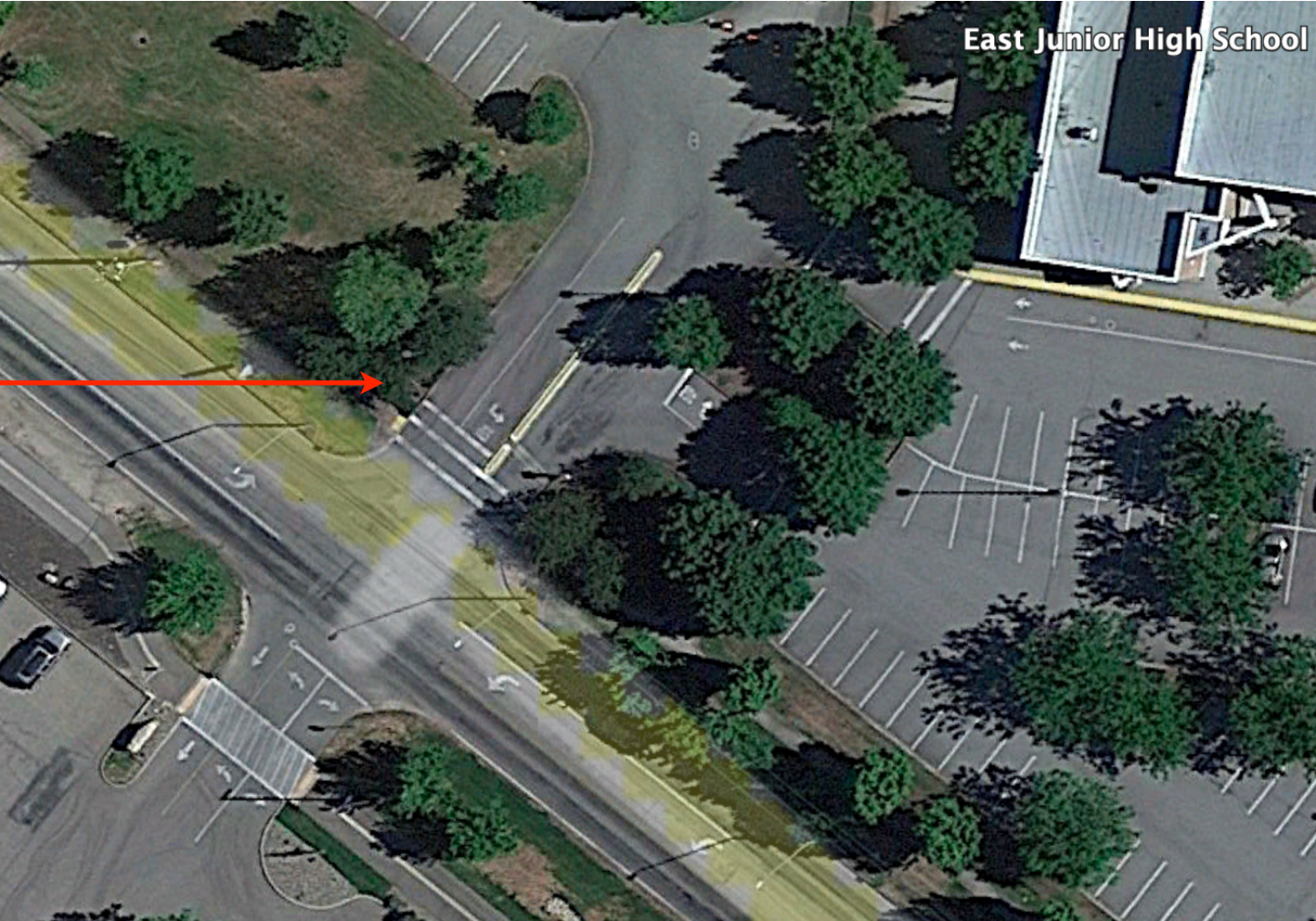
BRICK COLUMN:  
FABRICATED FROM ALUMINUM PRIMED & PAINTED LT BEIGE MP \_\_\_\_\_ & OVERLAID WITH SLIM BRICK INCA (PRICE BASED UPON ITEM IN STOCK). ADDRESS PANEL IS ROUTED FROM .125 ALUMINUM COMPOSITE OVERLAID WITH ORANGE B/G & WHITE NUMBER DIGITAL PRINT. PANEL IS MOUNTED FLUSH TO BRICK COLUMN.

