October 2022 Membership Meeting

Hybrid Meeting – 13 October 2022
Agenda – 13 October 2022

• Welcome and overview – John Mooney, BVNA Board President
• Dallas Harris Elementary School Update - Katie Swain, BVNA Director
• Parks Update – Rob Stark, BVNA Vice President
• Firewise – Roy Tweedle, BVNA Director
• Development Update – John Mooney, BVNA President
• Transportation Update – Zach Piepmeyer, BVNA Director
• Open Forum & Announcements
• Adjourn
• Board Work Session

Board Attendance: Present: Mooney, Stark, Swain, Crowley, Hall, Hallam, Piepmeyer, Tweedle   Absent: Santillan, Veasy
Dallas Harris Elementary School

Katie Swain, BVNA Treasurer
Dallas Harris Elementary School Progress

- **Update From:** Dr. Teri Thaemert, Area Director - Timberline Quad, Boise School District

- The Boise School District was able to secure property on the corner of E. Haystack St. and S. Millbrook Wy for the school's parking lot.

- Principal, Wendi Forrey, met with students and parents at Adams and Riverside Elementary during the last month of September to introduce herself as well as start the selection process for the mascot and school colors that will be recommended to the board in November.

- During the week of October 17 - October 21, students and families will get the opportunity for a final selection vote for the school's mascot as well as the school colors.

- Construction continues to progress with the gym beginning to take shape. BSD is continuing to monitor the construction schedule and so far they are on track for project completion at the **end of July 2023**.

- Comments, feedback? Please email [Board@bvnaboise.org](mailto:Board@bvnaboise.org)
DHE Parking Lot

- BSD submitted parking lot design to City of Boise
- BVNA made suggestions for the City to consider:
  - Request a BSD policy waiver to permit after-hours public parking that efficiently utilizes the public spaces but also does not inconvenience the BSD school staff
    - This is especially important given the extensive high-density housing in the immediate area and the long-term vision of an 'urban elementary school'
    - BSD Response: The parking lot will need to be preserved first and foremost for all school staff and visitors to the school. Volunteers are included. We have put some thought into the best way to have the lot used outside of school use, but we have not yet come to any conclusions. With the number of condos and apartments slated for the surrounding area, vehicles parked in our lot during school use hours is a concern which is why we are posting it.
  - Requested covered bike racks for staff, students, or volunteers
    - The availability of covered bike parking would further the bike friendly community feel of this particular area and is consistent with the original planning for the school as well as for the city of Boise
    - BSD Response: bike racks will be placed on the school parcel. They are not covered, but this could be something that could be added at a later date. Maybe this is a future PTO fundraising opportunity.
DHE Parking Lot - continued

- Suggested an improved parking layout (next slide)
  - Adds eight (8) parking spots and improves circulation
  - BSD Response: We will forward your proposed changes to our architect and civil engineer for their review. Please note that their design did adhere to Harris Ranch Review Board parking lot requirements and guidelines. If the proposed layout meets the same criteria and doesn't trigger a second review, we will consider changing the layout. We will forward on input from our architect team once they review and respond back to us.

- Requested EV charging stations in the new parking lot
  - BSD Response: We will have a pathway (conduit) placed which will allow future addition of an EV charging station.
Parks Update

Rob Stark, BVNA Vice-President
Alta Harris Funding

- January court hearing for the Harris Ranch Community Infrastructure District (HRCID)
- BVNA discovered a Park Planning Area discrepancy earlier this year and the City is now working to reprogram Harris North impact fees back into the SE Boise Park Planning Area
  - Current estimate of ‘returned’ impact fees is $200K
  - Next event is a City staff presentation to the Development Impact Fee Advisory Council (DIFAC) in November
“Tesoro Trail”
(for lack of an official name for a trail we hope to get constructed)

• BVNA successfully obtained a public trail easement when the subdivision was approved in May 2021
  • A public access/parks easement shall be recorded for the entirety of Lot 11, Block 1. This easement shall allow for the construction of a trail and reserve the right for a potential trailhead and related facilities for the future Trail access to the Upper Mesa trail system.

