October 2021 Membership Meeting

Virtual Meeting – 14 October 2021
Monthly Meeting Agenda – 9 September 2021

(Minute notations are shown in red throughout this deck.)

- Water Renewal Bond Information – 2 November election
- Parks and Trails – Steve Moore, BVNA Board
- Dallas Harris Elementary Update
- Neighborhood Preparedness Survey Update
- Development Update
- Energize Program – November introduction & 1 Nov NIP grant opening

Board Attendees: Mooney, Moore, Veasy, Crowley, Nice, Santillan, Stark, Swain,

Board Absentees: Hallam, Vincent
Water Renewal Bond Ballot Measure

Steve Burgos, City of Boise Public Works Director
and
Natalie Monro, City of Boise Public Works Communications Manager
Steve Burgos’ Presentation

Steve’s presentation/slide deck can be viewed here

WHAT DOES MY VOTE MEAN

**“YES” Vote**
- Authorizes bonds up to $570M over 10 years
- Results in lower up-front rate increases
- $3.64 per month for average customer

**“NO” Vote**
- Indicates preference for cash funding
- Results in sharper up-front rate increases
- Up to $19.50 per month for average customer
Parks & Trails – Steve Moore, BVNA Board
Boise City Council Work Session (14 Sep)
Doug Holloway, Parks and Rec Commissioner

- Mayor McLean asked for this update on undeveloped park properties throughout the city
- BVNA was invited along with other NAs because of our interest and inquiries on park development
- Many properties throughout the city were discussed with planned schedules and status
- First Stage is Green Up: Turf, pathways, landscaping, and restrooms.
- These updates will continue periodically city wide due to high level of interest
- Following 10-minute walk standard city wide; currently 63% in Boise
- Impact fees from development help pay for parks, fire, and police.
ALTA HARRIS PARK SITE (SOUTHEAST/BARBER VALLEY BOISE)

Location: S. Eckert Rd, along Boise River
Acquired: Site conveyed to the city in 2018 per original agreement from 2008
Acres: 20
Other Information: Harris Family purchased & donated the property to the city, deed restrictions that it would be a park in perpetuity, named Alta Harris Park

Public Outreach Timeline:
- Master plan approved October 2019
- Green-up out to bid in 2020 - costs came in over $1 million higher than budgeted
- Put on hold pending update to the impact fee plan
- The park is now scheduled for full buildout in 2025

Construction Timeline: 2025
Cost/Funding Mechanism:
- Master plan build-out estimated $6.8 million, impact fee eligible
- May require General Fund resources
- The donation agreement stipulated that the park must be complete by 2025
Alta Harris

- Been considered asset to City of Boise since agreement with HR in 2008
- Alta Harris property conveyed to city in 2018
- Public outreach complete
- Need to figure out funding mechanism including impact fees
- To comply with City of Boise agreement with Harris Family the **full buildout** must be complete in 2025
SUE HOWELL PARK SITE (SOUTHEAST BOISE/BARBER VALLEY)

Location: Warm Springs Ave & Highway 21
Acquired: 2018
Acres: Approx. 16

Other Information: Howell Family purchased & donated the property to the city, deed restrictions that it would be a park in perpetuity, named Sue Howell Park

Public Outreach Timeline: 2028
Construction Timeline: 2030

Cost/Funding Mechanism:
- Green-up estimated at $3.2 million
- Impact fee eligible & anticipated in the draft impact fee plan
- Possible mix of contribution & fundraising by donor

10-Minute Walk Analysis: Due to lack of connectivity, analysis will be performed later
Sue Howell Design Concept:
The Master Plan for this park is still in the review process. This is the design concept by Stack Rock Design.
Sue Howell

- Connectivity is missing, except Greenbelt
- Do not yet have a city endorsed master plan
- Possibility to start earlier (City is working with donor Aaron Howell).
Trail Connections update
1 October discussion with Foothills & Open Space Superintendent – Sara Arkle

• Peace Valley Overlook Reserve (PVOR): interpretative sign designs are mostly complete

• Current approved trail connection is from PVOR through Harris East to Homestead (graphic to the right)
  • PVOR trail is hike only currently
  • May consider revising restriction and allow hike/bike (BVNA will engage)
  • This connection will provide a lower foothills loop option, especially valuable when/if the WMA is closed during harsh winters
Trail Connections update - Tesoro

• Eventual connection from E Barber Drive through the Hermosa Hills (Tesoro) development to Boulder Heights dependent on coordination with developers now focused on residential building.