TOP CAPS:  
FABRICATED FROM ALUMINUM PRIMED & PAINTED WHITE.

SUPPORT:  
FT LBS = 2,852 4" STEEL PIPE PLATE MOUNTED TO EXISTING 6'-5 1/2" X 2'-0" CONCRETE RISER.  
\*VERIFY DEPTH OF FOOTING FOR POSSIBLE USE WITH NEW MONUMENT.

- [CUP23-00059](#) (portal link)
- Monument sign proposed - requires CUP approval through P&Z - Public Hearing is 5 February
- Sign includes an electronic message board
- BVNA (Caraway) was the only attendee at neighborhood meeting

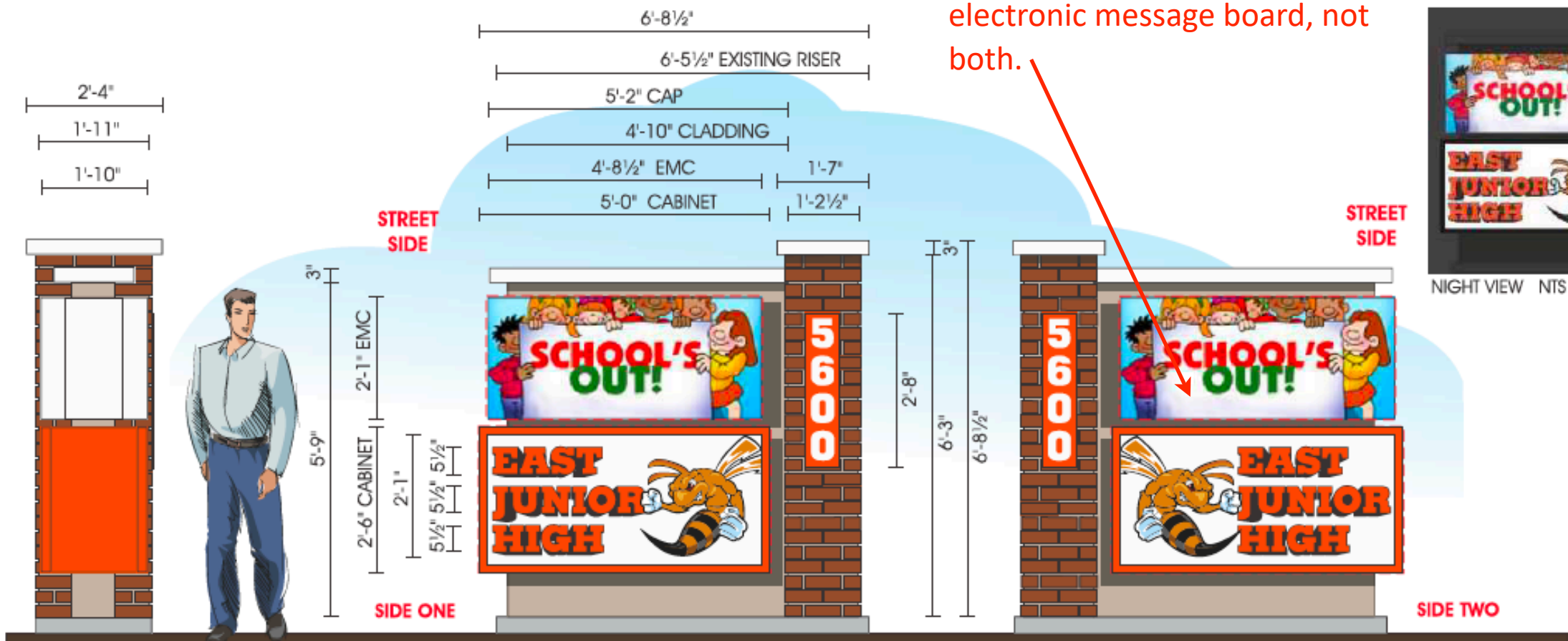
# East Jr. High Monument Sign



Proposed Sign Location  
at main driveway



# East Jr. High Monument Sign



Only the upper "panel" is an electronic message board, not both.