• How Can You Help?
  • Ridge to Rivers survey will close on 31 October
  • We need to keep the pressure on the City to ensure they honor this easement and trail access plan – this survey will play a part in securing City resources to fund a future trail connection
  • Please submit your inputs at this survey link: https://www.surveymonkey.com/r/SQSYNSY
  • The survey will ask if you have any addition inputs – please respond with something like: “please consider additional trail access from the Barber Valley up to the Upper Mesa system from the new Tesoro development (previously known as Pheasant Heights) on Barber Dr”

• Thanks to former BVNA Board Director Marshall Simmonds for coordinating social media outreach and ongoing interaction with City staff.
• The City staff reports they “have had a few discussions about this with a neighbor (Marshall) and the planning department. It isn’t completely dead and I am trying my hardest to get this to work. I think it would be a great connection”
A concept to connect WMA trails with Table Rock

- Adjacent landowner (JH Wise) met with City and applicant representative on 6 December and agreed a trail connection from Pheasant Heights to Table Rock would be possible.
- BVNA sought a public/private fundraising collaboration in August 2017 – made seller’s agent aware of BVNA offer to partner with a prospective buyer.
- A lesson from the recent 25-acre Maynard Gulch (Ramaker) purchase:
  - Our neighbors are conservation-minded and will contribute financially to well-devised public conservation campaigns.
Peace Valley Overlook Reserve Status

• Interpretative signage should be installed “within the next couple of months”
  • City has had “some delays on our end due to staffing”
  • City has also met with Idaho Shakespeare Festival Managing Director Mark Hofflund to discuss “getting additional parts of the master plan up there”

• Site Specific Condition of Approval – Trail Connection
  • The applicant should work with Ridge to Rivers to create and build a sustainable trail alignment that would link Homestead Trail #12 with Peace Valley Overlook Trail #109.
  • 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 approval of the Final Plat.
Peace Valley Overlook Reserve Trail Extension

- Excerpts from City Project Report:
  - The ultimate location of a sustainable route is currently being designed by Ridge to River staff and the applicant.
    - BVNA Comment: we do not believe this to be true – no action has been taken and the applicant has not responded to BVNA outreach
  - Once a sustainable route is established, the trail will be constructed by the applicant and dedicated to the public and Ridge to Rivers trail system via an easement.
  - Along Council Springs Road, at the base of the development, parking will be allowed on both sides of the street, resulting in approximately 26 new spaces for users of the trail system.
  - No parking will be allowed on the small section of Council Springs Road north of the intersection with Prominence Court, allowing for a vehicular turn around for trail users without having to drive into the Harris Ranch East neighborhood itself.

- BVNA Comment: We are not confident there has been any action by either the City nor Boise Hunter Homes on the trail extension. This is a GREAT volunteer opportunity for a neighbor interested in collaborating with the City and Boise Hunter Homes to make this a reality next year. Volunteers? Contact BVNA at board@bvnaboise.org
Peace Valley Overlook Master Plan

- Parks & Recreation is putting out interpretive signs to be fabricated (installation “next couple of months”)
- “Outdoor classroom” near the switchback consisting of benches.
Birding at ISF – This Saturday, 15 October

- ‘Pause, Look, & Listen’- focus on a stationary and holistic approach to observing birds and being in nature.
- Pre-registration is required at: [https://www.eventbrite.com/e/pause-look-listen-shakespeare-festival-grounds-registration-257353279587](https://www.eventbrite.com/e/pause-look-listen-shakespeare-festival-grounds-registration-257353279587)
- Will also be held on 17 Sep, 15 Oct, 19 Nov, 10 Dec 2022
Firewise Update

Roy Tweedle, BVNA Director
Development Update

Gary Veasy, BVNA Secretary
New Tool
Track development at home!
Link Below....

Zoning Code Rewrite Interactive Maps

https://storymaps.arcgis.com/stories/69ab7517fb924ba2a22d123a2356ae41
Zoning Code Re-write Public Sessions

- **October 13, 2022**
  Timberline High School | 6 - 7:30 p.m.

- **October 17, 2022**
  Borah High School | 6 - 7:30 p.m.

- **November 3, 2022**
  Capital High School | 6 - 7:30 p.m.

- **November 8, 2022**
  Virtual | 12 - 1 p.m.

- **November 16, 2022**
  Ada Community Library, Victory Branch | 6 - 7:30 p.m.

