

SCHOOLS

Townhouses

PARKS playgrounds

CHURCHES

shopping center

patio houses Tot Lots

ARTS theaters

pedestrian paths

RECREATION CENTERS

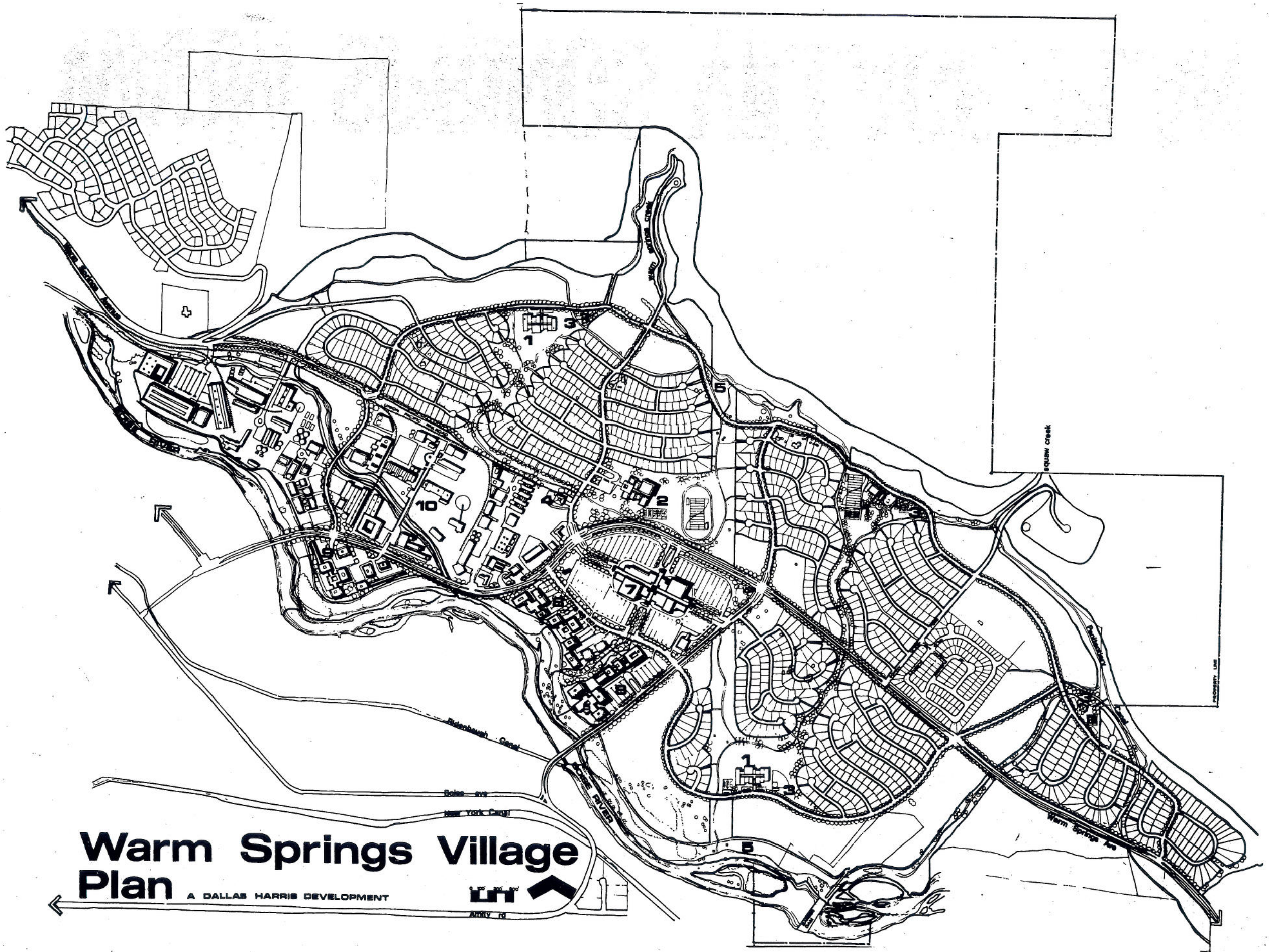
apartments

Employment Business Park

motel OFFICE BUILDINGS

POOLS open space

WARM SPRINGS VILLAGE PLAN



Warm Springs Village Plan

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Warm Springs Village is to be built on approximately 2,000 acres, about 3 miles east of downtown Boise. The Warm Springs Village Plan is presented in this report. The following pages will describe our analysis, our conclusions and recommendations for the development of the Village Plan. The report is intended to be a source of information and a guide for local governmental officials and future residents. Also the plan is intended as a statement of the owner's concept and policies concerning the future development of the village.

During the next 20 years the population of Ada County will more than double. Boise's good highways, good climate, and outstanding environmental assets make this growth inevitable, and new developments are already evident throughout the region.

Due to the widely publicized concerns, individuals need little reminder of the choices confronting our community and region. Our environment can be preserved and enhanced or neglected. The proposed plan for Warm Springs Village demonstrates there is an alternative and that a superior human and physical environment can be created; a place where both natural and man-made areas can serve man and allow every individual to follow and develop his own life style.

The proposed plan is in conformance with the existing and proposed Comprehensive Plan and the village could have a positive impact on reducing the urban sprawl to the west, centralizing the population around the downtown area, and strengthening downtown Boise as a strong multi-purpose center. In addition, the proposed village will play an important role in providing opportunities for recreation and permanent housing for the region.

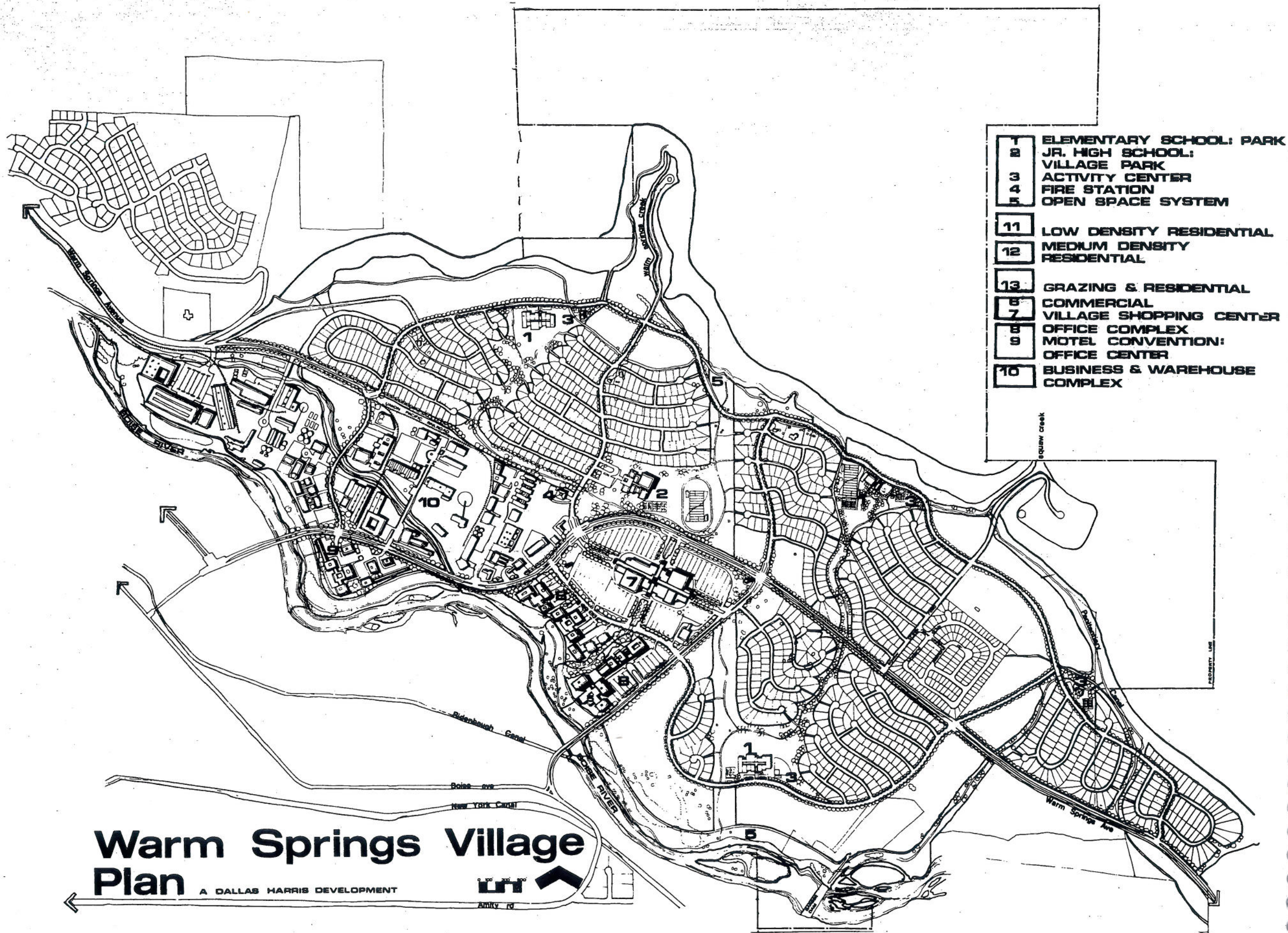
We are dedicated to the future residents of Warm Springs Village and our interest is truly to create an outstanding social and physical environment.