• Funding and ability to develop trails is questionable based on rapid growth and other needs throughout Boise.

• 11 May City Council preliminary plat approval: A public access/parks easement shall be recorded for the entirety of Lot 11, Block This easement shall allow for the construction of a trail and reserve the right for a potential trailhead and related facilities for the future.
1. **Lot 11 public easement**: the previously approved preliminary plat (SUB18-00015) included a public trail easement on Lot 11. The intent of the easement is to provide a future Ridge to River trail connection from the floor of the Barber Valley to the emerging trail network above the ridgeline on Warm Springs Mesa (Boulder Heights Estates Subdivision). The Barber Valley NA requests that the public trail easement be added to the preliminary plat (the current revised preliminary plat does not annotate the Lot 11 easement). The City of Boise GIS graphic below depicts the adjacency and promise for a future trail connection.
Tesoro – Lot 6 Grading (background)

• From 11 May City Council Approval and Conditions of Approval
  • Lot 6 anticipates the future homeowner to build an access road to the buildable site. This area historically had a structure on it until July 2016 due to the Table Rock Fire. There are concerns that grading and site preparations, if left for a future owner to develop, would impact the lower lots. Not enough detailed information was provided, therefore, Public Works could not recommend Lot 6 as buildable. There is also concern if adequate accessibility can be achieved by the Fire Department. This lot is also offset from the rest of the lots which are clustered to reduce the impact of the development. In order for Lot 6 to be deemed buildable, the developer will need to provide Public Works further grading, drainage and geotechnical/geological analysis prior to the Final Plat being submitted. This additional information will need to show how a driveway for Lot 6 can be constructed without effecting the hillside. Furthermore, all essential grading, including the driveway for Lot 6, is required to be completed during site preparation. These requirements have been added as recommended conditions of approval.

• Site Specific Conditions of Approval
  1. Construct vertical curb, gutter, a planter strip, and 5-foot wide detached sidewalk on Barber Drive east of Warm Springs Avenue abutting the site to match the improvements on the south side of the roadway.
  2. An 8-foot wide planter strip is required for street trees.
  3. Provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way.
  4. Construct two 28-foot wide private roads onto Barber Drive aligned centerline to centerline with Warm Springs Avenue and Palmatier Way on the south side of Barber Drive across from the site.
  5. Construct the private roads as curb return type driveways and pave them full width at least 30-feet into the site beyond the edge of Barber Drive. Install street name and stop signs for the private road.
  6. Direct lot access to Warm Springs Avenue is prohibited and shall be noted on the final plat.
Dallas Harris Elementary

Katie Swain, BVNA Director
• CSHQA (architectural firm) is halfway through the design process
  - Ongoing design meetings with teachers/principals/ancillary staff to refine design specifics
• Boise School District targeting end of this month to get designs back to the Harris Ranch Design Board for review
• Boise School District will conduct a traffic study for the area near the school in next 2 months
• Currently on track to break ground in the Spring of 2022
• Comments, feedback? Please email Board@bvnaboise.org
• Link to 14 July 2021 CSHQA Public Presentation
  • 210712_Final_HRES Community Presentation.pdf
Neighborhood Preparedness Survey Results

John Mooney, BVNA Board
Neighborhood Preparedness – 2021 Northwest (Goose) Fire

- Landfill off Seaman’s Gulch
- Goose Creek Road (source)
- Eagle Springs Estates
More Americans Are Moving Into Fire-Risky Areas

In the first year of Covid, migration increased into places that have seen recent wildfires — even as blazes intensity.