### Specific Plan Districts

<table>
<thead>
<tr>
<th>Specific Plan District</th>
<th>Specific Plan District</th>
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</thead>
<tbody>
<tr>
<td><strong>SP-1</strong> Harris Ranch Specific Plan District</td>
<td>Same as existing</td>
</tr>
<tr>
<td><strong>SP-2</strong> Barber Valley Specific Plan District</td>
<td>Same as existing</td>
</tr>
<tr>
<td><strong>SP-3</strong> Syringa Valley Specific Plan District</td>
<td>Same as existing</td>
</tr>
</tbody>
</table>
Harris East

- Grading operations should be complete by end of October
- When grading is complete – reduced construction traffic
- Boise Hunter Homes has installed two layers of rock fall fencing along the southern slopes as a precaution
  - No rockfall problems anticipated
- Anticipated completion for all horizontal subdivision related construction is June/July of 2023.
- Vertical construction would then probably start later in the fall of 2023.
Harris East excavations
From the Greenbelt looking Southeast – across Spring Creek
Idaho Outdoor Fieldhouse

• The Idaho Outdoor Fieldhouse construction is on track for completion late Summer 2023. The framing for the housing is nearing completion, preparation is underway for the pool installation in November, and the concrete pour for the wellness clinic basement has started. The most recent construction progress photos and updates can be found here: https://www.idahofieldhouse.org/stories
The main building gym, functional fitness, locker room, and pool area. This building will continue off to the right with the professional development and event spaces.
Housing unit framing work nearing completion. We are excited about the close access to the Marianne Williams Park, Ridge to Rivers trails, and the Boise Greenbelt!
Atwell Place – 6760 E Warm Springs

• Application was denied at the 1 August PZC hearing
  • Reason for denial was primarily because one of the code requirements for a conditional use permit is:
    • “The site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls, fences, parking, loading, landscaping, and such other features as are required by this Code”
  • Applicant requested a Reconsideration which was heard on 12 September
    • PZC staff presented findings to the PZC (not a public hearing)
    • PZC approved the request for reconsideration and it will be scheduled to be heard at a future Planning and Zoning Commission hearing.
      • Not yet scheduled
Next Steps – Atwell Place

- Applicant changed the project design and configuration based on the 2 August denial
  - “According to the reconsideration request, the proposed changes are considered new relevant information that was not available at the time of the hearing. There was not enough time for the applicant to effectively assimilate all the information presented during the hearing and proposes these changes”

- Changes at the 12 September Reconsideration Hearing (City Staff description)
  - Provided 20 feet deep driveway aprons that do not block the sidewalks with guest parking spaces
  - Provided a continuous network of detached sidewalks
  - Reduced the number of dwelling units from 39 to 36
  - Increased the setbacks, open space, amenities, and landscaping.
More Development is Coming!

<table>
<thead>
<tr>
<th>Buildout Summary for Barber Valley as of 05/2/2022</th>
<th>Built Units</th>
<th>Units Allowed</th>
<th>Percent Built Out</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harris Ranch SP-01</td>
<td>2,117</td>
<td>3,103</td>
<td>68.2%</td>
</tr>
<tr>
<td>Barber Valley - SP-02</td>
<td>962</td>
<td>1,331</td>
<td>72.3%</td>
</tr>
<tr>
<td>Total</td>
<td>3,079</td>
<td>4,434</td>
<td>69.4%</td>
</tr>
</tbody>
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Transportation Update

Zach Piepmeyer, BVNA Secretary
Barber Valley Neighborhood Transportation Plan

- Public comment period was postponed by the ACHD Commission on 12 September
- BVNA testimony highlighted policy and vision issues that remain to be resolved between the City and ACHD
- BVNA will again testify on 9 November
- The City will join BVNA in pursuing the reclassification of Warm Springs Avenue from arterial roadway to collector roadway
  - This will permit traffic calming designs that could be incorporated into the BV Transportation Plan (thus the postponed public release)
  - Could possibly impact the Atwell Place site plan (direct WSA access)
Warm Springs Avenue (WSA) Major Sections for Discussion

WSA – Broadway to Windsong (EENA)
Projects in the current IFYWP
Extensive comments from Director Wong this week

WSA – Windsong to Starview (WSMNA)
Extensive engineering challenges

WSA – Harris Ranch “Bypass” (BVNA)
Changed MSM to build 3 lanes and preserve 5-lane RoW (2020)

WSA – Eckert to SH21 (BVNA)
Changed MSM to build 3 lanes and preserve 5-lane RoW (2016)
MSM Reclassification Request – Boise (March 2022)
MSM Reclassification Recommended Denial - ACHD (April 2022)

“The Big Picture”
Re-Route SH21 across Boise River (new bridge - 1996) to bring Boise County traffic to Federal Way and the urban core
AVOIDING WSA THROUGH-TRAFFIC!!
This reflects the BVNA position on Warm Springs Avenue Eckert to Hwy21

If you need a sign to tell people to slow down... you designed the street wrong.