Sincerely,



Dallas Harris
March 1976
Boise, Idaho

a dallas harris development



Warm Springs Village, as presented on the attached map, is conceived as a self-contained village, which is designed for the people that will live there. Various demands upon the community will be met so far as possible within the village. This does not preclude the many desirable linkages which will tie the village to the Boise urban area. A variety of diverse activities will be provided to meet the needs of the children, teenagers, young people, middle-aged adults, and the elderly that may live at Warm Springs Village.

The village will provide diversified housing and activities. Persons of many occupations, age, income levels, and life styles will purchase property at Warm Springs Village resulting in exposure of individuals to many different ways of life.

The town shape is structured by several major elements; the residential clusters, the village center, the business and warehouse complex, office complex, and the open space system. The neighborhood will draw the family into the life of the neighborhood and will focus around the recreation center and elementary school and other open space activities. Those activities that cannot be located in the neighborhood because a larger population will be required to support them, are located in the Village Center. This area will stimulate participation of the total family and will serve the entire population with major retail and public facilities.

The overall intent of the village plan is to instill a "sense of community" to its inhabitants, where the Village Center will become the focal point, both in a social and a visual sense. The linkages will tie the village together and form the basis for movement within and through the community.

In summary, the following paragraphs present the major principles used in the development of the Warm Springs Village Plan.

OPEN SPACE: Open space and recreation facilities will be provided to reflect the diverse resident needs according to their income, age and social characteristics. Generally the unstructured play areas will be placed in those areas of minimal development needs and be located in the environmentally sensitive areas. The structured play areas and entertainment facilities will be located on the basis of specific user requirements and will be as close as possible to the place of residence.

PUBLIC FACILITIES: Elementary and Junior High Schools are located within walking distance of students and will be designed to reflect the population they serve. Careful attention to site and facility design will be exercised to maximize their use consistent with the needs of the students as well as the neighborhood. Warm Springs Village should in fact be a safe community. Location of facilities for fire and police protection will be carefully designed. Designs will reflect appropriate lighting, planting and density strategies in order to ensure a safe community.

BUSINESS FACILITIES: Commercial and shopping facilities will be provided in the Village Center. The center will provide a wide range of goods as well as relevant social services and opportunities for individuals. The Village Center will be located at the point which is easily accessible to all residential neighborhoods. Special commercial facilities will be located along Highway 21 to meet demands for select goods and services related to automobile traffic. Within the business and warehouse complex, major warehousing facilities and research oriented industries are planned. The type of uses within the business and warehouse complex will vary allowing several types of industry and commercial uses to locate in clusters.

CIRCULATION: A coordinated system of vehicular and pedestrian routes will be provided. Auto congestion should be reduced by the separation of heavily traveled roads from residential areas, provision of alternative access points, the careful location of heavy traffic generators, and the development of a transit system. A path system will be provided to allow easy and safe access to community facilities.

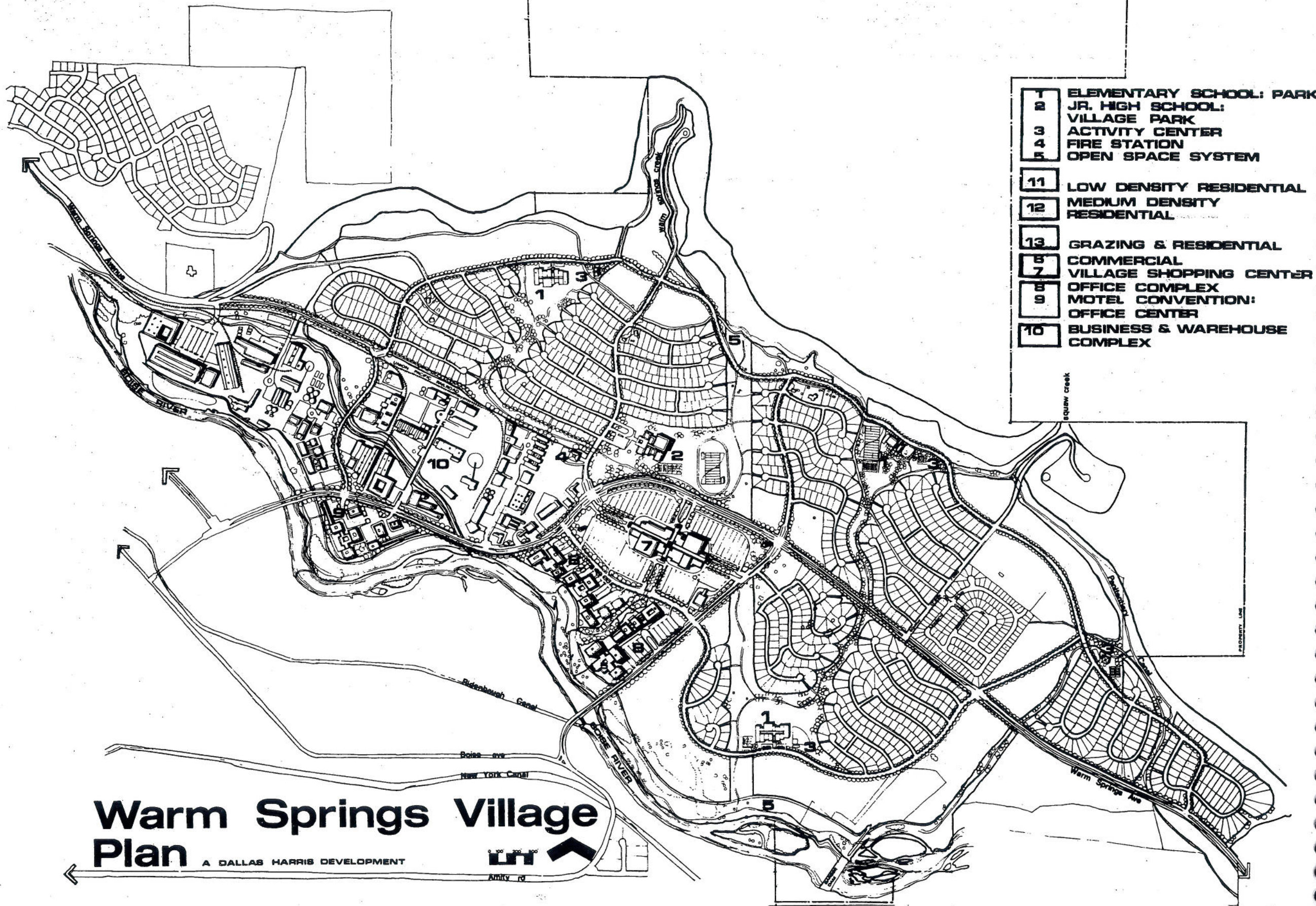
HOUSING: A wide variety of housing types and prices will be provided throughout the village. To the extent possible, the higher density residential uses will be located adjacent to the major open space corridors in order to provide the maximum number of residents access to community facilities and services. Individual residential clusters will reflect a fairly uniform price, rent structure, and design.

UTILITIES: The basic utilities will be provided in an efficient and cost conscious manner. Their development will reflect objectives related to design, the amenities within the site project, and environmental protection. Their development also will parallel the needs of the community and Warm Springs Village.

IMPLEMENTATION: The implementation and phasing of the project will consist of a design review committee to review the design of each element to ensure the project meets the intended standards. The phasing of the village will occur in three major phases over the next 21 years.

LAND USE

Land Use	Approximate Acres
Residential	641
Residential & Grazing	515
Open Space & Recreation Facilities	346
Public Facilities	77
Commercial	52
Office & Motel	59
Business & Warehouse	150
TOTAL	1,840



OPEN SPACE AND RECREATIONAL FACILITIES: Presently there are few recreation facilities in close proximity to the site. The county has developed a tubing park across the river and currently the county and Boise City are acquiring land for a green belt along the Boise River.

