



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



May 2024 Membership Meeting

9 May 2024

Agenda – May 2024



- Transportation – Parkcenter Traffic Signage
- Development – Harris East Update
- BVNA Logo Licensing
- Warm Springs Avenue – Tree Planting Effort
- Development – Specific Plan 01 Amendment (Town Center)

Attendance:

Board: All members present except Hallam, Swain, Tweedle

Neighbors: Approximately 30 neighbors attended



Parkcenter Traffic Signage

(And Harris Ranch 2024 Traffic Counts)

Gary Veasy, BVNA Secretary



ACHD Signage Change on Parkcenter

- BVNA has received a number of emails from neighbors on Parkcenter (east of the fire station roundabout) expressing concerns about the amount of cut-through traffic
 - Neighbor requests have been made to ACHD through TellUs requesting traffic calming but there are no opportunities to accommodate
- As an alternative BVNA reached out to ACHD requesting improved signage west of the firehouse encouraging through traffic to use the “bypass”, which is the main thoroughfare for through-traffic
 - Staff agreed with the request and new signage has been installed

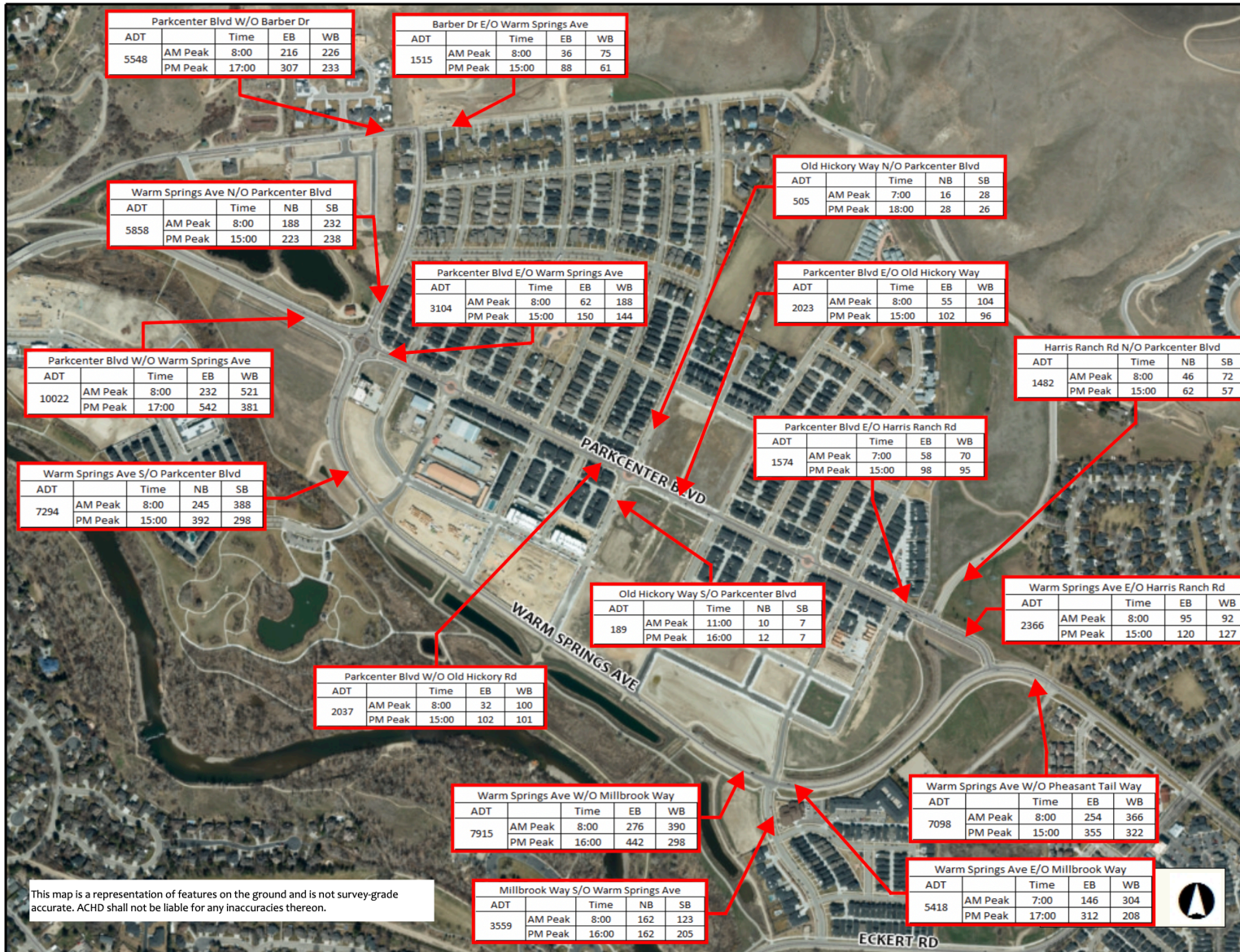
ACHD Signage Change on Parkcenter



- New sign is located where the prior existed but is larger and more readable.
- Using directional arrows, drivers are prompted to use east or westbound streets, and not Parkcenter, as a through street.
- BVNA is hopeful this will reduce through traffic along the townhome frontage (local traffic will continue to use Parkcenter as one would expect them to).

If you are a neighbor living in the Boulevard Townhomes and continue to experience issues, please submit a "TellUs" [here](#), outlining the issue. BVNA encourages you to share the reply with us but in the past the opportunity for traffic calming has been rejected.

2024 ACHD Traffic Counts



- ACHD has provided count information that was collected in April 2024.
- The counts help tell the story of how drivers are using the street network.
- ADT, AM and PM peaks are indicated.
- A pdf of this map can be viewed/downloaded [here](#).



Harris East Update

Gary Veasy, BVNA Secretary



Harris East Update

Update from Boise Hunter Homes on April 18:

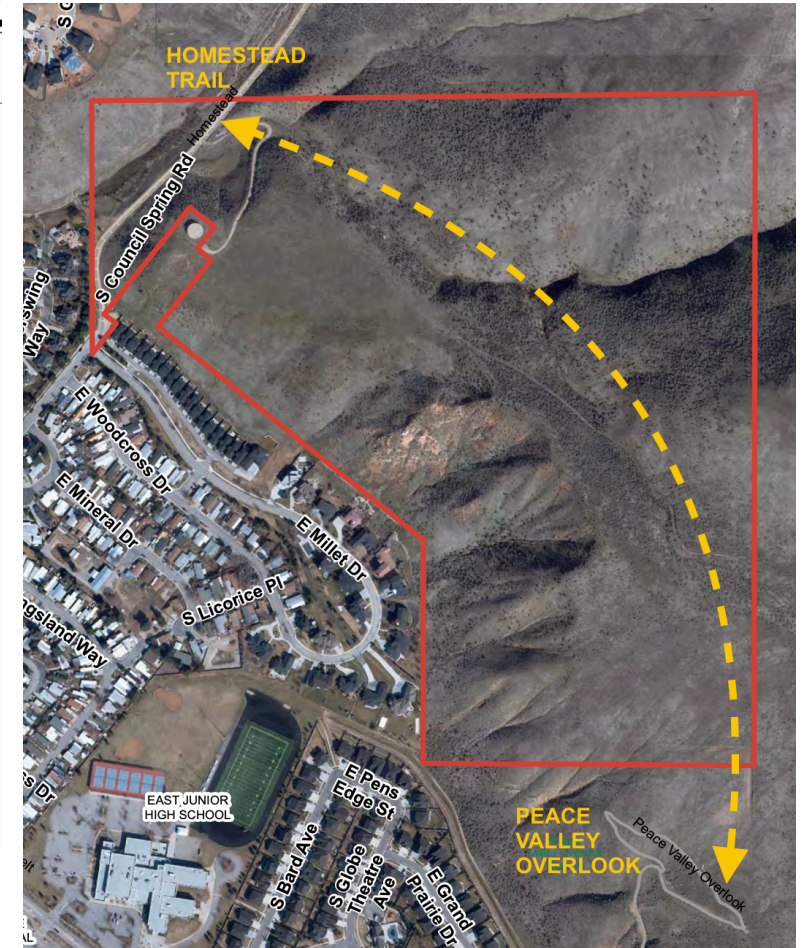
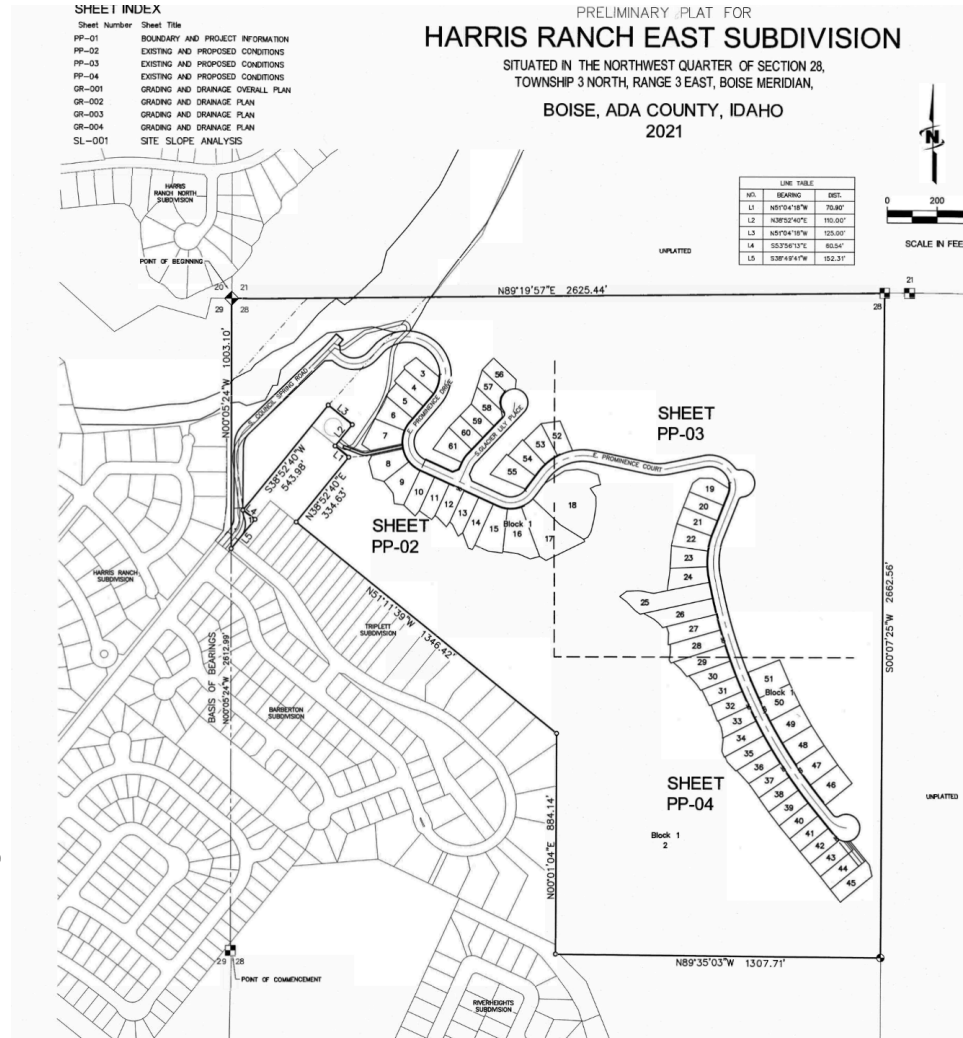
- Council Spring retaining walls to be completed early-mid May.
- Road contractor has moved onto site to prep for sidewalks and streets - a temporary increase in truck traffic should occur as they bring in base rock.
- Weather permitting, they expect paving to be completed early-mid June.
- Once paved, finish grading, landscaping, and seeding will take place.
- Housing starts should be in Fall. BHH may complete Harris North first, TBD. House plans are currently being designed.
- Trail connection (Peace Valley Overlook to Homestead Trail): Hike Only Trail
 - Hike-only based on Peace Valley restrictions as well as 'difficult to maintain' sections of the Harris East segment - the alignment that BHH has agreed to build
 - City will ensure the final plat is not issued until the trail alignment is finalized and a permanent maintenance agreement is filed with the City (*David Moser, City of Boise Senior Planner, 8 May 2024*)

BVNA to reach out to the city and/or BHH regarding inadequate "detour" to Homestead Trail reported by neighbors

Harris East Update



Condition of Approval:
The applicant shall work with Ridge to Rivers to identify a sustainable trail route for the connection from the Homestead Trail to the Peace Valley Overlook Reserve. The trail shall be constructed by the applicant in collaboration with Ridge to Rivers staff and a public trail easement shall be dedicated prior to the recordation of the Final Plat.



BVNA meeting with city and Ridge to Rivers Monday 13 May regarding trail connection



BVNA Logo Licensing

Brian Williams, BVNA Director

BVNA Logo Licensing



- BVNA has partnered with local business Barber Valley Threads, who will produce clothing and merchandise featuring the BVNA Logo
 - 2-year, non-exclusive licensing agreement
 - 10% of profits will go to support BVNA
- Stay tuned for future updates as Barber Valley-themed merchandise is announced
 - barbervalleythreads.com



Transportation Tree Planting Effort

Zach Piepmeyer – BVNA Director

WSA Tree Planting – March 30, 2024



City of Trees Challenge
City of Boise + Treasure Valley Canopy Network



WSA Tree Planting – March 30, 2024



WSA Tree Planting – March 30, 2024



~ 30 Volunteers



WSA Tree Planting – March 30, 2024



52 Trees Planted (30 east side and 22 west side)



East Side
Looking South



East Side
Looking North



West Side
Looking South

Tree Planting – Why Trees On Warm Springs?



