



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



# Membership Meeting

*11 July 2024*



# 11 July Agenda

- Harris East Update
- Town Center Update
- New Development Applications
- Adjourn
- Board Work Session

## Attendance:

Neighbors - 9

Board - Hallam, Piepmeyer, Strasser absent



# Harris East Update

Gary Veasy, BVNA Secretary & Director

# Harris East Update



## Timing

- Concrete curb/gutter/sidewalk pours this week (a lot of concrete trucks!) - Complete early next week
- All paving complete - last week in July
- Finished grading, landscaping, streetlights, etc. - August/September
- Starting models in October - BHH is the exclusive home builder
- Trail connection between PVO and Homestead Trail alignment - construction start September/October

# Harris East Update



## Fire concerns (due to heat and dry grasses)

- Water truck actively spraying the road and adjacent area to keep things wet
- Fire hydrants have water up to the mid portion of the project
- Contractor has fire extinguishers on their equipment
- There would be no issues with a fire truck getting up the road now

## Homestead Trail

- Permanent connection re-established in August

# Harris East Update - Trail Connection



## Alignment Resolution

- City staff advises that the developer and City (/Ridge to Rivers) have agreed on a sustainable trail location
- No alignment documentation available yet but it will be the “upper” location generally shown here



# Town Center Update

Gary Veasy, BVNA Secretary & Director

Zach Piepmeyer, BVNA Director

# Town Center Update



Planning & Zoning hearing took place 1 July

- Meeting video is [here](#) - Town Center starts at 8:17
- BVNA provided general support and testimony about:
  - Absence of ACHD Staff Report
  - Diagonal parking design, inclusion of angled parking on Parkcenter, and the use of back-in angled parking
  - Village Green size minimums to ensure no net-loss
  - Clarity about proposed “Enhanced Access” to the Greenbelt



# Town Center Update



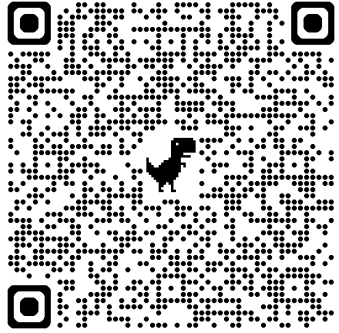
- 3 neighbors testified, in general support
- P&Z voted unanimously to support the staff's recommendation
- Project moves to City Council for consideration - date is TBD
  - BVNA will advise neighbors when we learn the council public hearing date and share the updated staff report
  - BVNA will evaluate final proposal and staff report as refinements are completed and will provide testimony to council on the project



# Community Development Tracker

John Mooney, BVNA President & Director

# SE5 Condo Project



- Harris Ranch Review Board approval 28 May
- Concept Review 11 June
- Awaiting Planning Review – PLN24-00599 – QR Code above
- BVNA leveraged this application in 2019/2020 to improve bike/ped connectivity in this corner of Harris Ranch
  - Successfully changed the Master Street Map to reduce WSA to 2 vs 4 vehicle travel lanes
  - BVNA Meeting Minutes from 2019: [https://bvna-boise.org/assets/files/2019\\_December\\_BVNA\\_Minutes-1.pdf](https://bvna-boise.org/assets/files/2019_December_BVNA_Minutes-1.pdf)