Recreational activities are broadly considered for personal enjoyment and satisfaction during the resident's free time. Warm Springs Village will provide local recreational facilities to accommodate the life style, income group, household size, and educational level of the residents. Recreation facilities and open spaces will be provided which reflect resident's needs, enhance opportunities for group and individual interaction, strengthen identity, and preserve environmentally sensitive and significant areas. Environmentally sensitive areas will be used as open space in order to maximize and protect environmental amenities, and avoid development within drainage areas, flood areas, and geologically sensitive areas. Drainage areas, flood areas, slide areas, faults, and steep slope areas have been designated as open space. Such areas will be developed as linkages and provide space for the network of paths located throughout the development.

Warm Springs Village will provide space for walking, unstructured play, and structured play. People need to walk, think, write, converse, and socialize in an unhurried private manner. In addition, unstructured play space without man-made guidelines to allow individuals or groups to play by their own whim or fancy are necessary. Warm Springs Village will provide space and facilities where individuals and groups can engage in formal games and structured play. Structured play will be accommodated in the neighborhood parks, while unstructured play space will be appropriated in the undeveloped open space areas and along the open space corridors.

RIVER AREA: A 200 foot wide greenbelt is planned along the entire river frontage for fishing, water play, boat races, a pedestrian and bicycle system, visual and aesthetic overlooks, swimming, natural habitats, and many other activities.

PATH SYSTEM: A path system and trails will be provided throughout the village for cyclists, hikers, and horseback riders. A horse stable will be provided in the foothills away from the residential areas where horses can be stabled or rented.

TENNIS CENTER: A tennis center is planned at the village park where several courts will be available to accommodate usage from the entire village.

GOLF COURSE: An 18-hole golf course is not planned, but if the demand becomes evident, one could be developed along the designated open space system.

MINIATURE RAILROAD: A miniature railroad has tremendous potential for transporting people for "FUN" from the office complex along the river in both directions. The railroad could link the village center, the tubing park, convention center, fishing areas, water events, and other activities along the river.

PLAYGROUNDS AND FIELDS: The plan proposes a playground at each neighborhood park for outdoor sports, picnics, and both supervised and non-supervised outdoor recreation. Also, each neighborhood park will contain space for active play with tennis courts, and a children's tot lot. At the community park, located adjacent to the Junior High School, a playfield for major outdoor sports and athletic activities will be provided.

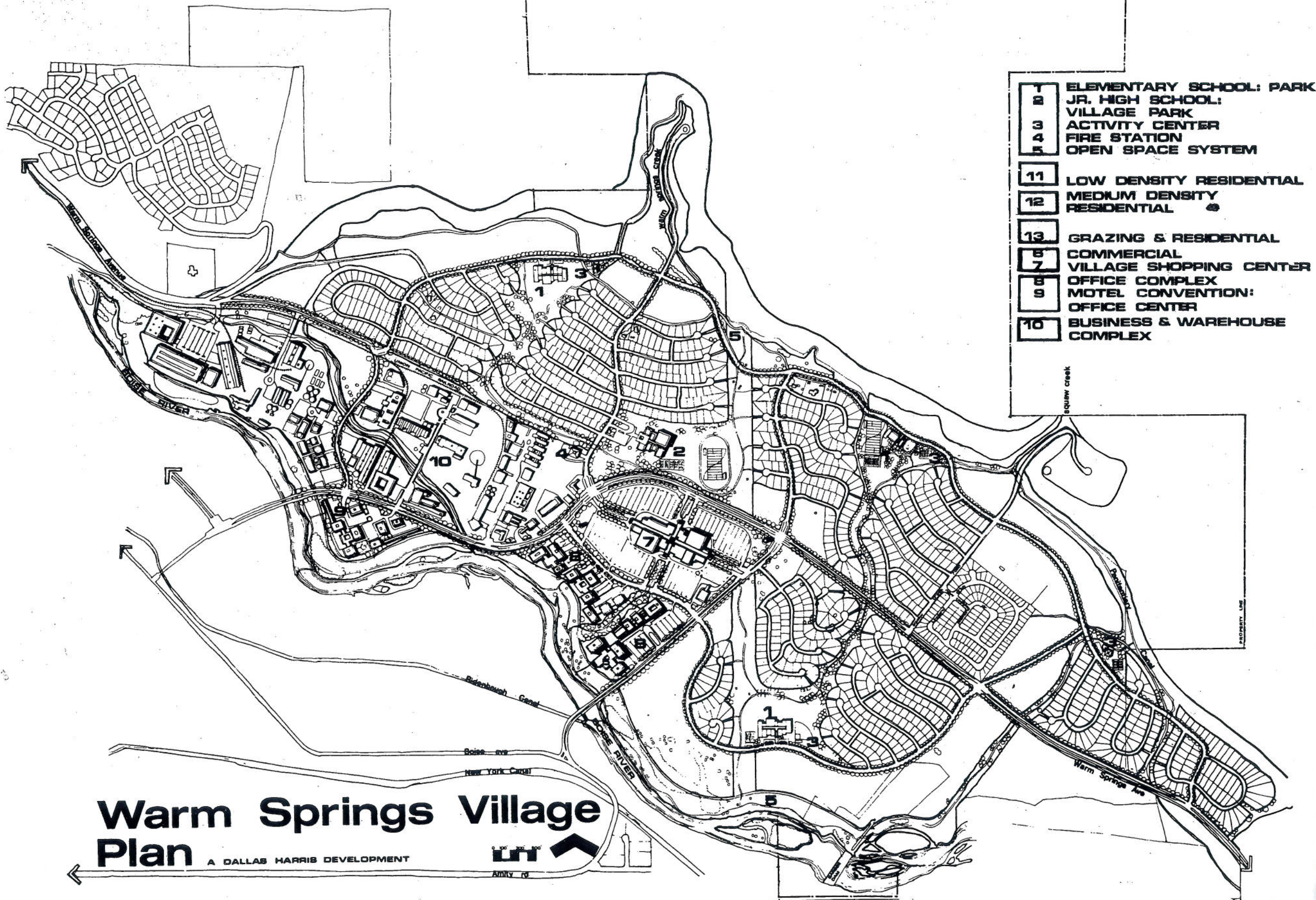
RECREATION CENTER: Several recreation centers are planned with facilities for indoor sports, club meetings, arts and crafts, lessons, and other activities. Also an outdoor swimming pool is planned at each neighborhood recreation center.

TOT LOTS: Several play areas for small children will be provided adjacent to each major housing cluster. Swings, horizontal bars, climbing facilities, and other facilities will be provided.

COMMUNITY ARTS: A community arts program will be an integral part of life at Warm Springs Village. Gallery space and areas to sell handicrafts made by residents will be available along the wall at the village center. Also, facilities will be provided at the recreation centers that will encourage housewives to do more than housework, encourage the aged to contribute to the community, allow persons of all ages to engage in activities. Also space will be developed at the neighborhood centers, and the village center, to permit music and dance events to occur and become a part of the life within Warm Springs Village.

THEATER: A children's theater and workshop will be provided at one of the recreation centers. Two to four plays could be performed each year in and for the village residents by the children at the convention center, or at one of the neighborhood centers.

MOVIES: At least one movie theater will be located in the village center. One of the recreation centers will be outfitted with a camera facility, and a film workshop to allow residents to make and view films and photographs. Also a movie program is anticipated in the early phases of development where a wide range of films and film classics would be available. The movie program will be designed to offer special programs and cater to the special interests of the village residents.



EDUCATION: Education at Warm Springs Village is conceived to ensure that relevant education opportunities are provided for all age groups at the highest quality. Warm Springs Village is entirely within the boundaries of the Boise School District. Higher education is provided by Boise State University. School population projections were made for the ultimate development of Warm Springs Village, and three Elementary Schools and one Junior High School are required. In addition, the village will be served by a proposed High School to be located to the south and across the river. Approximately 76 acres have been set aside for public schools.

SCHOOL PROJECTIONS

School Type	Single Family	Town Houses	Apartments	Total Pupils	Schools Required
Pre-School	.20	.12	.07	497	6
Elementary	.67	.12	.23	1,710	3
Junior High	.30	.25	.12	834	1
High School	.30	.25	.12	834	.5
TOTAL	1.47	1.07	.54	3,875	10.5

At each phase of the village's development, requirements for schools may be different due to the changing number of permanent residents. As the village develops, the need for schools will be gradual, beginning by the busing of children, building one elementary school, and the phased development of other schools according to the enrollment demands.

The school sites will be retained in the developer's ownership for recreation use until needed and purchased by the School District.

Each Elementary School is located near the center of each neighborhood and on the open space system. The Junior High School is located in the center of the village. The open space system will allow children to reach school safely and easily by walking or cycling over the path system.