An article with references to Boise’s Table Rock fire:
https://www.bloomberg.com/graphics/2021-moves-into-fire-zones/
Firewise and Emergency Preparedness

• BVNA Coordinating neighborhood preparedness training
  • Late October – November timeframe
• East Valley HOA completed Firewise certification this year
• Seeking HOA volunteers to replicate East Valley efforts
  • Especially most vulnerable neighborhoods adjacent to WMA and Barber Pool Conservation Area (River Heights, Spring Creek, and Mill District)

If any HOA boards would like to learn more, please contact BVNA and we will put you in touch with a neighbor who is volunteering to explain the process and coordinate efforts.

Post meeting note: River Heights HOA board is considering Firewise certification this week at their monthly meeting.
Transportation

Rob Stark, BVNA Director
ACHD RoadWork in the Area (RITA)

https://achd.maps.arcgis.com/apps/webappviewer/index.html?id=2de7a5bc4fe842fab9020b4647343ebf

Knife River – Pedestrian Improvements
Lane Restrictions
Oct - 24 November

Central Paving - Curb and Gutter
Closures through 19 November

Dahle Construction
Closures through 17 October

AHD Work Zones

Legend

Road Work In the Area
- Closure
- Information Only
- Lane Restriction
- Lane Restriction Mobile
- Pending Closure
- Pending Information Only
- Pending Lane Restriction
- Pending Lane Restriction Mobile

ACHD Road Work in the Area

- Chipseal
- Crackseal
- Sidewalk
- Slurry
- Utility Work
Development Update

John Mooney & Gary Veasy, BVNA Directors
Harris Ranch Community Infrastructure District

5 October Hearing Results

- 3 projects eligible for reimbursement & approved (& general obligation bonds were approved for up to $5.2M):
  1. Dallas Harris Estates Townhomes #9
     - construction of roadways, sidewalks, storm drains, sanitary sewer, streetlights, stormwater pond improvements, and other related costs
  2. Dallas Harris Estates Townhomes #11
     - construction of roadways, sidewalks, storm drains, sanitary sewer, streetlights, stormwater pond improvements, and other related costs
  3. Accrued Interest
     - This request would expend general obligation bond proceeds to pay accrued interest on twenty-four previously Board approved projects
4 projects submitted but not considered at this hearing

1. East Parkcenter Blvd. Roundabouts at Wise Way, Old Hickory and Shadywood
2. Formation of Harris Ranch Community Infrastructure District #1
3. Conservation Easement
4. Southern Half Roadway Parcels – Portions of Phase 2, 6, 8, 9, & 11 Rights of Way

Other Issues Raised by HRCID Taxpayer’s Association

1. Hypothetical assumptions for appraisal of land value
2. Past purchases of “local amenities”
3. Insufficient notice
4. Tax-exempt status of General Obligation bonds
5. Constitutionality of the District
Wireless Communication Facility Ordinance

- 4 October Planning and Zoning hearing to amend City ordinance
- Summary of update – compliance w/FCC guidance
  - Establish standard requirements (do not violate other laws and codes – ADA compliance, traffic control operations, etc.)
  - Establish a precedence to save trees and defer to City Forester for best practices
  - Update definitions broadly to ensure technology advancements do not require immediate amendments
  - Establish new review processes for the types of proposals (see below)
- Hearing Outcome (ZOA 21-00004)
  - Extensive public feedback and testimony (5 hour hearing) – concern about “safe technology” (e.g. is 5G ‘safe technology’)
  - Recommended to City Council – approve with amendments
    - Health and Safety – PZC doesn’t have oversight of ‘safe technology’ (FCC)
    - Procedural – this is not the right time to change city procedures (lots of political polarization)
    - Adverse Impact (not safety) – noise, setbacks, aesthetics
Barber Station Office Building

- Construction of two story (11,500 sf) office building (35 parking spaces)
- Design Review: 10 November at 6pm (City of Boise Project Portal Details)
Meeting Wrap-up
Board Work Session
Old Business - OPEN