# SE5 Condo Project – Concept Review w/City

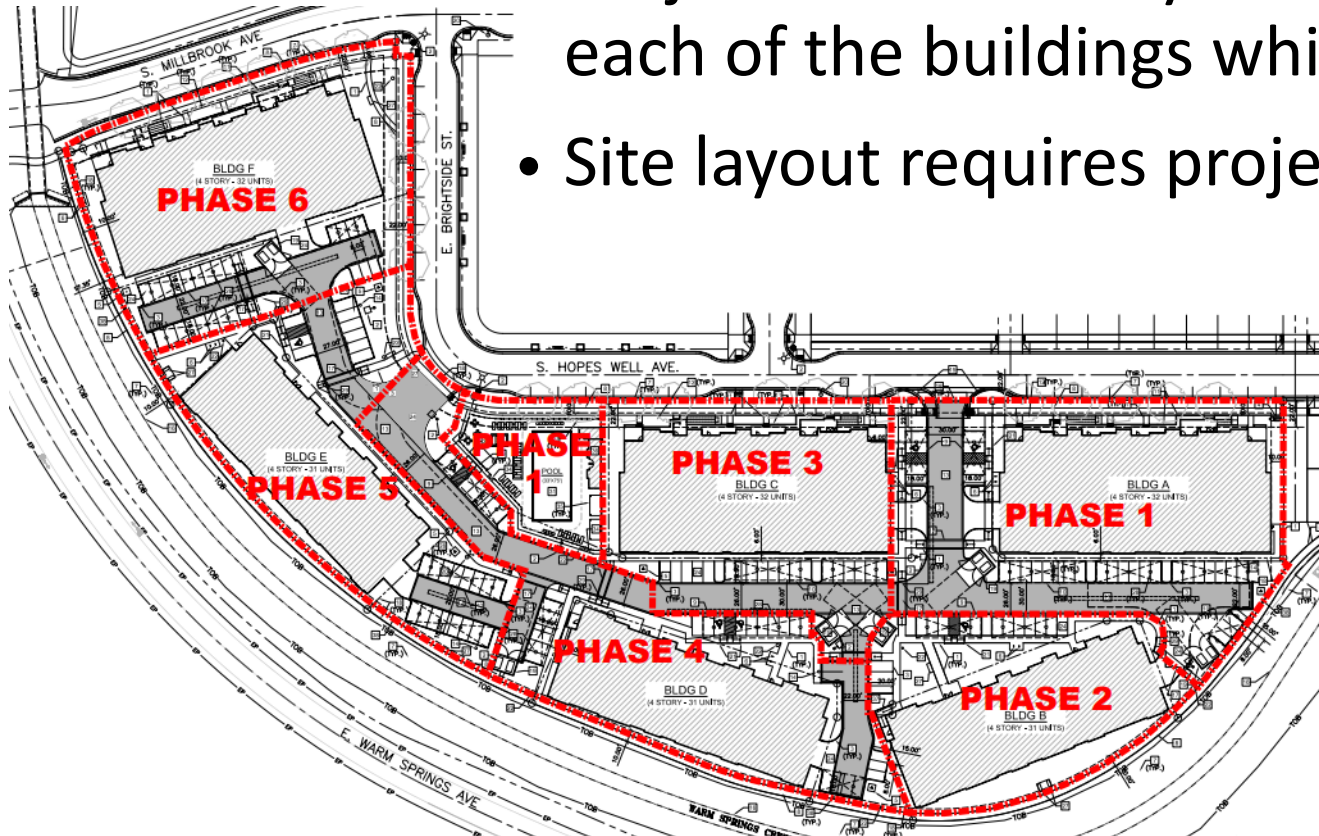


- Vision/Project Description
  - Layout is consistent with the SP-01 block prototype
  - Will contain a total of 189 condo units, including 1, 2, and 3 bedroom units
  - Building designs will be submitted under separate DR application(s)
- Access/Parking Information
  - Access will be from Hopes Well Way
  - Parking will include surface parking and indoor parking
  - Providing both indoor and outdoor bike parking
- City Planner Notes
  - Comply with Boise Floodplain Ordinance (Floodplain application initiated)
  - City will want to see some entrance doors facing Warm Springs
    - Confirmed w/City Planner 10 July

# SE5 Phasing Plan



- Large/Complex project - 189 condo units - six individual buildings
- Project is “extremely dense because of the size and height of each of the buildings which allow for parking at the grade level”
- Site layout requires project phasing (see graphic below)



# SE5 Condo Project Notes



- Individual DR applications for each building beginning with Building A
- Applications submitted in coordination with building permits
- Phasing will result in buildings being constructed every year until the entire project is complete.
- ‘For Sale’ individual condominium units, thus...
  - Schedule could change dependent on the market
- Existing perimeter sidewalk along S Millbrook, E Brightside, and S Hopes Well Ave, as well as the walking path adjacent to Warm Springs Creek will be maintained and protected during construction

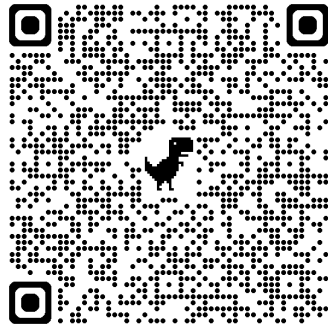
# SE5 Reduced Setback Request



- Buildings along Warm Springs Creek (and the perimeter sidewalk)
- Applicant requests waiving setback requirement due to the special circumstances:
  1. This is not a typical pedestrian streetside sidewalk – creek separates buildings from Warm Springs Avenue
  2. The buildings will not have residential entrances facing the sidewalk.
    - At grade level this will be an enclosed parking garage
  3. All three of these buildings have ‘pinch points’ where these setbacks are at a minimum due to the curvature of the sidewalk.
    - Along the midpoint of these buildings the setback is +10 feet
  4. Along this sidewalk this project offers sitting areas and landscaping to offer relief and enhance the public amenity
- DRH24-00233: feedback welcome on the highlighted issue above (board action?)