It is conceived that the elementary schools would function as truly community schools, allowing joint use day or night. Such facilities as the auditorium, library, and meeting rooms could be designed for community use without interference of the other school facilities and functions. Continuing education will increase and it is expected that residents will desire educational experiences. The focus could be geared to changes in the job market, development of new hobbies and skills, and cultural experiences.

PRE-SCHOOL: At the recreation centers, day care and nursery school facilities will be provided. These facilities will allow parents that work to have daily care facilities that include educational

programs for the children. Also the pre-school would provide care for children left for a short time period or on an infrequent basis to allow mothers and families to shop, and to take advantage of the many facilities available at the village.

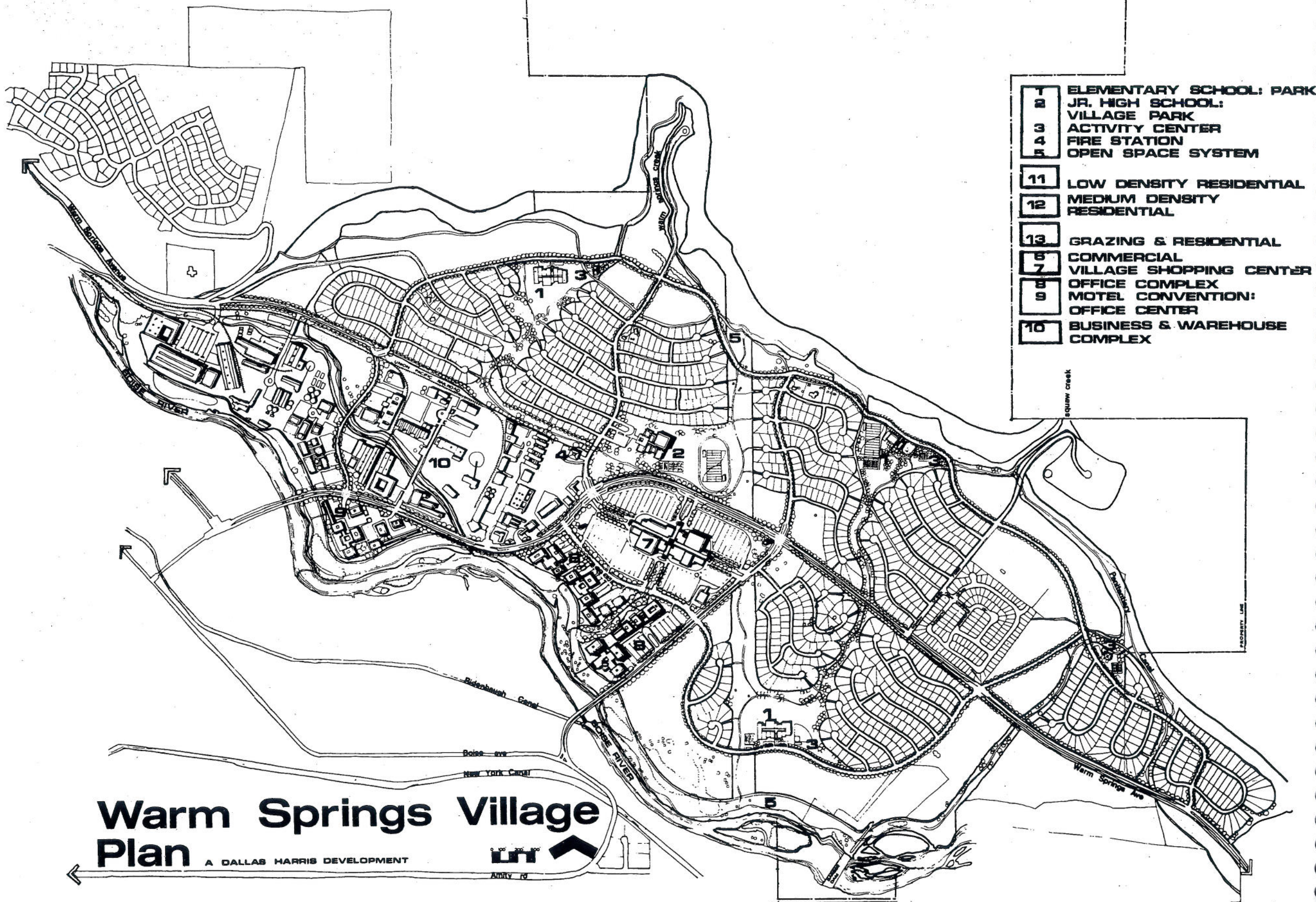
PUBLIC SAFETY: The safety, security, and freedom from crime will be important to area residents. Therefore the location and setting of the units, the paths and activity areas in Warm Springs Village are as important a provision as adequate police and fire protection. Warm Springs Village will be an open area where all residents can live by day or night without fear of harm or injustice. Law enforcement activities will be provided by the Ada County Sheriff's office until such time the area is annexed. Also fire protection will be provided by the Whitney Fire District with a new fire station located south of the village. In addition, in the later phases of the village development, another fire station is proposed adjacent to the village center which would provide more than adequate fire protection to the Warm Springs Village.

CHURCHES: Several churches will be needed at Warm Springs Village and sites will be situated throughout the village allowing choices to the various congregations. Church development will occur according to the demand and should be located adjacent to an arterial or connector road for easy access. Also, small multi-faith centers or two or three churches could be developed where joint facilities such as libraries, schools, and auditoriums could be shared, thus reducing the facility costs.

LIBRARY: A branch library is planned to be located at the village center. Libraries are places for individual learning and thinking. Their symbolic value as an education center will be important to the Warm Springs residents and its location should be easily accessible to residences. Experience has shown, libraries have greater use in high pedestrian traffic areas such as shopping centers. The library will be designed to allow individuals to use tapes, individual reading corners, discussion rooms, and other facilities.

HEALTH AND MEDICAL SERVICES: The plan provides space for group practice clinics and private offices to be developed in the office center. Private offices will be the predominant form of medical services within the village, but a medical arts building could provide limited ambulatory services. Hospitals and health resource centers are not planned for the village, but are available at existing facilities to the west. Although, if the demand for a general practice hospital or nursing home became apparent, it could be accommodated within the village. It is projected that as many as 10 doctors, and 15 dentists will have offices and practices within the village.

GARBAGE COLLECTION: Garbage collection will be provided under contract. Attractive and functional containers will be carefully planned throughout the village.



VILLAGE CENTER: The Village Center will provide a variety of shopping facilities to satisfy the needs of local residents. Residents will need not travel far to purchase food products and other commonplace merchandise. Families wanting to purchase clothes or other specialty items will not have to travel to downtown Boise. An unique center will be developed where a variety of civic, commercial, and recreational activities will be available. Retail shops, offices, and motel facilities will be accommodated. Offices and the motel would be located on the second floor with retail shops, restaurants, and other commercial facilities located on the plaza level. In concept, the Village Center is planned to be a multi-purpose center providing a focus of many activities. The goods and services and community activities to be provided will be geared to the daily and functional needs of the residents. The center is planned to contain approximately 280,000 sq. ft. and the components to be ultimately included are shown in the following table. An analysis was undertaken to project the levels and types of commercial facilities which could be supported by the residents living at the village. The commercial program is intended to provide sufficient facilities to satisfy the demand for community shopping of the Warm Springs Village residents and surrounding population. The majority of the commercial facilities will be located at the Village Center and will be easily accessible by bicycle, foot, or car.

VILLAGE (COMMUNITY) SHOPPING CENTER¹

Goods	Sq. Ft.
Comparison Goods	170,000
Jr. Department Store	
Apparel	
Furniture & Appliances	
Specialty Shops	
Convenience Goods	90,000
Variety	
Food	
Drug	
Hardware	
Miscellaneous Retail	20,000
Eating and Drinking	
Other Retail	
TOTAL	280,000

¹Not including theater, bowling alley, post office, motel, or offices.

OFFICE CENTER: An office complex is planned south of the Village Center adjacent to the Boise River. This center is designed to accommodate a variety of office space needs for financial, insurance, Real Estate institutions, professional offices for Attorneys, Doctors, Dentists, business services, and governmental users. These users would provide services to the village residents and the entire region and State.

MOTEL AND CONVENTION CENTER: A motel and conference center for civic and educational purposes is planned on a site overlooking the river. The center would be bound by the river and the Warm Springs Avenue

connector. Access to this center would be through a system of paths and open space corridors along the river and the connector. The following table outlines the proposed facilities.