#slowthecars
Open Forum and Discussion

We had a great discussion about the Warm Springs corridor from Eckert to HWY 21. A neighbor challenged the BVNA board’s continued efforts, that include traffic calming measures, with ACHD. He strongly supported a continued effort to ensure motor vehicles could efficiently use this stretch of road. He emphasized the traffic issues in the East Jr. High and Riverstone area and disagreed with BVNA - his impression was that we prioritize bikes and pedestrians over cars.

We hope to get more neighbor engagement with BVNA at future meetings to ensure we are effectively representing the entire community, which is our role.

The discussion challenged the BVNA board and we are concerned that we may not be reflecting the community’s desires to ACHD. If you have a concern that we are not acting in the valley’s best interest, please contact us at Board@BVNABoise.org
Meeting Wrap-up
Board Work Session
New Business

• Zoning Code Re-write – compile BVNA response & attend a public session.
• BVNTP public hearing – 9 and maybe 16 November
• Firewise – Roy
• Collaborative Visioning (monthly NA collaboration) - Larry
• Atwell Place Strategy & Actions – Gary
• ACHD Neighborhood Transportation Plan – Zach
• ACHD Master Street Map and Policy Exception discussions
• Elementary School Circulation Planning & Safe Routes – Katie
• Harris East trailhead turn-around – Gary
Old Business – Open 1

- Composting and Neighborhood Garden
  - Composting will not be pursued
  - Community Garden remains an option if we can get a volunteer to chair committee
    - Location options: Barber Station, East JHS, Idaho Power Corridor
- CIP/Alta Harris Park
  - CIP: Continued coordination with City Budget Office (Travis Black) to resolve park planning boundaries and effort to return impact fees to Southeast/BV park planning area.
  - Alta Harris Park: Continued coordination with City Parks Director (Sara Arkle) to determine park construction plans.
- Cleanup and plans for abandoned ITD weigh station (south WSA)
  - Wait to discuss with ACHD as a part of the 2022 Barber Valley transportation plan
- Master Street Map Strategy
  - Address “calming” through the ACHD Transportation Plan - get neighborhood engaged to respond
Old Business – Open2

• Harris East – hillside rehabilitation - $30K funding to HRWMA – coord with Triplett
  • Gary to follow up once Harris North Final Map is approved (last entitlement besides permits)  No action until map

• Landscape Project
  • Golden Dawn - Revisit in Spring when condition worsens again. Confirmed this direction.

• Next Neighborhood Investment Program grant application – need a board member to lead (Gregerson? Diane Moore? Other?)
  • Katie to lead with Roy’s help as Treasurer
  • Board voted (Stark motion/Swain second) to table discussion until July’s Meeting

• Elementary School Circulation Planning – Safe Routes to School (board lead?)
Backup Slides
New Business - 2
Board Focus Areas & Leads

Other Focus Areas / Roles?
Add officer responsibilities?
Is everyone in their intended area?
Does this provide clarity?
Adjustments made above
This map may be helpful to some that are unfamiliar with the Town Center site.

Chapter 1 of the Specific Plan is available at the link at the top of the page.

Land Use Map is available on our website at the second link above.


https://bvna Boise.org/assets/files/SP01_Land_Use_Plan_partial.pdf
BSD Comments: ..the Harris Ranch Specific Plan includes a Community Bike Lane along S Barnside Way that will connect the school site to a network of bike lanes throughout Harris Ranch. The S Barnside Way bike lane will connect to bike lanes on E Warm Springs Avenue, E Parkcenter Blvd, and S Old Hickory Way which lead to the existing developed residential areas within Harris Ranch.
• Approximately half of the trips to and from the school are expected to be walking or biking trips.
• Vehicles will not be entering the school site and will circulate on the adjacent streets.
• Benchmarked other ‘urban schools’ – Washington & Roosevelt – no expected problems with this plan