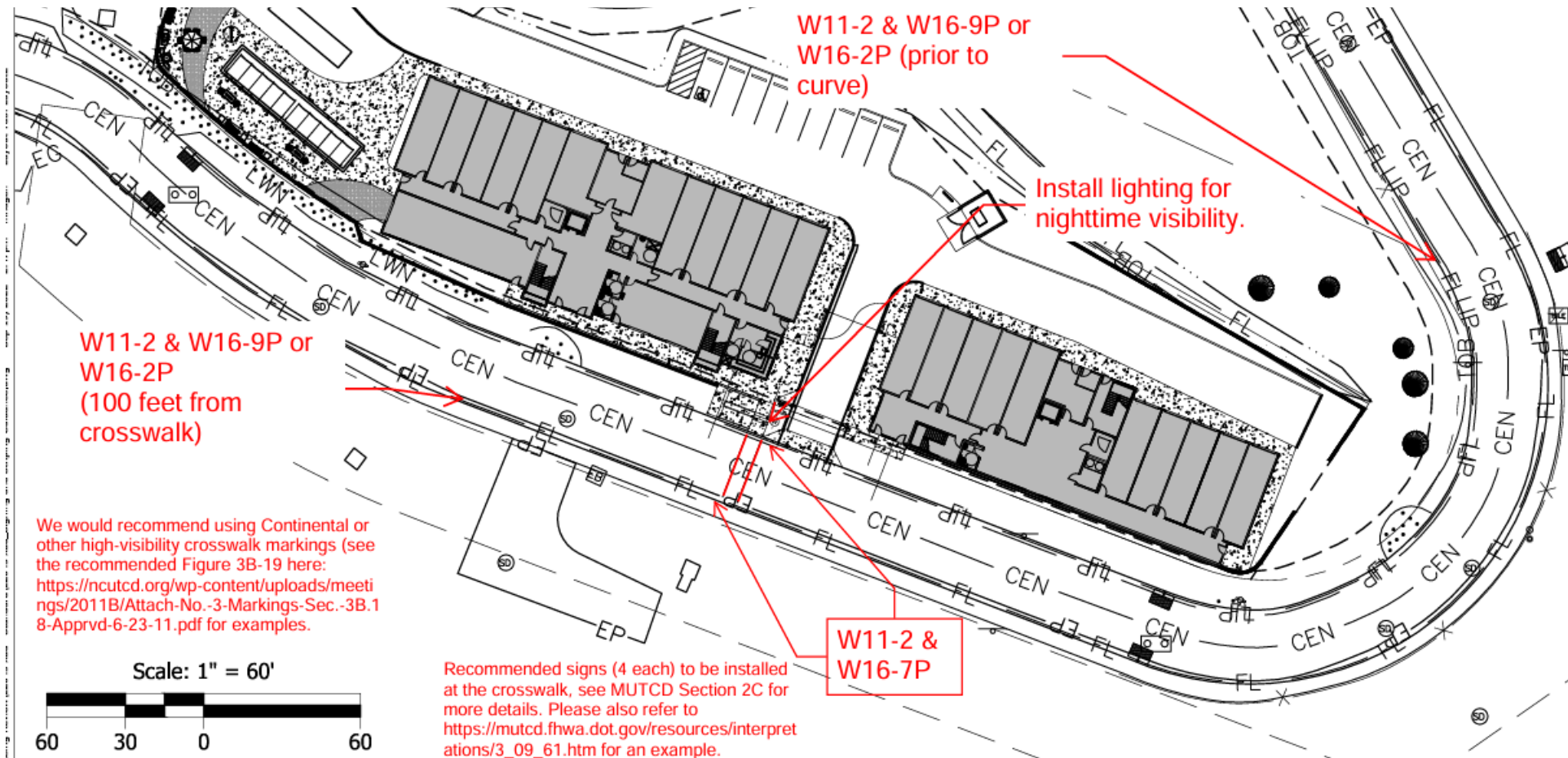
# Barber View Condos



- Awaiting Planning Review – PLN24-00409 (QR Code above)
- 2 Buildings – 22 Units
- Approved under DRH22-00428 and CFH23-00052
  - No changes to previous approvals
- No Neighborhood Meeting or Interdepartmental Review required