SIDE VIEW

DOUBLE FACE MONUMENT WITH ELECTRONIC MESSAGE CENTER  
 OPTION A SCALE 1/2" = 1'-0"  
 EMC SQ FT=9.8 CAB SQ FT=12.5 TOTAL=22.3 SQ FT

NOTES-  
 CABINET-  
 FABRICATED FROM ALUMINUM WITH 1 1/2" MOLDINGS ALL PRIMED & PAINTED ORANGE MP \_\_\_\_\_.



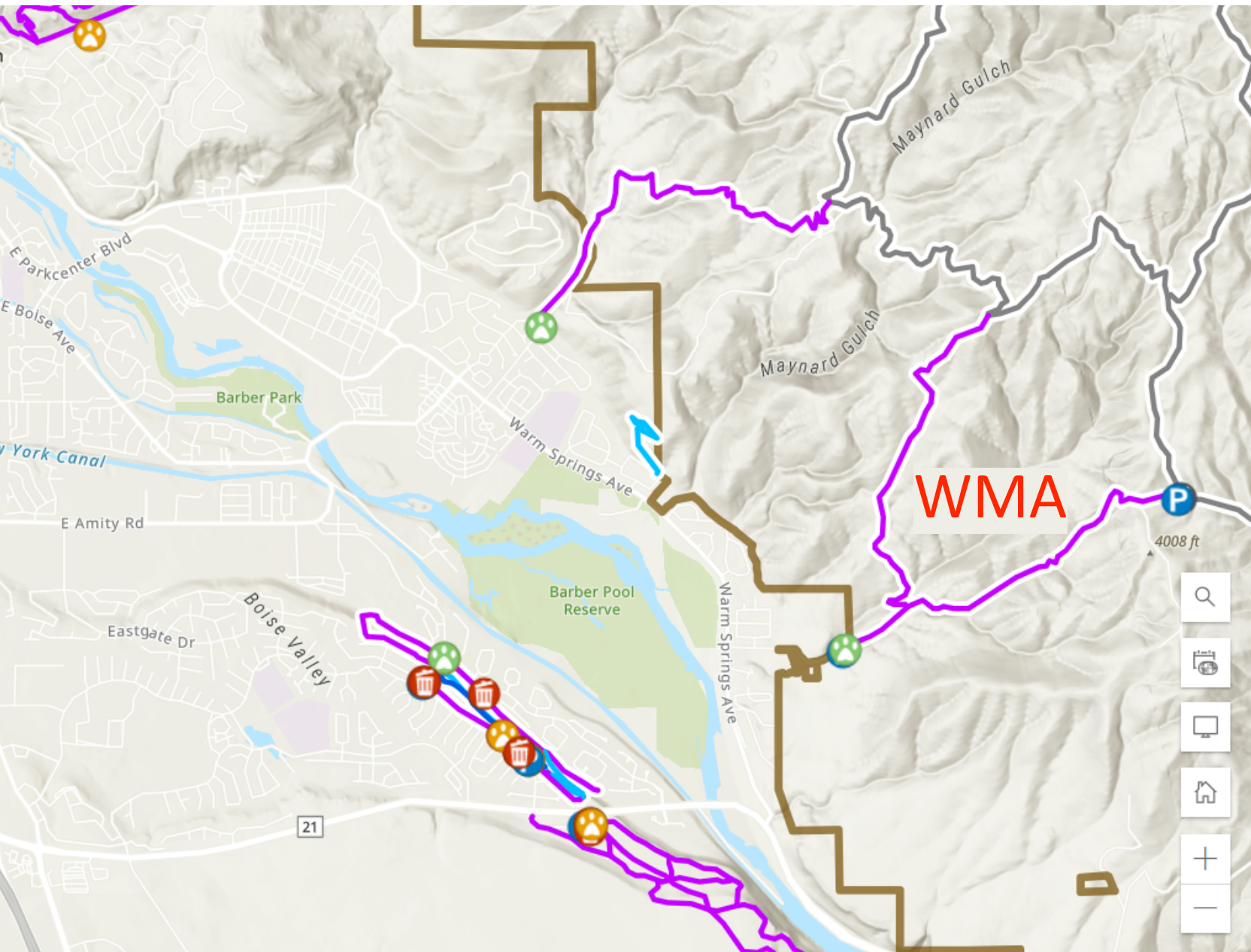
# Miscellaneous Items





# PSA - Boise River WMA

Gary Veasy, BVNA Secretary



## Ada County R2R Interactive App Layers







### Properties

Use the selector above to switch between layers in the map.

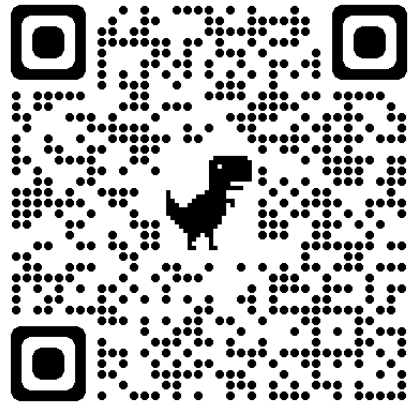
### Information

### Symbology

#### Ada County R2R Interactive App Layers

- ##### Amenities
-  Mutt Mitt
  -  Mutt Mitt w/ Trash
  -  Trash
  -  Parking
  -  Restroom
  -  Other

Trails buffered (for labeling)





# Boise River WMA - Reminders

- Primary Purpose: Provide winter habitat for mule deer and elk, and year-round habitat for other wildlife species
- The WMA is the primary winter range for deer and elk in Big Game Unit 39. It is estimated that 5,000 to 8,000 mule deer and 1,800 elk winter on the WMA each year. Black bear, mountain lion, and a small population of pronghorn are also found on the property.
  - In addition, the WMA supports populations of upland game birds including chukar, gray partridge, California quail, dusky grouse, ruffed grouse, and mourning doves.