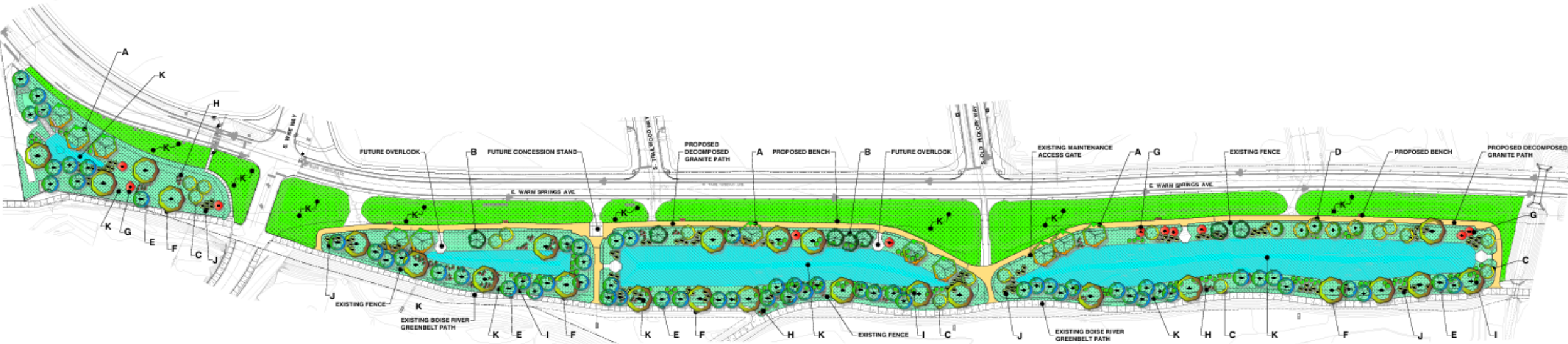
- Woven Subdivision is an entitled townhome development recently sold to The Walsh Group – expected infrastructure development this summer (adjacent to East Valley)
- December 2021: BVNA met with the developer and expressed our strong desire to see this new development contribute to streetscape changes that served to improve traffic safety and bike/ped/wildlife crossing safety
- March 2023: City Council approved Woven with a condition of approval that stated, “The applicant shall submit a landscape plan with the Final Plat that has vertical elements within the landscape area along Warm Springs Avenue that provide traffic calming.”
- BVNA used this language and approached East Valley to determine if their HOA would expand their landscape licensing agreement with ACHD to care for additional street trees in the roadway right of way to further ‘calm’ traffic.
- Thanks to all the East Valley homeowners for their support of this effort!
- Which HOA is next 😊? River Heights?



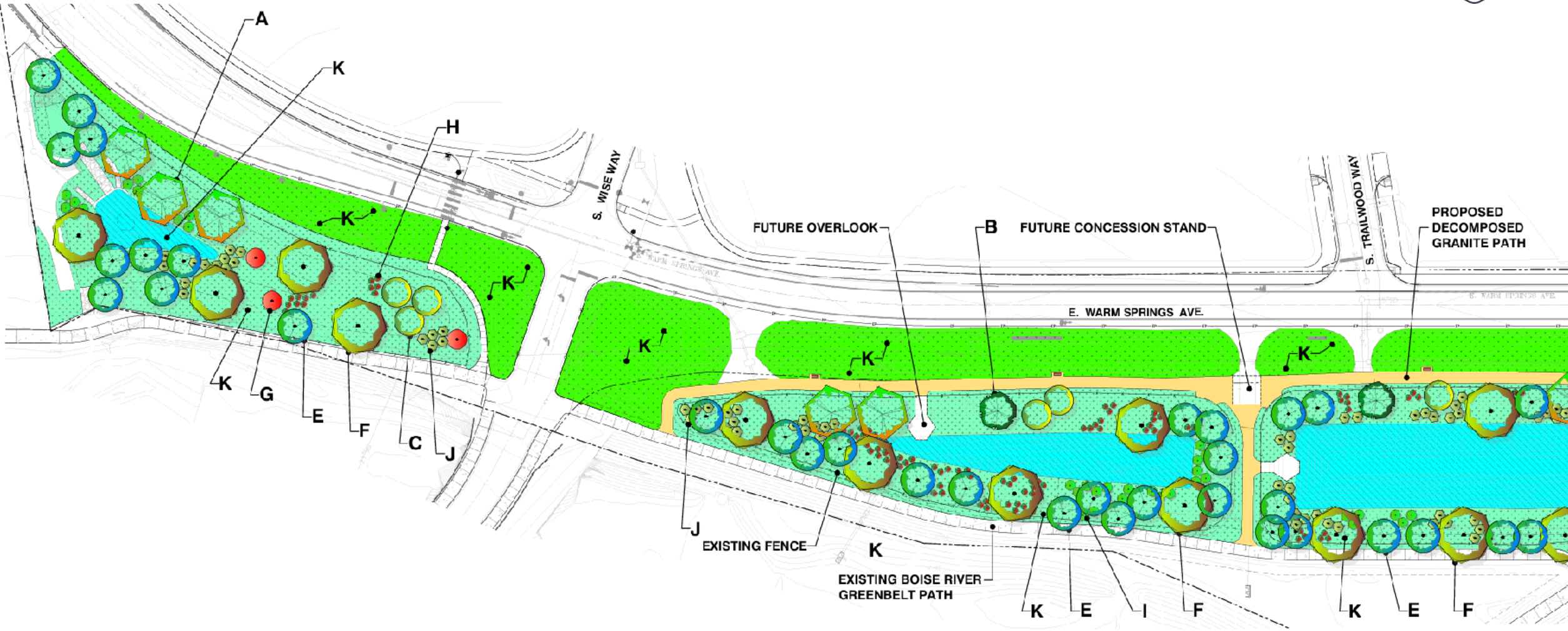
Stormwater (Murray) Ponds

John Mooney, BVNA President

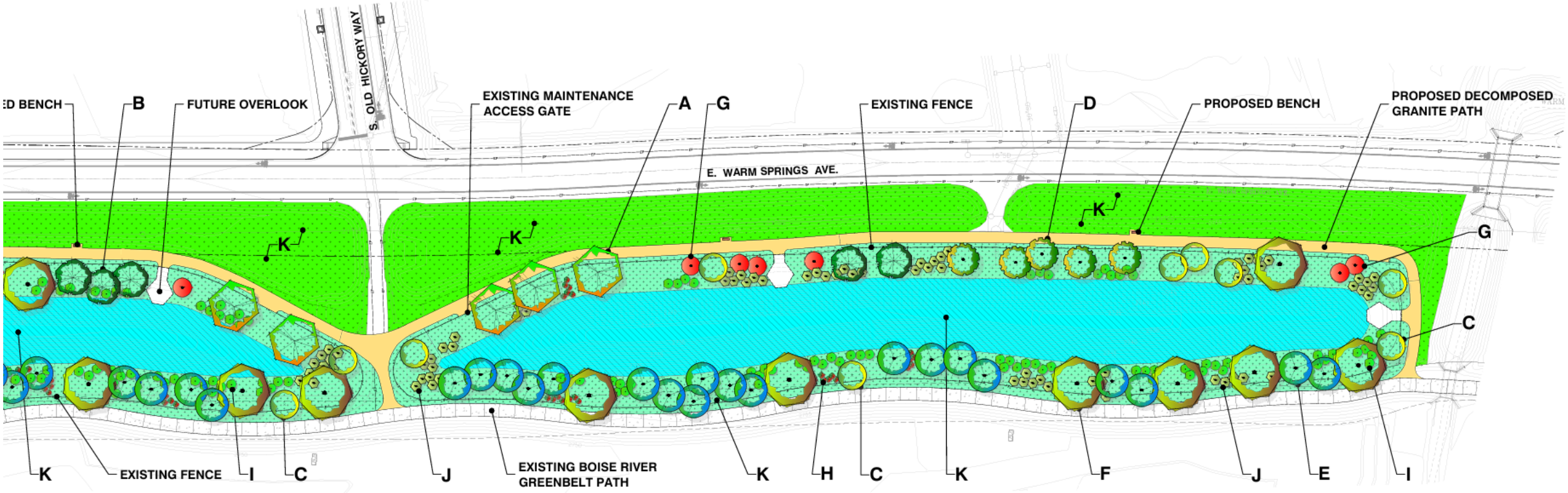
Prelim Plans for Stormwater Ponds



Prelim Plans for Stormwater Ponds (west)



