Membership & 2024 Annual Meeting

11 January 2024
Agenda

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

Attendance:

• Neighbors - approximately 45
• Board - 2023 directors except Mooney, Stark, and Caraway, plus 3 incoming directors, Fennie, Strasser, Williams
Town Center & Village Green

Brad Hillgren, High Rhodes Investment Company

The TC/VG developer presentation deck can also be viewed/downloaded here.
Meeting Agenda
January 11, 2024

Meeting Goal:  Keeping BVNA Informed and Involved

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

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

Remaining SP-01 Entitlements (Approximate)
750,000 SF Commercial
and
800+ Residential Units

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

Places to:

Stroll

Dine

Celebrate Community
TOWN CENTER EXPERIENCES  Places to:

Meet / Play / Hold Events / Learn / Be Entertained
“Times Square”
- Urban Center
- Ticker Tape / News Feed
- Water Features

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

River Trail “Signature Gateway”
- Bridge
- Gateposts
- Landscape Transition
PHASE ONE – Central Block / Village Green
POTENTIAL VILLAGE GREEN USES
The Community’s Major Event Space
- **Potential Master Plan:**
  - Retail: 35,000 to 70,000
  - Restaurant / Dining: 15,000 to 25,000
  - Office / Professional: 10,000 to 25,000
  - 75-100 Residential Units for Sale
  - 250 – 400 Apartments
  - 45-75 Hotel Rooms-
Planning Area #1 (12,000 to 15,000 RSF)
Anchor Corner
• Free Standing
• Dedicated parking field plus street

Planning Area #2 (6,000 to 10,000 RSF)
Neighborhood Street Scene
• 3-4 Story Mixed Use
• Shared parking plus street
• Service Retail / Financial / Limited Food

Planning Area #3 (10,000 to 15,000 RSF)
Gateway to the Town Center Core
• 3-4 Story Mixed Use
• Signature Retail / Service / Financial

Planning Area #4 (15,000 to 25,000 RSF)
Town Center Core
• 3-5 Story Mixed Use / Potential Free Standing
• Service & Sundry Retail
• Anchor Restaurants
• Signature Emporium / Food Hall

Target Uses: A Curated Collection of The BEST LOCAL Operators

Community Serving Anchor(s)
• Specialty market
• General Store / Drug
• Hardware / Home Goods
• Specialty

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

Dining
• Family /General
• Fine /Specialty (White Tablecloth)
• In-Line / Emporium
  • Coffee
  • “all the rest”
Street Sections

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

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

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

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

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

NOTE: ROADWAY MODIFICATIONS SUBJECT TO FINAL APPROVAL BY ACHD
Schedule (Tentative)

**SP-01 Modification:** (Sept 2023 – February/March 2024)
  i. Community input: Through mid February
  ii. Agency meetings: Through January/February
  iii. Public Hearings: TBD / City of Boise

**Town Center Pre-Development & Design:** (Ongoing)
  i. Conceptual Design: 1st Q 2024
  ii. Key Preleasing & Sales: 2nd / 3rd Q 2024
  iii. Schematic & Design Development: 3rd / 4th Q 2024

**Construction (Phase 1 Goal)**
  i. Working Drawing: 4th Q 2024 / 1st Q 2025
  ii. Bidding and Permits: 2nd Q 2025
  iii. Groundbreaking: Mid 2025
Community Participation

SP-01 Modification - Comments:
   i. Angled Parking
   ii. Bike Lane Design

Town Center Design – Input :
   i. Desired Commercial Uses & Users
   ii. Desired Community Spaces
      i. Types of Functions
      ii. Outdoor
      iii. Indoor
   iii. Ideas to Share
      i. What Means Community
      ii. Places you love...
      iii. Places you’ve seen...

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

Approximately 20 questions were asked and answers were provided by the developer
2024 Candidates & Introductions

Gary Veasy, BVNA Secretary
2024 Candidates & Introductions

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

*Thank you* for your willingness to volunteer your time and energy!
“Retiring” BVNA Board Members

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

Thanks to:
John Hall (2 years)
Peggy Caraway (1 year)
Erin Barker (1 year)
Development

Gary Veasy, BVNA Secretary
Development Tracker

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

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

Proposed Sign Location at main driveway
East Jr. High Monument Sign

Only the upper “panel” is an electronic message board, not both.
Miscellaneous Items
PSA - Boise River WMA

Gary Veasy, BVNA Secretary
Boise River WMA - Reminders

• Primary Purpose: Provide winter habitat for mule deer and elk, and year-round habitat for other wildlife species

• The WMA is the primary winter range for deer and elk in Big Game Unit 39. It is estimated that 5,000 to 8,000 mule deer and 1,800 elk winter on the WMA each year. Black bear, mountain lion, and a small population of pronghorn are also found on the property.
  • In addition, the WMA supports populations of upland game birds including chukar, gray partridge, California quail, dusky grouse, ruffed grouse, and mourning doves.

• State Highway 21 and Warm Springs Avenue bisect the WMA and the critical big game winter range it provides. Collisions between big game and motor vehicles occur frequently on these roadways. Based on our research, the kills/collisions on WSA are similar to the number on HWY 21 where ITD built the wildlife overpass!
Boise River WMA Reminders – Recreational Users

• Motorized vehicles on the WMA are only allowed on designated routes and access is limited to designated entry points.

• From May 1 to November 15, approximately 10 miles of road are open to vehicles on the Boise Front segment.
  • Roads are kept in useable, but low-maintenance state. Four-wheel drive vehicles are recommended.