- State Highway 21 and Warm Springs Avenue bisect the WMA and the critical big game winter range it provides. Collisions between big game and motor vehicles occur frequently on these roadways. Based on our research, the kills/collisions on WSA are similar to the number on HWY 21 where ITD built the wildlife overpass!



# Boise River WMA Reminders – Recreational Users



- Motorized vehicles on the WMA are only allowed on designated routes and access is limited to designated entry points.
- From May 1 to November 15, approximately 10 miles of road are open to vehicles on the Boise Front segment.
  - Roads are kept in useable, but low-maintenance state. Four-wheel drive vehicles are recommended.
- Dogs are required to be on a leash from November 16 – April 30 to protect wintering deer and elk. Hunting dogs are exempt when actively hunting during an open season.
- 4.5 miles of trail on the WMA are designated for mountain biking and cooperatively managed with the Ridge to Rivers trail system.
  - **BVNA Note: We are all neighborhood docents for the WMA** and need to help explain the dog-on-leash rules to our new neighbors that may not know about this restriction
    - We can expect IDFG to lock the gates and ticket for trespassing if we have a surge in off-leash dogs during a harsh winter when the ungulates may be stressed
    - The last WMA closure was during the winter of 2016-2017

# ACHD Snow Removal Guidelines

Document: [https://www.bvnaboise.org/assets/files/SNOW\\_REMOVAL\\_HANDOUT.pdf](https://www.bvnaboise.org/assets/files/SNOW_REMOVAL_HANDOUT.pdf)



## SNOW REMOVAL

Putting snow in its place!