Prelim Plans for Stormwater Ponds (east)





Development Update

John Mooney, BVNA President

Community Development Tracker (found [here](#))



- Two Current development projects seeking public feedback
- Feedback Link: <https://www.cityofboise.org/departments/planning-and-development-services/planning/connect/planning-project-feedback>

Specific Plan 01 (Harris Ranch) Amendment
Public Hearing (PZC) – TBD

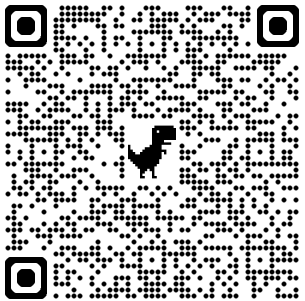
East Junior HS Electronic Message Display Sign –
deferred to 'future date'





Specific Plan 01 (Harris Ranch)

- Developer proposed amendment to Boise City Code to support planned development of the Town Center and Village Green parcels
- BVNA will provide written testimony in support of the amendment as well as verbal testimony commenting on the proposed changes
 - Anyone interested can submit written and verbal testimony
 - In writing: via email to PDSTransmittals@cityofboise.org
 - Testify at Planning & Zoning Hearing ~~on 3 June~~ in person or [online](#): (or QR code to left)



There was some “spirited” discussion about the application details, timing, etc. Despite BVNA receiving notification of a 3 June hearing from the city, it appears it was sent in error and the hearing date is TBD so there is additional time to learn about the proposal.

Additionally, Brad Hillgren, the developer has agreed to meet with the neighborhood to further outline the proposal, answer questions, and listen to neighborhood concerns and ideas.. BVNA will advise on the timing but preliminarily it will be May 22 or May 29. More to follow!

Specific Plan 01 (SP-01) Amendment

Reference February Meeting Minutes



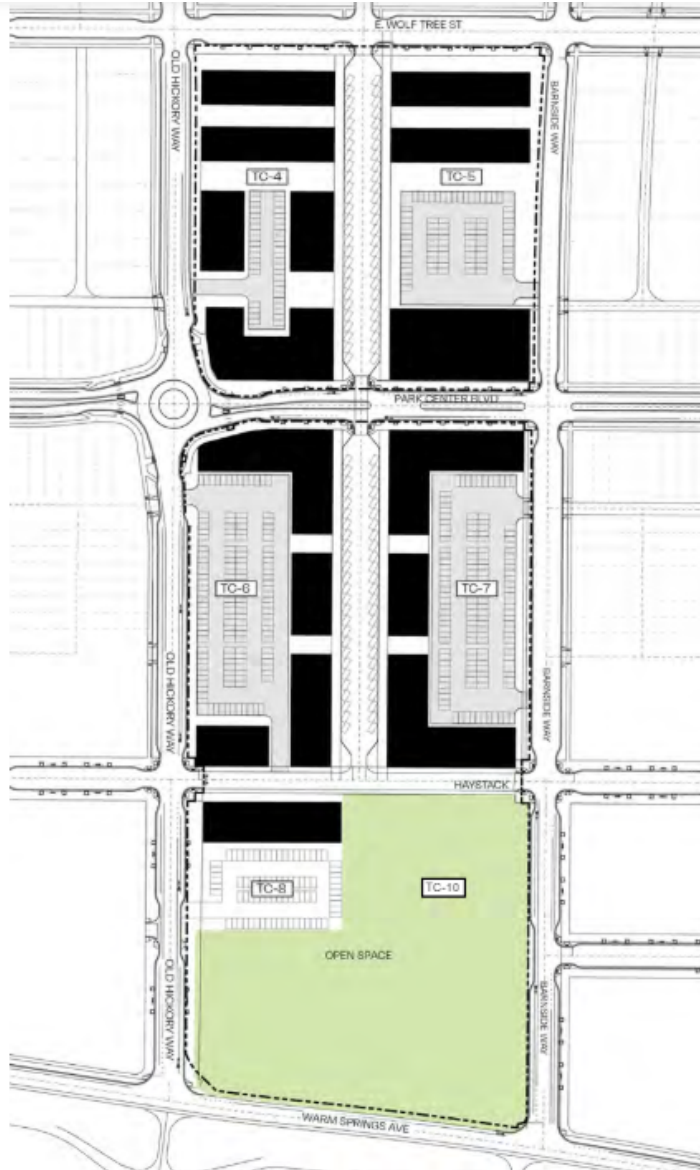
- [Current SP01 land use map](#) and [entire code](#) provided for reference
- SP Amendment attracted media interest
 - BoiseDev Story: <https://boisedev.com/news/2024/03/05/harris-ranch-town-center-2/>
- BoiseDev Reporting:
 - *“As we move into the final stages of Harris Ranch and in working with development partners, certain modifications to the Village Center and Village Green areas have been discussed both internally and with stakeholders, including interested members of the public and the Barber Valley Neighborhood Association,” T. Hethe Clark with Clark Wardle wrote in an application letter.*



SP-01 Feedback Direct to Developer

- Amendment is for the Town Center /Village Green
- As discussed at the [February BVNA Meeting](#) – feedback is welcome by the developer (Brad Hillgren, High Rhodes)
- We've been copied and included on approximately 18 letters to the developer, each of them with outstanding feedback for the developer design team to consider.
- If you'd like to express your thoughts on the Town Center and Village Green, please use this format to ensure effective communication:
 - To: bhillgren@highrhodes.com
 - Cc: Board@BVNABoise.org
 - Re: BVNA – Town Center Neighbor Comments
- As previously shared, please don't expect an ongoing dialogue by email. This feedback is akin to a "comment box" for the developer to consider our input.
- BVNA will continue to coordinate with the developer for future in-person opportunities for the development team to share progress as the approval and design process unfolds.