CONVENTION - OFFICE CENTER

Use	No.	Acres
Office Buildings	Several	46
Motel	1 (100 rms)	
Restaurant	3	
Auditorium w/meeting rooms	Several	13
TOTAL		59

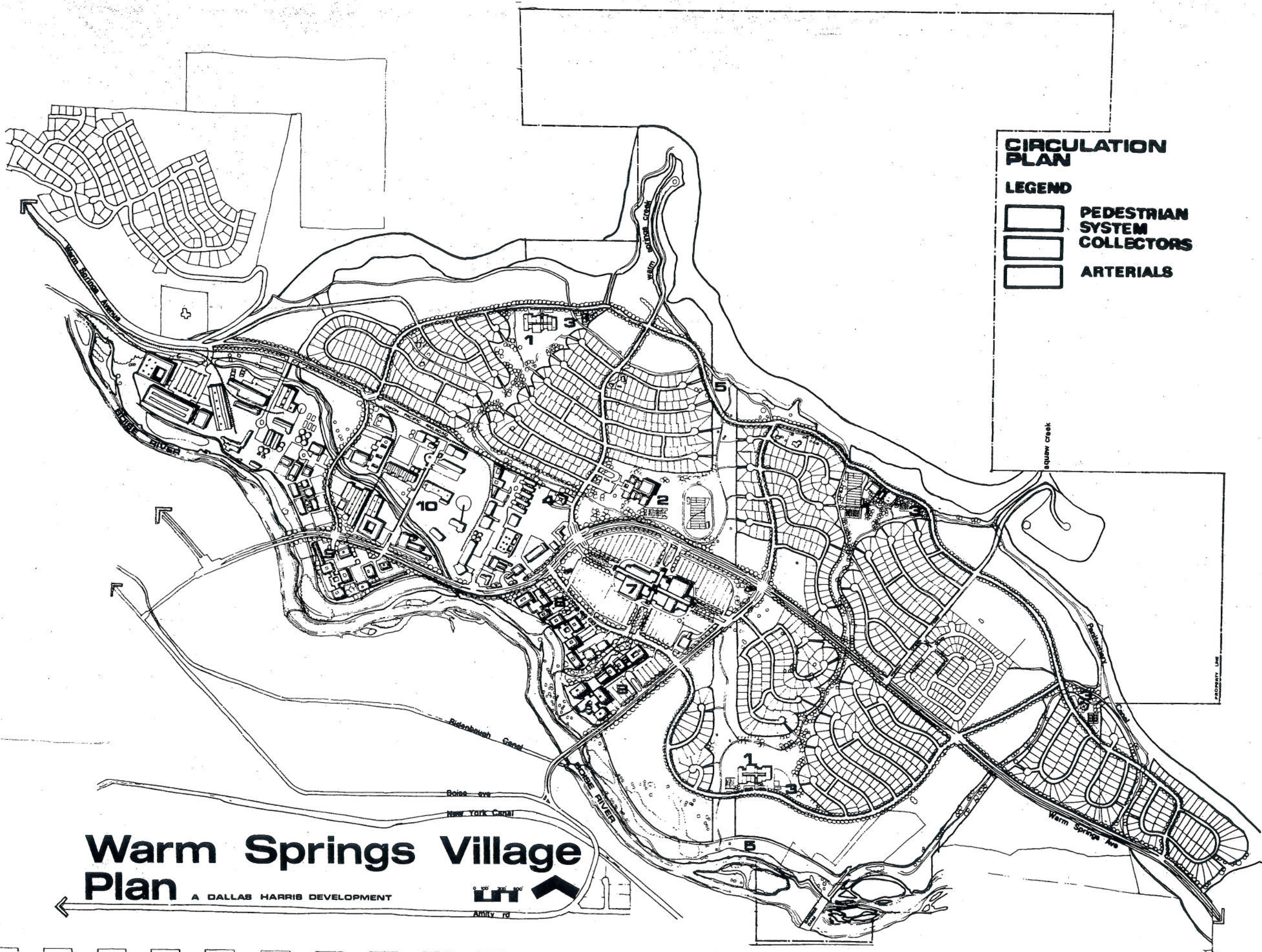
AUTOMOBILE ORIENTED COMMERCIAL: Approximately 12 acres will be reserved for automobile oriented commercial space. These facilities will be accommodated west of the Village Center facing the Warm Springs Avenue connector. Development standards will assure visual excellence and the following table outlines the facilities to be provided in this area.

AUTO ORIENTED COMMERCIAL

Use or Store	No.	Acres
Gas Station	2	3.0
Bank	1	1.0
Furniture	1	1.0
Farm and Garden	1	1.5
Radio & T.V. Store	1	1.0
Misc.	5	5.0
TOTAL	11	12.5


BUSINESS AND WAREHOUSE COMPLEX: The business park is designed to be an integral part of the Warm Springs Village and will provide a variety of sites to potential users and quality firms. The area would respond to small manufacturing, distribution and warehousing needs. Clean and attractive industrial uses will be encouraged to ensure compatibility with the development of Warm Springs Village. The business and warehouse complex, to be developed on 150 acres, will offer railroad service and good road access. The area should be attractive to light manufacturing and distribution firms while sites along the greenbelt should be attractive to people oriented and office uses. Current studies indicate that business park development is growing in popularity and will continue as the region grows, and it is estimated that the site could absorb a portion of the regional demand.


EMPLOYMENT: It is intended that a wide variety of jobs will exist in the Warm Springs Village. It is projected that 3,000 jobs could be available within the village. It is projected that a portion of those persons that live in Warm Springs Village will be employed in other parts of the region, and commuting will not deter them from seeking employment outside the village. However, it is hoped that by providing a place for both residence and employment, it will reduce the intercity travel demand on the highway and arterial system.



CIRCULATION PLAN

LEGEND

 **PEDESTRIAN SYSTEM COLLECTORS**

 **ARTERIALS**

Warm Springs Village Plan

A DALLAS HARRIS DEVELOPMENT



The circulation system is intended to be functional and aesthetic. The road locations were designed to maximize the view of the village, the river, and the clusters of development, all adding to the driving experience. The basic experience will be a drive along gentle curving roads bordered by trees with vistas to the mountains and the river. Careful development control along the arterial is essential to ensure visually undesirable uses do not occur along the route. A well-ordered sequence of road types, from an arterial, to a collector to local residential streets, will help orient to driver and make the system functional and safe.

VEHICULAR SYSTEM: Most adults will be highly mobile and the automobile will govern in part, the choice of goods, shopping facilities, and services that residents will use. An arterial running east and west will provide the main connection to the region while a series of collector loops will provide linkages within Warm Springs Village. Strong connections will be developed between residential areas and the Village Center, Office Complex and the Business Center, which will present a strong visual relationship among the functions.

The adjacent map illustrates the proposed arterial and collector streets, and pedestrian system. These facilities should provide sufficient transportation access to accommodate anticipated growth in this portion of the urban area and will provide alternative access routes to the site. The carrying capacity of the road system, transit usage, and the internal path system will enable the road system to function satisfactorily and handle movements through, within, and from the village.

The Boise Metropolitan Transportation Plan, which has been adopted by Boise City, ACOG, ACHD, and Garden City, outlines an improvement program for a new connector from Diversion Dam to the freeway. In addition, a highway connector from Highway 21 to the new river route is proposed.

The plan proposes that Highway 21 be re-routed to the proposed river arterial and Boise Avenue, allowing Warm Springs Avenue to be a collector instead of a major highway. The river route, when developed, will be able to accommodate peak hour demands from the village.

There will be four entrances to the village. The primary entrance connects the village to the south via west Boise Avenue and the new river route. The second entrance, Amity Road, will provide access to the freeway, the airport, and areas to the south. The third, access point, Highway 21, will provide access to Lucky Peak Reservoir, the mountains, and other areas to the east. The fourth, a minor access point, will be a relocated route to the Warm Springs Avenue area and downtown, in which traffic will be discouraged.

The following table shows the standards for the street system, which to a large degree, dictate the basis for roadway locations.