When a winter storm hits, the Ada County Highway District (ACHD) winter maintenance crews work to clear roads of snow to make them safer. With more than 5,000 lane miles to cover, it's a huge job.

### Residents have a job too!

Keeping the sidewalk in front of your home or business clear of snow and ice is required by local and state codes.

*\* It's also polite.*

### WHERE SHOULD THE SNOW GO?



#### Clearing Sidewalks

Place the snow on your property or within the buffer between the sidewalk and street, if one exists.



#### Clearing Parking Lots

Keep the snow within the private property.



#### Please!

Do not push the snow into the street!

#### Why can't snow go into the street?

Adding more snow to what has already naturally fallen onto the street, or has been piled by ACHD plow trucks, can compromise visibility, create physical hazards, and block or overwhelm the storm drains once the snow begins to melt.



#### STORM DRAINS

Everyone plays a part in mitigating potential flooding, and property owners should work to keep their adjacent storm drains clear of debris and snow. Find your neighborhood storm drains online at [achdidaho.org/stormdrainmap](http://achdidaho.org/stormdrainmap).



#### HIRING A CONTRACTOR

Homeowner's associations can apply for a permit from ACHD to hire a bonded contractor to remove snow from residential streets. Visit [achdidaho.org/snowpermit](http://achdidaho.org/snowpermit) to learn more.

## SNOW REMOVAL

Ordinances and Codes

#### ACHD ORDINANCE 190-10

##### Snow Removal from Sidewalks

Property owners and/or occupants should keep sidewalks adjacent to their property reasonably free of snow and ice.

#### IDAHO CODE 18-3907

##### Obstructions

Prohibits placing an obstruction in a road, street or highway so as to cause or make any water to flow upon or impair the road, street or highway.

#### BOISE CITY ORDINANCE SECTION 7-5-5

##### Removing Snow Required

Every owner of any building or vacant lot, and every person having the charge of any church, jail or public building in this City shall, during the time snow shall be on the ground, by nine o'clock (9:00) A.M. every morning, when necessary, clear the sidewalks and gutters in front of his property from snow, and keep conveniently free therefrom during the day, so as to allow citizens to use the sidewalks in an easy, safe and commodious manner. It shall be unlawful for any person to neglect or refuse to comply with the provisions of this section. (1952 Code § 9-08-07; amd. 2019 Code)

#### MERIDIAN CITY ORDINANCE SECTION 4-2

##### Nuisance

Snow or ice on any public sidewalk abutting or adjoining any privately owned premises is an abatable nuisance. It is unlawful for an owner, occupant, user or person in charge of any property to create, cause, commit, maintain or allow the existence of an abatable nuisance upon any sidewalk or public right-of-way. It is also unlawful for any person to create, cause, allow or commit any nuisance upon any public right-of-way or infrastructure including sidewalks, streets, gutters or storm drains.

#### EAGLE CITY ORDINANCE SECTION 4-1

##### Nuisance

Snow or ice on any public sidewalk abutting or adjoining any privately owned premises is an abatable nuisance. It is unlawful for an owner, occupant, user or person in charge of any property to create, cause, commit, maintain or allow the existence of an abatable nuisance upon any sidewalk or public right-of-way. It is also unlawful for any person to create, cause, allow or commit any nuisance upon any public right-of-way or infrastructure including sidewalks, streets, gutters or storm drains.

#### KUNA CITY ORDINANCE SECTION 7-1-8

##### Sidewalk Maintenance by Owner

B. Removal of debris, rubbish, trash or waste from sidewalk: Every owner or occupant of any building or vacant lot and every person having the charge of any church, jail or public building in this city abutting upon any sidewalk shall daily, or more often if required, keep the sidewalk in front of such premises clean from any and all debris, rubbish, trash or waste in a manner so as not to litter the street or adjoining sidewalk, and must do this before 9:00 a.m. each day.