Summary of Proposed Changes



- Angled parking & Protected Bike Lane
 - Parkcenter, Old Hickory, Wolf Tree
- Angled parking
 - Barnside, Haystack
- Update to Allowed Use Table
 - Allowed development on some of the Village Green parcels (TC8/9 - south)
- New Block Prototypes
 - Prototype Block 13: Includes the new street sections and an angled walking area (north/south)
 - Prototype Block 14: allows for an inverted Village Green that is internal to the project and not against Warm Springs Ave., creating a more protected internal open area next to DHE
 - Prototype Block 15 (right)

Developer Answered City Planners Questions (1)



- How will the proposed amendment benefit the public?
 - A: Enhanced parking, Distribution of Public Spaces (spread Village Green public space across all parcels), Enhanced Greenbelt Access (“likely by a bridge spanning Warm Springs”), Protected Bike Lanes (commuting to/from DHE).
- What changes were made after preliminary submittal – and why?
 - A: Presented in late 2021 to a broad local audience (City Council, Planning Commission, business leaders, School District, and BVNA). Meetings continued with all parties – particularly the leadership of the BVNA – to refine the plan. Resulting refinements include; bike lane modifications, relocation of development to the edge of Warm Springs to shield children using the park area from traffic, addition of angled parking throughout the area, and concentration of commercial use(s) in the center of the project

Developer Answered City Planners Questions (2)



- Explain why the proposed central walking space is angled rather than following the original street alignment.
 - A: A primary goal in creating a people-oriented town center is the creation of a safe, interesting and enjoyable walking experience along the central core which stretches roughly $\frac{1}{4}$ mile in length (north to south). The proposed “angle” of the central walking space is conceptual in nature and when finally planned will likely consist of a series of offset angled walking courts each leading to and linking together a collection of larger “destination spaces” (e.g. plaza, fountain, central park, etc.) around which commercial development will be created.
- Explain why street section 7A (Barnside) does not include protected bike lanes or sidewalks that are wide enough to accommodate pedestrian and bicycle travel. Describe how bicycle travel will be safely accommodated in this location.
 - A: We anticipate the final design and dimensions of the roadways and bike lanes will be the result of discussions and an agreement between the City of Boise and ACHD with input from the BVNA.



Miscellaneous

John Mooney, BVNA President

Community Infrastructure District (CID) Timeline



- BVNA was informed by the City that the Harris Ranch CID Taxpayers Association (HRCIDTA) requested and was recently granted a 30-day delay
- 30 May: HRCIDTA opening brief submitted to the Court
- HRCID Board then has 28 days to respond
- The City can only speculate on timing based on their recent experience dealing with a Supreme Court case regarding the Interfaith Sanctuary approval. However, based on that experience:
 - City hopes for oral arguments ‘this fall’ with Supreme Court decision in the Spring/Summer of 2025

Impact To Other Development



- Harris Ranch Town Center: High Rhodes on pause given uncertainty of the litigation
- Alta Harris Park: City legal team has advised City Parks Department to take no action on the park until a court decision
- The developers indicate they are working with the City to determine if any actions can be taken now to not delay development another year
 - Barber Valley Development (Doug Fowler, representing the Harris Family)
 - High Rhodes Development (Brad Hillgren, developer of the Town Center and Village Green parcels)



Open Forum & Announcements

What Didn't We Talk About That You Wanted to Hear About?

Or....

What Else Should We Be Working On?



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



Meeting Wrap-up



Board Work Session

Open Old Business



- SH21 + WSA Intersection - Outreach to ITD and next steps **Williams and Fennie to propose next steps back to board for consideration**
- D&O insurance no longer covered by ACT grants - discussion, concerns, follow-up **Waiting to hear from Councilmember Stead**
- Annual calendar of milestone activities to allow for better visibility and earlier action on items (Katie and Roy) **Tabled - to be reviewed in June**
- Peace Valley sign **Hallam to ask city about master planned work and address quality concerns - awaiting city reply**
- Easement actions? **Tesoro Lot 11, Finis Terra wildlife corrido encroachment, and Brian Sub backyard parcel access through ACHD weigh station ON HOLD**

May New Business



- SP-01 Amendment Testimony Preliminary action plan developed and roles determined - re-evaluate in June due to hearing now being TBD

Due to the length of the neighborhood meeting and discussion of the neighbor input and next steps, the following items were not discussed and will be discussed in June

- SP-01 + Park + CID Discussion
- Warm Springs roundabouts (bypass)
- National Night Out
- BV Sign Toppers – replacements (Teresa Dr)?



Backup Slides

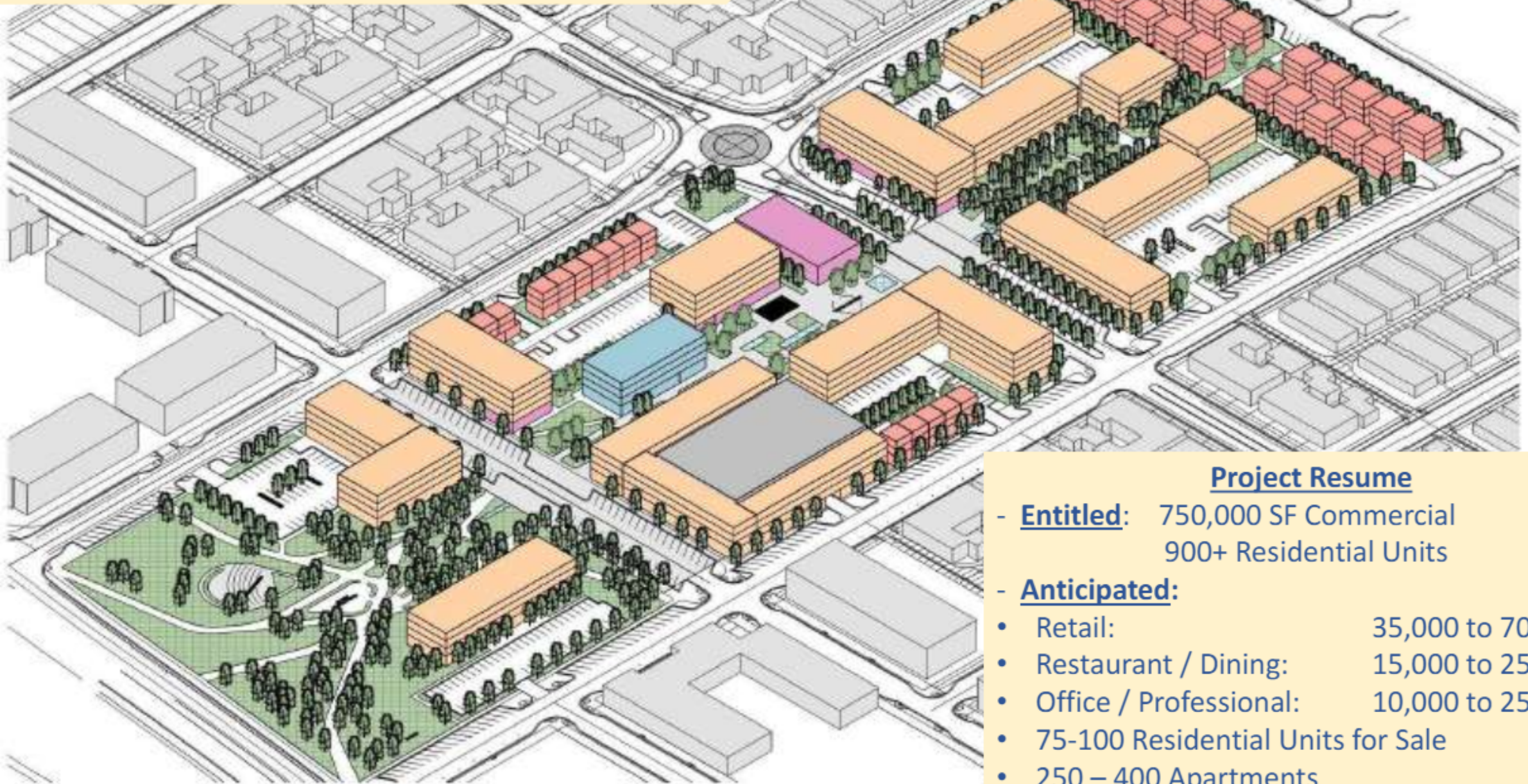
Excerpts from ZOA Amendment
Concept Drawings Dated 3 May 2024
High Rhodes (Applicant)