STREET SYSTEM

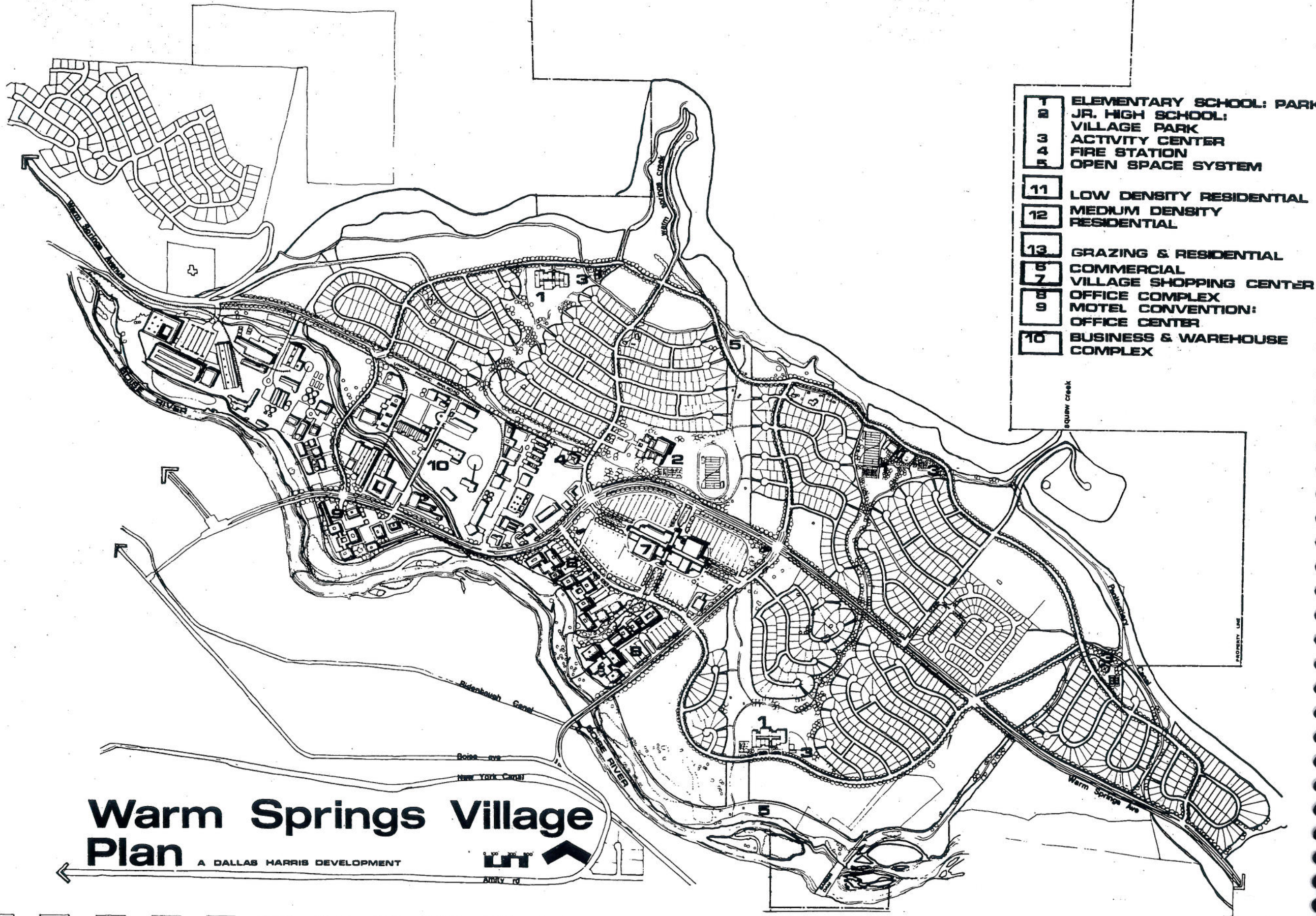
	Arterial	Collector	Residential Street
Right of Way	100'	60'	50'
Pavement	48'	33'	27'
Speed (mph)	35	30	20
Parking	No	No	Yes
Sidewalk	No	Yes	Yes
		One Side	One Side
Maximum Grade	5%	10%	10%
Culdesac Radius	-	-	45'
Trees	Yes	Yes	Optional

The road system is designed so the major components of the system avoid the residential areas and intersections are held to a minimum. As the carrying capacity of the road increases, the intersections decrease and nearly all residential streets are culdesacs or loops. The residential streets will be designed to accommodate only light automobile traffic and to permit safe pedestrian crossing.

PATHS: Pedestrian, bicycle, and bridle paths will be located throughout the village. Paths through the greenbelt system will enable people to walk conveniently and safely, reduce the dependence on motor vehicles, provide alternative means of circulation within the property. The paths will "challenge" pedestrian movement across roads so that such movement will occur at a minimum number of locations.

The paths and open space system will accommodate a variety of activities. The greatest use of the path system will be between the living areas, the Village Center, the recreation facilities, and schools. Also, the path system will connect to the river greenbelt eventually allowing bicycle and pedestrian travel from the village to downtown Boise.

TRANSIT: Bus stops are planned at the Village Center, and other locations throughout the village. At these locations, shelters, and space for bus turnout will be provided. Hopefully, regular transit service from the village to downtown and other major employment centers can be developed to encourage people to leave their vehicles at home.



HOUSING PLAN: The housing plan proposes a wide variety of housing types, (single family, townhouses, patio houses, and apartments) be provided. The medium density housing will be located adjacent to the greatest amount of open space and recreational facilities. A variety of housing types and densities allows a selection of the best type of housing to suit the resident's needs. Therefore an individual will not need to compromise his present or future needs. As family needs change, they can utilize, over a period of time, several dwelling types within the village, and still maintain their friends and associations. All potential homeowners will have the variety of housing choices and will be able to have reasonable access to community services.

Individuals working in Warm Springs Village will be able to live in the village if they so desire. Housing will constitute the single largest use of the land. Almost 650 acres will be allocated to residential use, with the gross density approximately 5.4 dwelling units per acre.

A wide range of housing choices will be offered in each residential area within the village. The residential cluster will become the smallest, and in many ways the most significant element of organized space within the village.

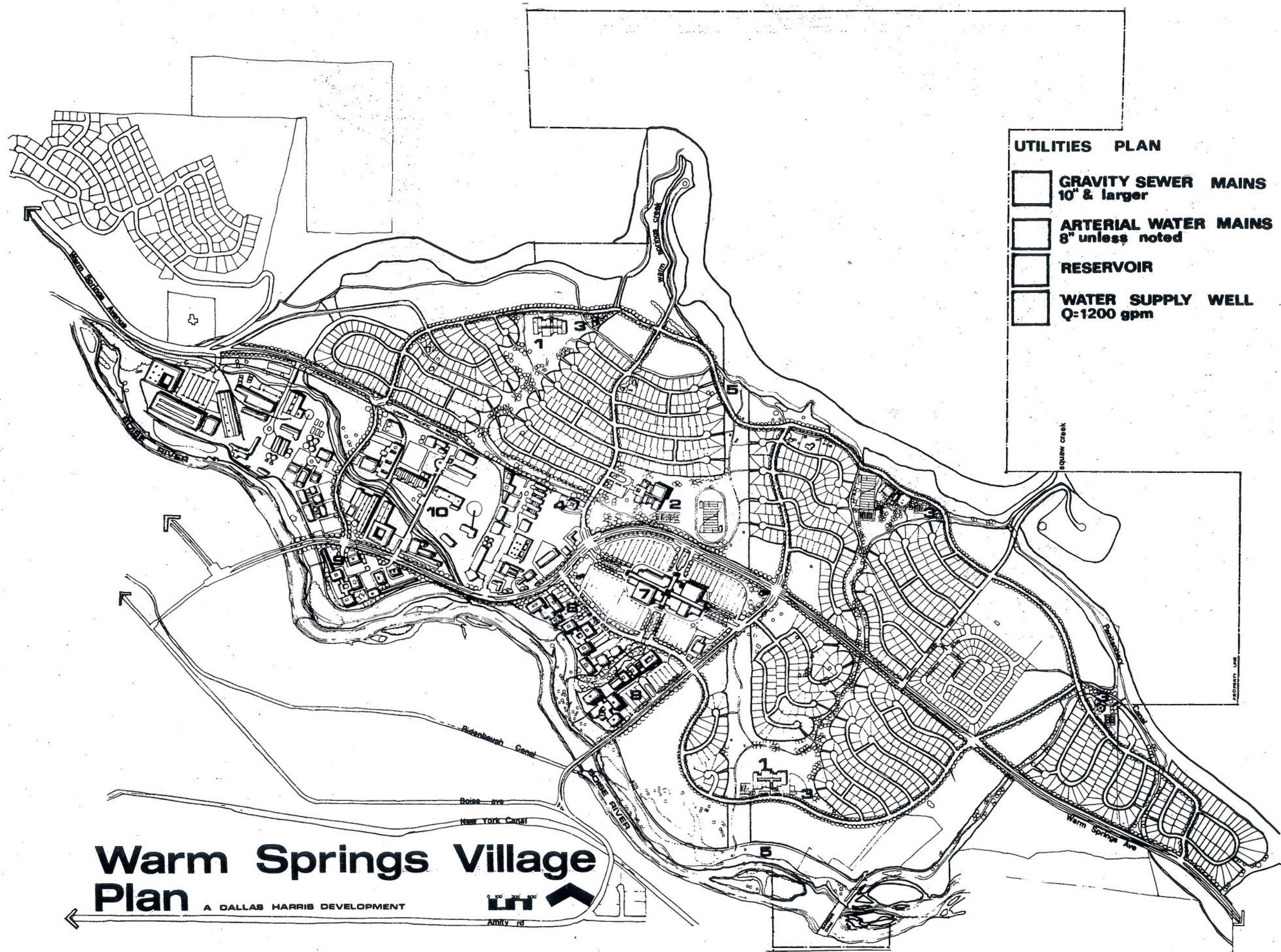
The housing will be staged so that each phase will be completed before the next phase is initiated. Each neighborhood will contain an attraction, and each housing cluster and activity will lend character to the entire village. The location and sizes of major residential areas were determined on the basis of specific well-defined characteristics. To the extent possible, higher density uses will be located adjacent to the activity centers, and the major open spaces in order to provide the greatest number of residences maximum access to community services and facilities.