• HR Elementary and High Rhodes (Village Green and Town Center Coordination) Team is checking in with both parties regularly. See Katie’s slide (this deck) for school. BVNA expects neighborhood outreach by High Rhodes late ’21/early ’22, with entitlements submitted to planning early ‘22

• Business Sponsorship Program – Hank & Courtney Work ongoing - need to socialize to community

• FAQ Section for website – Nathan Work ongoing

• Harris East – hillside rehabilitation - $30K funding to HRWMA – coord with Triplett HOA Gary contacted neighbors last month - no progress yet and don’t expect much until Harris East obtains permits and starts grading (early 2022)
New Business

- Steve – Spring Creek to HR crossing of Harris Ranch Road Agreed to hold until the Neighborhood Planning Process with ACHD in 2022 and possibly part of Safe Route to Schools for the Dallas Harris Elementary School
- Landscape Project – ROW at Golden Dawn ACHD not responsive - Rob will continue to pursue
- Cleanup and plans for abandoned ITD weigh station (south WSA) To be part of the Neighborhood Planning Discussion in 2022 and planning for Sue Howell when it commences again
- Next Neighborhood Investment Program grant application – need a board member to lead Gary to include note in communication to solicit ideas from neighbors
- Succession Planning Gary to include note in communication
  - Elections in January - start outreach now
  - 5 direction positions open - Santillan and Swain running for another 2-year term
  - Vincent (mid term vacancy - 1 year remaining), Nice, and Moore not running
  - Veasy moved / Stark seconded to move Hallam’s cycle to Vincent’s to avoid partial terms
Need for Crosswalk on N Harris Ranch Rd – BVNA support?

Harris Ranch – Spring Creek Path across IP Corridor

Need Crosswalk here
Need for Crosswalk on N Harris Ranch Rd?

Paved path across IP Corridor

Proposed HR Elementary (Open Fall 2023)

Cross walk needed

Steve Moore discussion slides

East Jr. High
Crosswalk Considerations

• BVNA Support considering other current requests and submittals to ACHD and the 2022-2025 ACHD Integrated Five-Year Work Plan?

• Next step to coordinate with Boise School District and City of Boise to add to priority list for the Work Plan

• November is opportunity for public input. My Tellus request has been submitted to the ACHD Commission for consideration.

• December ACHD Budget Revision decision

Steve Moore discussion slides
I recently submitted a Tellus Request (#21-02868) to ACHD to inquire about the need for a crosswalk across N Harris Ranch Rd at the end of a pedestrian/bicycle trail that traverses the Idaho Power corridor in Harris Ranch. The path is heavily used by residents going between Harris Ranch Estates and Spring Creek Subdivision. N Harris Ranch Road busy with construction and regular traffic and connects E Barber Drive to E Parkcenter Blvd. See figures 1 and 2 and photos for location.

Currently, school children use this path to go to East Jr High. At present, the Boise School District walking routes map for Eagle Jr. High is not developed, or available on the BSD Safe Routes to School website (https://www.boiseschools.org/our_district/transportation/safe_routes_to_school). In the Fall of 2023, the Harris Ranch Elementary School is scheduled to open and most likely this path will used by school children from Spring Creek to bicycle and walk to the new elementary school. To be proactive, a crosswalk across the road would be prudent and in line with the Safe Routes to School concepts.

Kristy Inselman from ACHD responded to my Tellus request and mentioned your names to seek support to include this crosswalk as an additional request to include in the 2022-2025 ACHD Integrated Five-Year Work Plan (IFYWP). Priority lists from Boise School District and the City of Boise do not yet include this crosswalk. I wonder if you might consider this addition to priority lists for the IFYWP? Or, how else I might I influence the process?

My request will be forwarded to the ACHD Commission for consideration in the process of budget revision in December 2021. The adopted budget will also be open for public comments and testimony in November. Of course, I realize that there are many needs districtwide and among those a few in Barber Valley. A big priority of the Barber Valley Neighborhood Association has been seeking improvements to pedestrian/bicycling connections and safety, so we like to point these out as the Harris Ranch area continues to develop.