Town Center at Harris Ranch

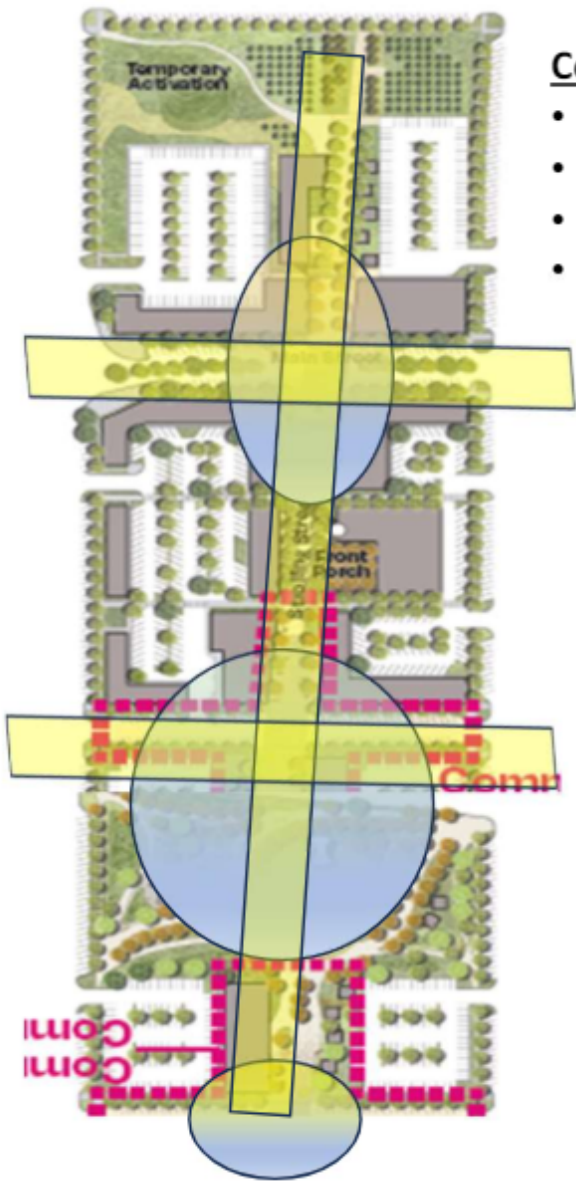


SURFACE PARKING OPTION (LPA)



Project Resume

- **Entitled:** 750,000 SF Commercial
900+ Residential Units
- **Anticipated:**
 - 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-



Community "Times Square"

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



Community "Central Park"

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



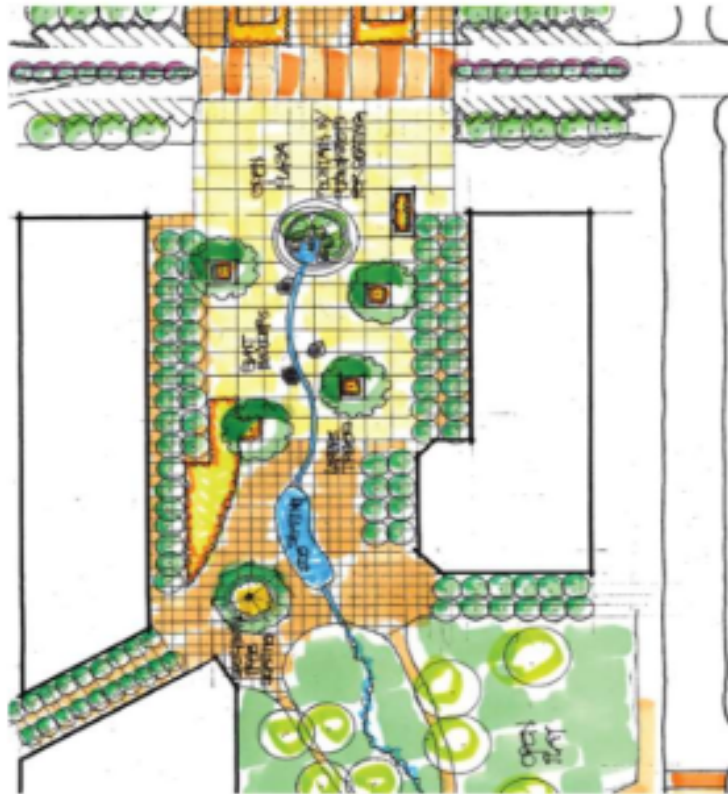
River Trail "Signature Gateway"