HOUSING

Housing Type	Units	Population	Density (Units/Acre)	Average Lot Size
Single Family (Foothills)	200	694	1 to 2	15,000
Single Family	1,269	4,403	3 to 5	7,500
Patio Houses & Townhouses	1,000	3,070	5 to 9	4,000
Apartments	1,200	3,048	7 to 20	1,000
TOTAL	3,669	11,215		

Approximately 200 single family units are proposed in the foothills and will have views of the entire valley. The single family areas are concentrated in five major clusters, while the townhouses, patio houses, and apartments are located in a corridor along the Boise River and the toe of the foothills.





All utilities required for a high quality urban development are planned for Warm Springs Village. The utilities system has been integrated with all other elements of the plan. Each element of the utilities system will be constructed in stages, in accordance with a master development plan.

WATER SYSTEMS: Water supplies for the development will be provided from wells. A preliminary evaluation of the hydro-geology of the area indicates that adequate supplies may be developed from ground water. The preliminary locations of wells are shown, but actual drilling experience may dictate a different arrangement from that shown. Water supply would be developed in stages as dictated by the development pattern and timing.

Extensive use of open space areas is provided in the plan. Most of these areas will be irrigated by irrigation water supplies presently available. This will lessen demands on the domestic water system. Individual lots, and some public areas, are planned to be sprinkled from the domestic water system. Based on these criteria, estimates of water system demands for domestic, lawn sprinkling, commercial, industrial, leakage and unaccounted-for water were made. Water for lawn sprinkling was estimated from the potential evapo-transpiration. Based on a metered system, the following is an estimate of water demands for the project:

WATER REQUIREMENTS

Peak day system demand	4.9 mgd = 3400 gpm
Peak hour rate of system demand	9.75 mgd = 6700 gpm
Fire demand, 3000 gpm - duration 10 hr.	4.43 mgd = 3000 gpm
Fire + peak day system demand	9.22 mgd = 6400 gpm
Estimated storage requirement	300,000 gal.
Proposed Supply (5 wells)	8.64 mgd = 6000 gpm

At least 30 pounds per square inch (psi), and not more than 100 psi pressure should be available in the water mains. Pressures for most of Warm Springs Village will be regulated by reservoirs located at elevation 2940. Portions of the project lying below elevation 2850 can then be served from a single "zone" of pressure. A few users will be served by use of booster pumps and smaller reservoirs located at higher elevations.

The system of pipelines comprising the arterial portion of the water distribution system is shown. In addition to the major pipelines shown, an interconnecting network of 6-inch pipelines would be provided to serve residences and provide residential fire protection. The system will be adequate to furnish complete fire protection.

Relatively large water storage reservoirs are planned. These will regulate pressures and minimize the number of wells and pumps. The total reservoir capacity planned is 300,000 gallons. Five water supply wells of 1200 gpm capacity are planned. If industries locate

which use large quantities of water, then additional supplies can be developed to meet these specific requirements.

SEWAGE SYSTEM: Wastewater from the project would ultimately be collected and conveyed to the Boise City system for treatment and disposal. The project area is identified for service by the Metropolitan Sewer Plan. The timing of sewer system extensions into the project area will depend upon timing of service for Warm Springs Mesa, and upon the development pattern within the project. A small number of lots located at higher elevation and very low density should be served permanently by septic tanks.

A portion of the project can be adequately served on an interim basis by the use of septic tanks. Much of the land is situated in alluvial deposits well above the ground water table. This would allow residential development now by the use of dry lines, sewers and septic tanks.

A preliminary layout of the major sewer lines required to serve the project area are shown. Not shown, are pipelines 8 inches and smaller which would collect sewage from each residence and business. All of the site can be served by gravity sewers. Estimated sewage flows from the project are shown in the following table.

ESTIMATED SEWAGE FLOWS

Residential	1,050,000 gal/day
Schools	20,000 gal/day
Commercial & Industrial*	210,000 gal/day
Infiltration	250,000 gal/day
Design Average Flow Rate	1,480,000 gal/day
Peak Hour Flow Rate	3,940,000 gal/day

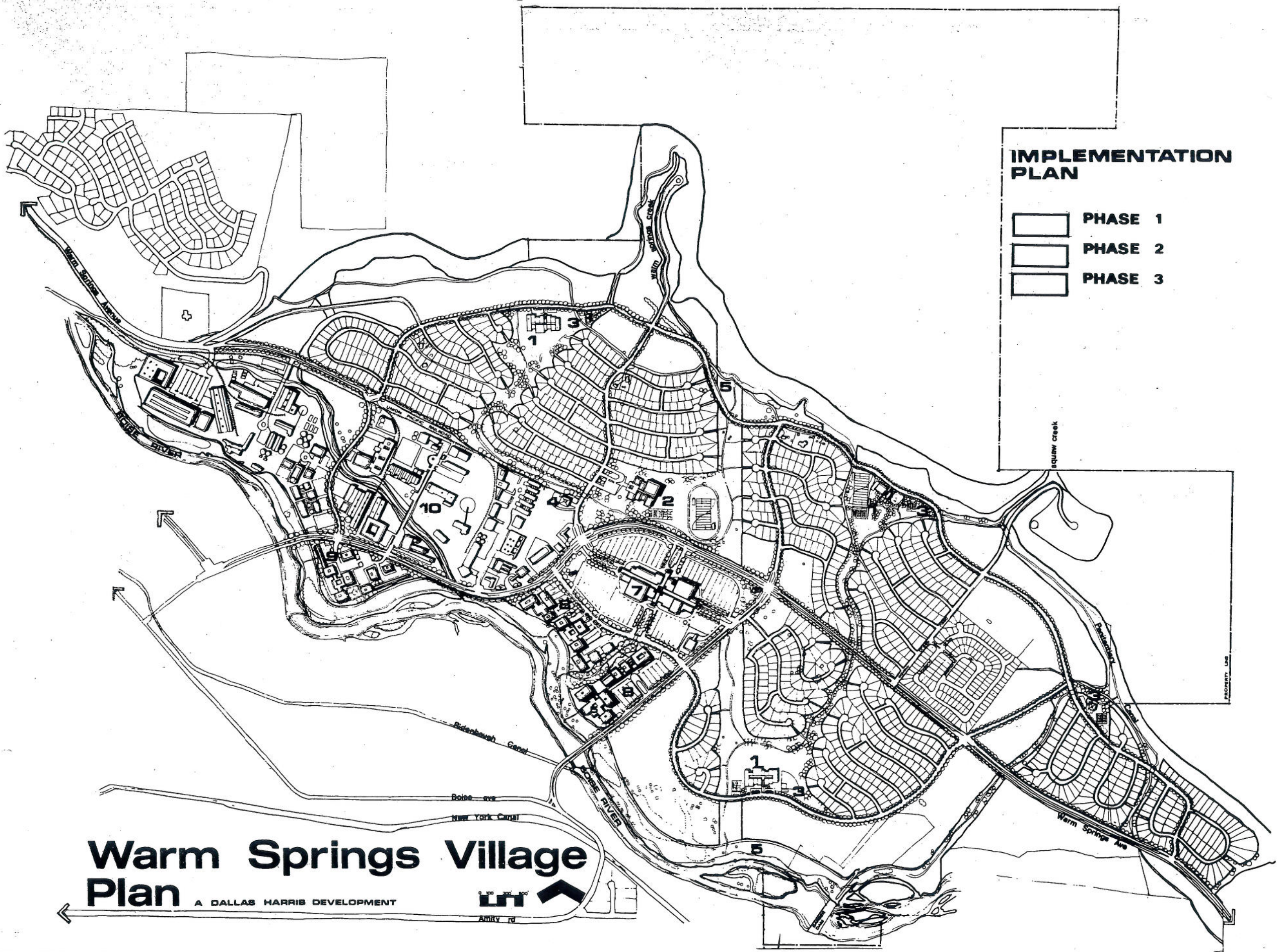
*Assumes wet process industries not located in project.