• Dogs are required to be on a leash from November 16 – April 30 to protect wintering deer and elk. Hunting dogs are exempt when actively hunting during an open season.

• 4.5 miles of trail on the WMA are designated for mountain biking and cooperatively managed with the Ridge to Rivers trail system.
  • BVNA Note: We are all neighborhood docents for the WMA and need to help explain the dog-on-leash rules to our new neighbors that may not know about this restriction
    • We can expect IDFG to lock the gates and ticket for trespassing if we have a surge in off-leash dogs during a harsh winter when the ungulates may be stressed
    • The last WMA closure was during the winter of 2016-2017
ACHD Snow Removal Guidelines

Document: https://www.bvnaaboise.org/assets/files/SNOW_REMOVAL_HANDOUT.pdf

SNOW REMOVAL
Putting snow in its place!

Residents have a job too!
Keeping the sidewalk in front of your home or business clear of snow and ice is required by local and state codes.
• It’s also polite.

WHY CAN’T SNOW GO INTO THE STREET?
Adding more snow to the street has already naturally fluffed onto the street, and has been plowed by ACHD snow trucks. Large, compaction visibility, create physical hazards for users or overwhelmed the storm drains once the snow begins to melt.

STORM DRAINS
Everyone plays a part in mitigating potential flooding and property owner should work to keep their adjacent storm drains clear of snow and snow. Find your neighborhood storm drains online at achdaho.org/stormdrainmap.

HIRING A CONTRACTOR
Homeowners associations can apply for a permit from ACHD to hire a bonded contractor to remove snow from residential streets. Visit achdaho.org/snowpermit to learn more.

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

Clearing
Parking Lots
Keep the snow within the private property.

Please!
Do not push the snow into the street!

Clearing
Parking lots

SNOW REMOVAL
Ordinances and Codes

ACHD ORDINANCE 190-10
Snow Removal from Sidewalks
Property owners and/or occupants should keep sidewalks adjacent to their property reasonably free of snow and ice.

(ACHD CODE 18-3507)
Obstructions
Prohibits placing an obstruction in a road, street or highway so as to cause or make any water to flow upon or impair the road, street or highway.

BOISE CITY ORDINANCE SECTION 7-5-5
Removing Snow Required
Every owner of any building or vacant lot, and every person having the charge of any church, jail or public building in this City shall, during the time snow shall be on the ground, by nine o’clock (9:00) A.M. every morning, when necessary, clear the sidewalks and gutters in front of his property from snow, and keep conveniently free therefrom during the day, so as to allow citizens to use the sidewalks in an easy, safe and commodious manner. It shall be unlawful for any person to neglect or refuse to comply with the provisions of this section. (1952 Code § 8-08-07, amd. 2019 Code)

MERIDIAN CITY ORDINANCE SECTION 4-2
Nuisance
Snow or ice on any public sidewalk abutting or adjoining any privately owned premises is an abatable nuisance. It is unlawful for an owner, occupant, user or person in charge of any property to create, cause, commit, maintain or allow the existence of an abatable nuisance upon any sidewalk or public right-of-way. It is also unlawful for any person to create, cause, allow or commit any nuisance upon any public right-of-way or infrastructure including sidewalks, streets, gutters or storm drains.

EAGLE CITY ORDINANCE SECTION 4-1
Nuisance
Snow or ice on any public sidewalk abutting or adjoining any privately owned premises is an abatable nuisance. It is unlawful for an owner, occupant, user or person in charge of any property to create, cause, commit, maintain or allow the existence of an abatable nuisance upon any sidewalk or public right-of-way. It is also unlawful for any person to create, cause, allow or commit any nuisance upon any public right-of-way or infrastructure including sidewalks, streets, gutters or storm drains.

KUNA CITY ORDINANCE SECTION 7-1-B
Sidewalk Maintenance by Owner
B. Removal of debris, rubbish, trash or waste from sidewalk. Every owner or occupant of any building or vacant lot and every person having the charge of any church, jail or public building in this City abutting upon any sidewalk daily, or more often if required, keep such sidewalk in front of such premises clean from any and all debris, rubbish, trash or waste in a manner so as not to litter the street or adjoining sidewalk, and must do this before 9:00 a.m. each day.

GARDEN CITY ORDINANCE SECTION 8-3C-3
Property Maintenance Standards
5. The owner(s) of land abutting any public street in the City shall be responsible for maintaining the sidewalk in good repair and free from hazards such as debris, weeds, cracks, or ice.
Meeting Wrap-up
Board Work Session
New Business

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

• Alta Harris strategy – further action? Discuss in February

• Neighborhood Investment Program training – 16 Nov - Katie, Nathan, Roy attended. Projects to be outlined by for board consideration via Teams due to 31 January deadline (before Feb meeting)

• Warm Springs (Mesa to. SR21) Scoping No updates at this time

• Peace Valley sign quality - Nathan to ask city about options Will pursue before Dec meeting

• Warm Spring (East End) corridor study - ACHD decided to move the second public outreach from Fall 2023 to late January to avoid issues with the holidays and to take more time to develop the concepts. They are finalizing them now and getting all the tools ready for this second outreach. Expect a notification/email the end of January. They are planning to have an in-person meeting - location, date, and time will be provided on the project webpage later this month.

• “Passive” donation Swain working with Zion Bank to determine Zelle or other options for member donations Will discuss in Feb if information can be obtained

• Easement actions? Tesoro Lot 11, Finis Terra Wildlife corridor encroachment, Brian Sub encroachment and frontage on ACHD weigh station Discuss in Feb.
Ongoing Business & Follow-ups

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