- Bridge
- Gateposts
- Landscape Transition

THE VILLAGE GREEN



PHASE ONE – UPPER SECTION



PHASE ONE – LOWER SECTION



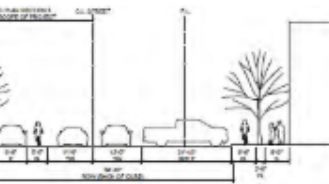


A. VOLUME I
 2) DETAILED PLANS
 b) LAND USE PLANS
 v) Block Prototype Details

BLOCK PROTOTYPE 13 SUMMARY

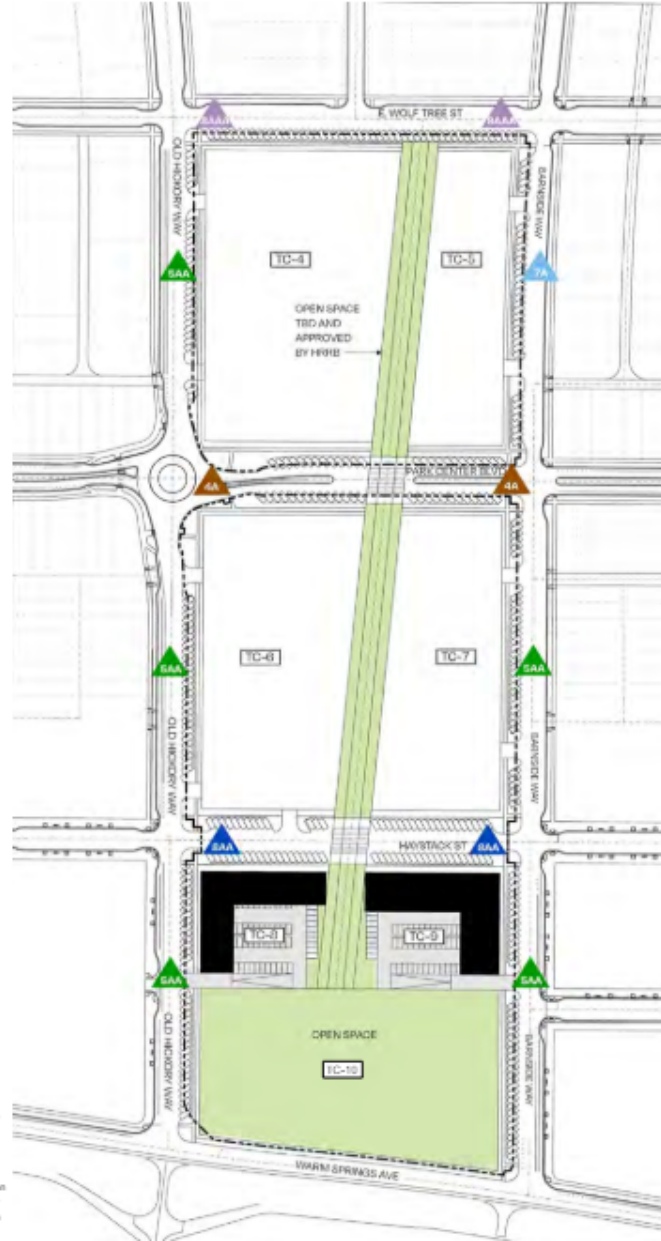
BLOCK PROTOTYPE 13	SUMMARY
Block Density	NA
Location	TC4 through TC10
Frontage Type	Storefront or Stoop at Street 4A, 5AA, 7A, 8AA, or BAAA
Building Height	45' within 25' of back of curb at Streets 5AA, or 7A; 60' Maximum
Outbuilding Height	24' Maximum
Building Orientation	Primary building entrance to face Streets 4A, 5AA, 7A, 8AA, or BAAA
Parking or Garage Entry	As depicted or otherwise approved by ACHD
First Floor Above Sidewalk	0' Minimum
Building Disposition	Storefront or stoop
Lot Sizes	0 SF Minimum
Front Setback From Back of Curb at Street 4, 8	15' Minimum
Build-to Line From Back of Curb at Street 4	15- 20' (Plaza Excepted)
Side Street Setback from back of Sidewalk Streets 5 and 7A	5' Minimum
Interior Side Setback to Adjacent Building	0' Minimum
Interior Side Setback to Driveway	5' Minimum
Private Outdoor Space for Residential	50' SF Minimum (May be Porch or Upper Deck)
Front Encroachment	3' Maximum
Side Encroachment	3' Maximum
Rear Encroachment	3' Maximum
Ground Level Function	Commercial or Residential
Upper Level Function	Commercial or Residential

Alternate Building Configuration Option



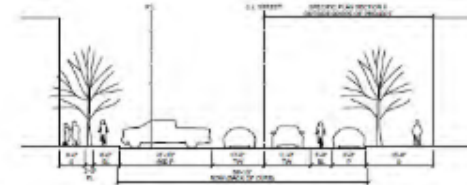
5AA: Two Lane Collector with Angled Parking and Protected Bike Lane on One Side (Old Hickory Way)

BLOCK PROTOTYPE 13 - DESCRIPTION
 Block Prototype 13 depicts the Village Center and Village Green blocks with buildings containing Residential, Live/Work, Mixed Use or Commercial uses facing the perimeter streets. The building faces are set near the sidewalk with entrances at Street sides, creating a vibrant street scape. All parking and garages are in the center of the block and are accessed as shown. Facilities accommodating pedestrians will be considered in connection with a specific development application. Development of the Village Green (TC10, depicted below as "Open Space") is limited in accordance with the use tables contained herein. Block Prototypes 13, 14, 15, 17ABCD&E, and 19ABCD may be combined with HRRB approval.

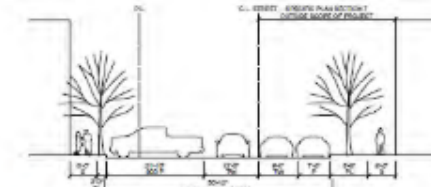


LEGEND

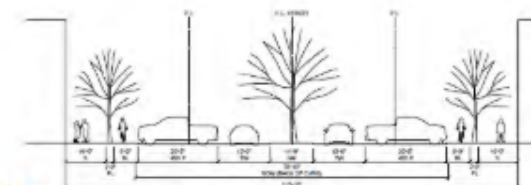
- TW Travel Way
- BL Bicycle Lane
- P Parking
- PL Planting
- M Median
- S Sidewalk
- GM Green Median
- ROW Right of Way
- BOC Back of Curb
- SB Setback



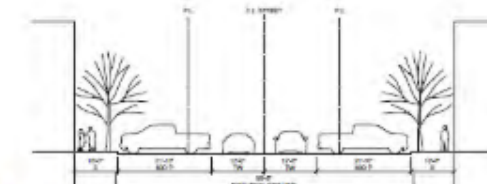
BAAA: Two Lane Local Street with Angled Parking and Protected Bike Lane on One Side (E. Wolf Tree Street)



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



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



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

NOTE: All sidewalks shall be located outside of ACHD right-of-way. Public sidewalks shall be located within an easement dedicated to and accepted by the City of Boise. Sidewalks may be allowed in ACHD right-of-way at pedestrian ramp locations. Access onto collector roadways shall be designed and constructed to meet ACHD's access policies in effect at the time of development.



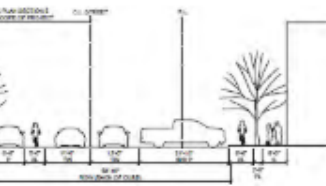


BLOCK PROTOTYPE 14

SUMMARY

Block Density	NA
Location	TC4 through TC10
Frontage Type	Storefront or Stoop at Street 4A, 5AA, 7A, 8AA, or 8AAA
Building Height	45' within 25' of back of curb at Streets 5AA, or 7A; 60' Maximum
Outbuilding Height	24' Maximum
Building Orientation	Primary building entrance to face Streets 4A, 5AA, 7A, 8AA, or 8AAA
Parking or Garage Entry	As depicted or otherwise approved by ACHD
First Floor Above Sidewalk	0' Minimum
Building Disposition	Storefront or stoop
Lot Sizes	0 SF Minimum
Front Setback From Back of Curb at Street 4, 8	15' Minimum
Build-to Line From Back of Curb at Street 4	15- 20' (Plaza Excepted)
Side Street Setback from back of Sidewalk Streets 5 and 7A	5' Minimum
Interior Side Setback to Adjacent Building	0' Minimum
Interior Side Setback to Driveway	5' Minimum
Private Outdoor Space for Residential	50' SF Minimum (May be Porch or Upper Deck)
Front Encroachment	3' Maximum
Side Encroachment	3' Maximum
Rear Encroachment	3' Maximum
Ground Level Function	Commercial or Residential
Upper Level Function	Commercial or Residential