A 12-inch pipeline is provided to serve areas upstream (easterly) of the site. This provision for future development off the site follows the Metropolitan Sewer Plan. The pipeline size required to convey waste to the city system will depend upon the grades available. Based on preliminary designs a 21-inch pipeline is indicated.




If downstream sewer capacity limitations are a serious problem, peak sewage flows from the project could be reduced by about 30 per cent. This could be accomplished by storing sewage flows during a portion of the day and releasing these flows when excess capacity is available in the downstream system.

OTHER UTILITIES: Underground electric power service will be provided by Idaho Power Company.

A storm drainage system will be provided on the project consisting of paved streets, curbs and gutters, a closed pipe storm sewer system and retention ponds incorporated into the open space areas. Slopes on most of the project are not great, so erosion problems are expected to be minimum in most areas.



**IMPLEMENTATION
PLAN**

-  **PHASE 1**
-  **PHASE 2**
-  **PHASE 3**

Warm Springs Creek

PROPERTY LINE

**Warm Springs Village
Plan**

A DALLAS HARRIS DEVELOPMENT



IMPLEMENTATION: Restrictive covenants and design controls will be instituted so that undesirable land uses or building designs will not occur; and the projects' overall excellence will be maintained.

A Design Review Committee will guide the siting and design of all structures. The Design Review Committee will aid the owners in discovering the unique opportunities of their sites, and provide them with the observations and experiences of the planners and designers who have worked on the plan.

The Committee will be guided by specific criteria in reviewing proposed plans for development. Low building profiles will be encouraged to preserve neighboring views; garages and carports will preferably be attached to the home; abundant outdoor decks and patios will be encouraged; natural wood stain in lieu of paint will be preferred, and brightly painted exteriors and white buildings will be prohibited, except as trim or accent panels.

The Committee will review and approve or modify the location of houses on lots and will recommend the size of structures. Plans will be submitted in preliminary form to the Committee for tentative approval. This will avoid costly reworking of inadequate plans. To enforce the provisions of the covenants, deed transfer will not occur until each design is approved.

The plan presented in this report is the result of a conscious effort to develop a site in an orderly and rational manner. The documentation presented should assist in decision making by public agencies and the property owner. Before construction begins on each phase, a zoning and planned unit development application will be submitted for approval to local government.

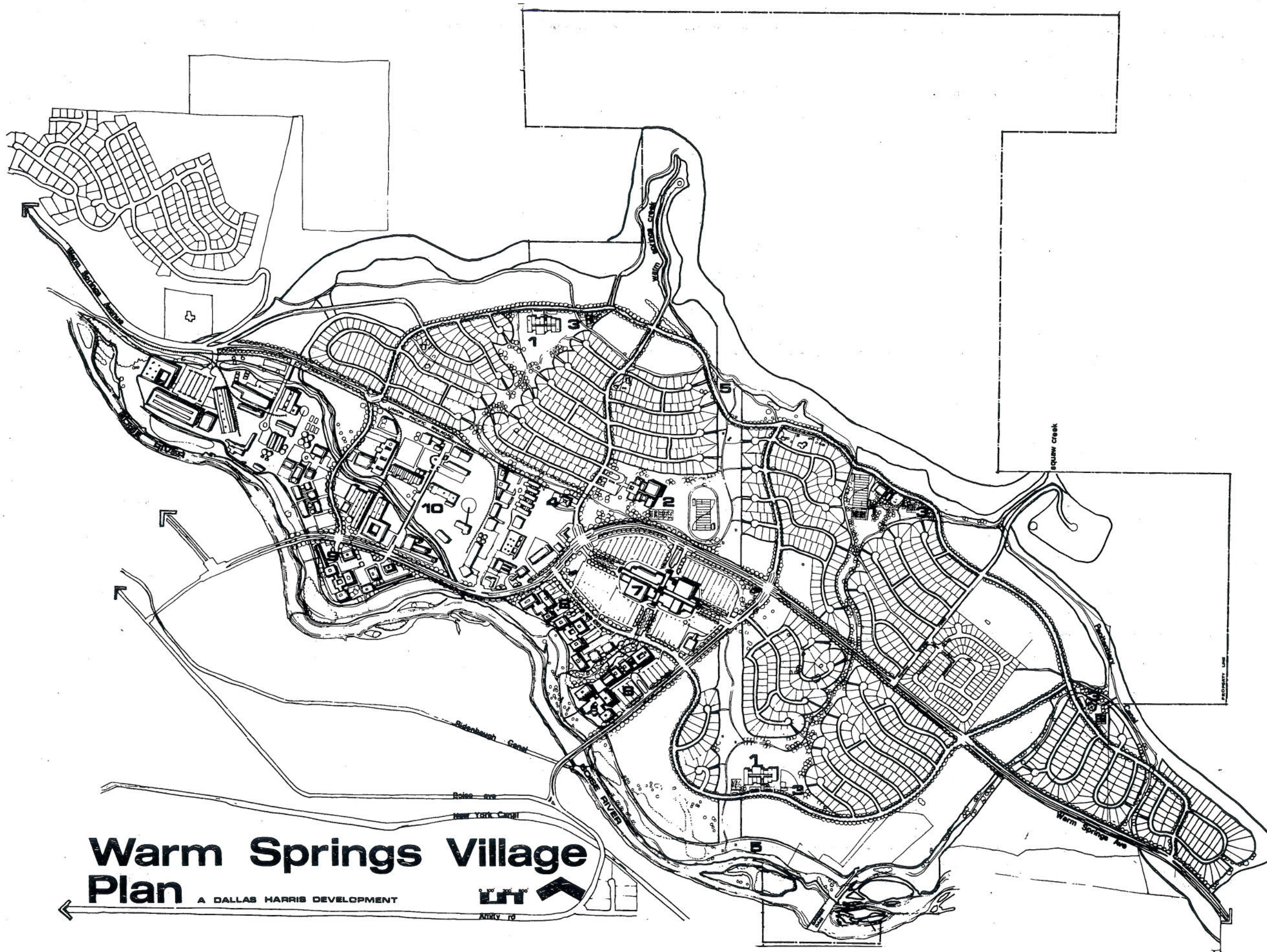
There will be charges on each lot for such general services as upkeep of landscaped public areas, paths, recreational facilities, and other services of general benefit to the village.

PHASING: The village is planned to be developed over the next 21 years. The village will be built in three seven-year incremental phases, which represent division points for planning and scheduling purposes, but are segments of a continuous development process. The adjoining chart outlines the phasing for the major plan elements.

The phasing strategy is to provide the facilities required to adequately serve the population living in the village during each phase. Residential units, roads, utilities, and open space facilities will be developed simultaneously. The phasing program will match local government's ability to provide the required public facilities on schedule with the development of housing units.

PROJECT PHASING

	PHASE			TOTAL
	1	2	3	
OPEN SPACE PLAN				
Recreation Centers	1	2	2	5
Playfields		1		1
Playgrounds	1	1	1	3
Railroad			All	
Tennis Center		1		1
River Greenbelt			All	
Pools	1	2	2	5
Tot Lots	4	4	4	12
PUBLIC FACILITIES PLAN				
Elementary Schools	1	1	1	3
Pre-Schools	2	2	2	6
Junior High School		1		1
BUSINESS PLAN				
Village Center	Part	Part	Part	
Office Center		Part	Part	
Convention Center			All	
Business and Warehouse Complex	Part	Part	Part	
Automobile Retail		Part	Part	
CIRCULATION PLAN				
Highway 21		Part	Part	
Highway 21 River Crossing			All	
Warm Springs Connector		All		
Collectors	Part	Part	Part	
Arterial Improvements	Part	Part	Part	
Transit System and Stops		Part	Part	
Path System	Part	Part	Part	
HOUSING PLAN				
Single Family Units	558	350	553	1,469
Townhouses & Patio Houses	300	300	400	1,000
Apartment Units	400	400	400	1,200
TOTAL UNITS	1,258	1,058	1,353	3,669
UTILITIES PLAN				
Sewer System		All		
Trunk Lines - Service Lines	Part	Part	Part	
Water System	Part	Part	Part	
Telephone/Power Etc.	Part	Part	Part	
Stream Channel	Part	Part	Part	
River Dike		Part	Part	
TOTAL POPULATION	3,873	3,179	4,163	11,215



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