#### GARDEN CITY ORDINANCE SECTION 8-1C-3

##### Property Maintenance Standards

S. The owner(s) of land abutting any public street in the city shall be responsible for maintaining the sidewalk in good repair and free from hazards such as debris, weeds, cracks, or ice.





Barber Pool Conservation Area  
Photo Courtesy of Idaho Foundation for Parks and Lands



# Meeting Wrap-up





# Board Work Session



# New Business

- Confirmation of new Directors **Hall motion/Swain 2nd, approved 7-0**
- Warm Springs “clean-up” Saturday in Spring – Katie (include cell tower sidewalk landscaping suggestion? ( Possible NIP item) **Establish date in March, possible tie in to Earth Day or Arbor Day as well as WSA landscaping project (announcement in Feb - update provided by Piepmeyer)**
- Firewise update - Roy (and Barb Shelley) **Barber Station Townhomes Firewise Certified. Zach shared that Harris Ranch Owner’s Association achieved as well). River Heights has application in and Triplett Ranch HOA has a pending application.**
- Neighborhood Collaborative Update - Roy **Meeting canceled, lack of attendance**
- Integrated Five-Year Work Plan (IFYWP) - City engagement and BVNA priorities **Piepmeyer to provide list of opportunities for board consideration before or at Feb meeting**
- Website update - Veasy **Website now fully managed by Veasy at a cost savings of \$225/qtr.**
- BVNA logo use ([BarberValleyThreads.com](http://BarberValleyThreads.com)) - Tax consequences? **Swain to attempt to determine through DNO insurance resources and/or Secty of State**

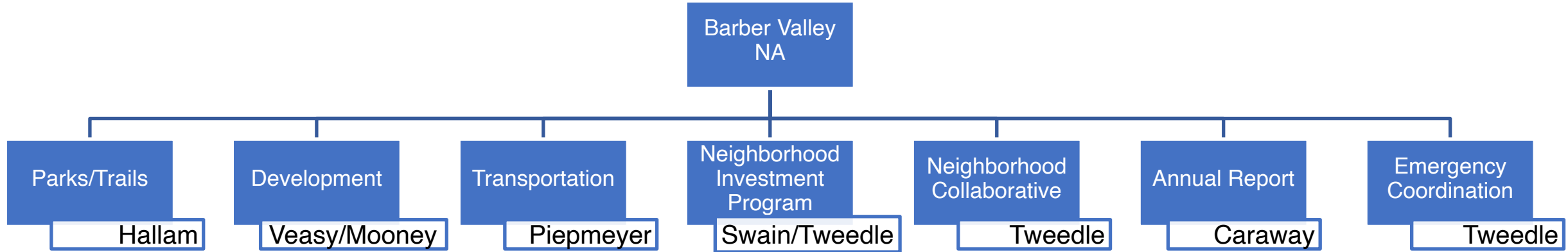


# Ongoing Business & Follow-ups

- Alta Harris strategy – further action? **Discuss in February**
- Neighborhood Investment Program training – 16 Nov - **Katie, Nathan, Roy attended. Projects to be outlined by for board consideration via Teams due to 31 January deadline (before Feb meeting)**
- Warm Springs (Mesa to. SR21) Scoping **No updates at this time**
- Peace Valley sign quality - Nathan to ask city about options **Will pursue before Dec meeting**
- Warm Spring (East End) corridor study - **ACHD decided to move the second public outreach from Fall 2023 to late January to avoid issues with the holidays and to take more time to develop the concepts. They are finalizing them now and getting all the tools ready for this second outreach. Expect a notification/email the end of January. They are planning to have an in-person meeting - location, date, and time will be provided on the project webpage later this month.**
- “Passive” donation Swain working with Zion Bank to determine Zelle or other options for member donations **Will discuss in Feb if information can be obtained**
- Easement actions? Tesoro Lot 11, Finis Terra Wildlife corridor encroachment, Brian Sub encroachment and frontage on ACHD weigh station **Discuss in Feb.**



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- Discuss in February when new board is in place and officers/roles/interests established
- Goal is to try and spread workload a bit more evenly across board members