Alternate Building Configuration Option

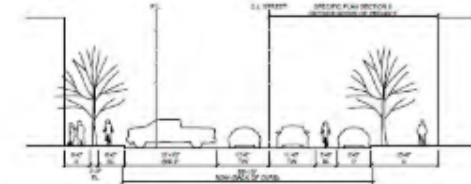
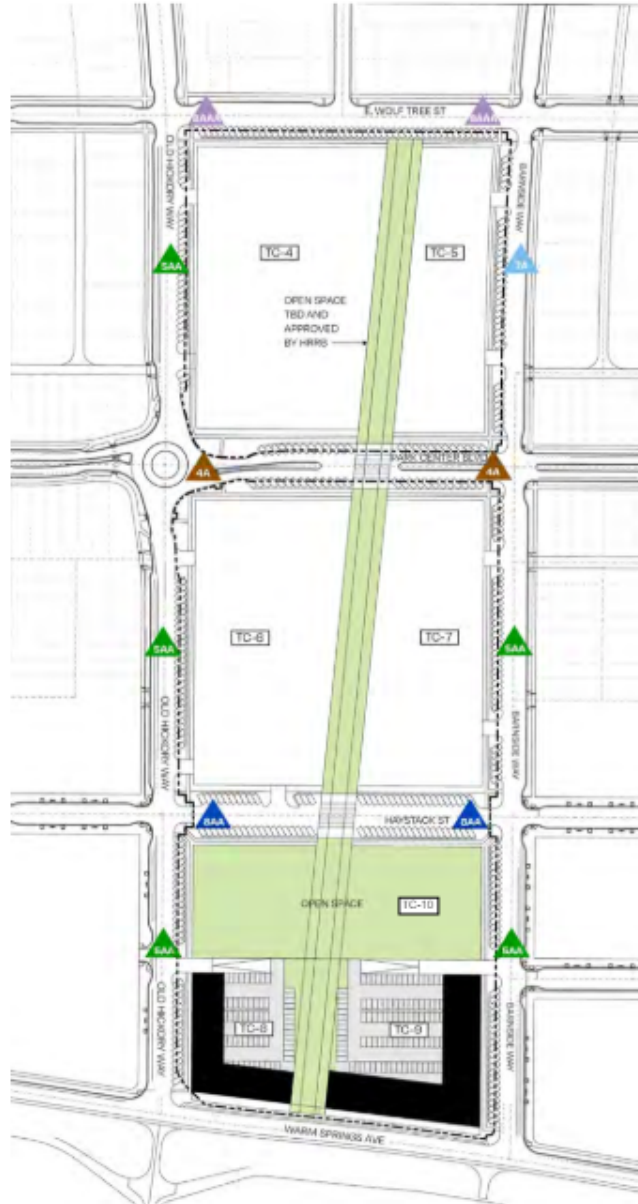


5AA: Two Lane Collector with Angled Parking and Protected Bike Lane on One Side (Old Hickory Way)

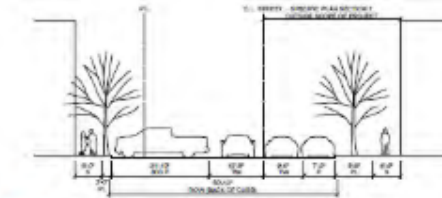
LEGEND

- TW Travel Way
- BL Bicycle Lane
- P Parking
- PL Planting
- M Median
- S Sidewalk
- GM Green Median
- ROW Right of Way
- BCC Back of Curb
- SB Setback

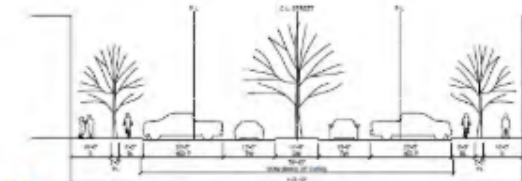
BLOCK PROTOTYPE 14 - DESCRIPTION
 Block Prototype 14 depicts the Village Center and Village Green blocks with buildings containing Residential, Live/Work, Mixed Use or Commercial uses facing the perimeter streets. The building faces are set near the sidewalk with entrances at Street sides, creating a vibrant street scape. All parking and garages are in the center of the block and are accessed as shown. Facilities accommodating pedestrians will be considered in connection with a specific development application. Development of the Village Green (TC10, depicted below as "Open Space") is limited in accordance with the use tables contained herein. Block Prototypes 13, 14, 15, 17ABCD&E, and 19ABCD may be combined with HRRB approval.



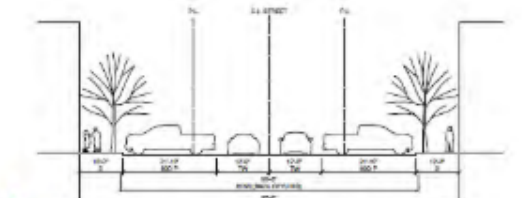
BAAA: Two Lane Local Street with Angled Parking and Protected Bike Lane on One Side (E. Wolf Tree Street)



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



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



SAA: Two Lane Mixed Use Local Street with Urban Sidewalk with Angled Parking (Haystack Street)

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BLOCK PROTOTYPE 15

SUMMARY

Block Density	NA
Location	TC4 through TCB, TC10
Frontage Type	Storefront or Stoop at Street 4A, 5AA, 7A, 8AA, or 8AAA
Building Height	45' within 25' of back of curb at Streets 5AA, or 7A; 60 Maximum
Outbuilding Height	24' Maximum
Building Orientation	Primary building entrance to face Streets 4A, 5AA, 7A, 8AA, or 8AAA
Parking or Garage Entry	As depicted or otherwise approved by ACHD
First Floor Above Sidewalk	0' Minimum
Building Disposition	Storefront or stoop
Lot Sizes	0 SF Minimum
Front Setback From Back of Curb at Street 4,8	15' Minimum
Build-to Line From Back of Curb at Street 4	15- 20' (Plaza Excepted)
Side Street Setback from back of Sidewalk Streets 5 and 7A	5' Minimum
Interior Side Setback to Adjacent Building	0' Minimum
Interior Side Setback to Driveway	5' Minimum
Private Outdoor Space for Residential	50' SF Minimum (May be Porch or Upper Deck)
Front Encroachment	3' Maximum
Side Encroachment	3' Maximum
Rear Encroachment	3' Maximum
Ground Level Function	Commercial or Residential
Upper Level Function	Commercial or Residential

NOTE: All sidewalks shall be located outside of ACHD right-of-way. Public sidewalks shall be located within an easement dedicated to and accepted by the City of Boise. Sidewalks may be allowed in ACHD right-of-way at pedestrian ramp locations. Access onto collector roadways shall be designed and constructed to meet ACHD's access policies in effect at the time of development.

BLOCK PROTOTYPE 15 - DESCRIPTION

Block Prototype 15 depicts the Village Center and Village Green blocks with buildings containing Residential, Live/Work, Mixed Use or Commercial uses facing the perimeter streets. The building faces are set near the sidewalk with entrances at Street sides, creating a vibrant street scape. All parking and garages are in the center of the block and are accessed as shown. Facilities accommodating pedestrians will be considered in connection with a specific development application. Development of the Village Green (TC10, depicted below as "Open Space") is limited in accordance with the use tables contained herein. Block Prototypes 13, 14, 15, 17ABCD&E, and 19ABCD may be combined with HRRB approval.



LEGEND

- TW Travel Way
- BL Bicycle Lane
- P Parking
- PL Planting
- M Median
- S Sidewalk
- GM Green Median
- ROW Right of Way
- SOC Back of Curb
- SB Setback

- A. VOLUME I
- 2) DETAILED PLANS
- b) LAND USE PLANS
- v) Block Prototype Details



Note: Street sections for Block Prototype 15 are the same as shown on Block Prototypes 13 and 14.