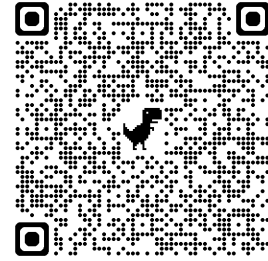
# Pedestrian Access to Barber View Condos



- There is existing sidewalk along the south of Barber Drive
- Due to the topography challenges and no possible sidewalk connection to the east, the applicant is providing the pedestrian crossing to the southern sidewalk

# 8 Condo Infill (Soul East)

- Planning Review 6 June
- Awaiting applicant decision:



1. Individual lots (townhomes) will be a longer process but with fewer design requirements. Planning and Zoning, City Council, mylar finalization.
  2. Condos (multi-family) would be a more efficient process early on but would have additional planning and building requirements
    - Multi-family use includes specific requirements, including providing two amenities
    - May require perimeter landscaping along the side and rear (not required if subdivided into small lots)
    - Additional parking requirements for condos: one space must be ADA compliant, EV parking requirements, bike parking, and one guest space
- Harris Ranch Review Board is next step in the process
  - PLN24-00299 – details at the QR code link above

# Initial Design Review (pre-HR Design Review)



- 01 THREE STORY TOWNHOMES
- 02 ALLEY DRIVEWAY
- 03 COMMON OPEN SPACE
- 04 CONNECT TO ADJACENT ALLEY
- 05 RETAINING WALL





# Miscellaneous Topics of Interest

Rob Stark, BVNA Vice-President & Director



January	Annual Mtg
	Director Elections
	1/31 NIP App Due
February	New Officers elected
	Director Roster sent to City
	2/15 Annual Report due
March	FatCow Website Charges
	3/31 ACT Grant Due
April	FatCow Website Charges
May	5/1 BRWMA Opens to vehicles (Dogs Off-Leash OK)
	5/15 Tax Filing Due
June	National Night Out Registration
	District 5 Council Election Prep (every 4 yrs - next 2027)
	FatCow Website Charges
July	
August	Transportation Projects Prioritized for City
	First Tuesday - National Night Out
	8/31 ACT Grant Due
September	Wildlife Mitigation Evening Social
	9/30 last date to use Mini Grant Funds
October	NIP Discussion for Jan Deadline
	Board Succession Planning
November	City Postcard Draft due
	11/15 BRWMA Closes to vehicles (No Dogs Off-Leash)
December	Call for Board Candidates

# BVNA Event Calendar



# Open Forum

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

Or....

*What Else Should We Be Working On?*





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



# Meeting Wrap-up



# Board Work Session



# Open Old Business

- SP-01 Amendment Testimony - **Veasy to testify at council (date TBD) after board evaluates its position**
- SH21 + WSA Intersection - Outreach to ITD and next steps **Williams and Fennie - moved to August/ongoing**
- SP-01 + Park + CID Discussion - **ON HOLD**
- Warm Springs roundabouts (bypass) - **ON HOLD**
- National Night Out - **No action necessary / DROP**
- Easement actions? **Tesoro Lot 11, Finis Terra wildlife corridor encroachment, and Brian Sub backyard parcel access through ACHD weigh station - ON HOLD**
- Review proposed Firewise letter (Tweedle) - **Tweedle to draft letter for board review**

# July New Business



- 8 August Meeting Board considering cancelling meeting - TBD
- IFYWP - BVNA position on proposal (comment period 7/11 - 8/14)  
Mooney to discuss with Piepmeyer - letter to ACHD regarding BV omissions from plan
- National Night Out – 2025 planning Swain/Tweedle to add to board calendar
- Board Succession Planning 5 members terms ending in 2026 / *at least 3 will not move forward / 2 tentative*. Need to spread workload, train, and recruit interested neighbors that are interested in volunteering (election in January 2026).  
If neighbors are interested, contact BVNA ([board@BVNABoise.org](mailto:board@BVNABoise.org))
- SE5 Condos - Mooney to draft board letter regarding staff position



# Backup Slides

Excerpts from ZOA Amendment Application  
Concept Drawings Dated 3 May 2024  
Revised Proposed Text Amendments 5\_29\_2024

These slides precede those shared at the Task Force Meeting

**Current** application materials (click on “Documents”) here:

<https://permits.cityofboise.org/CitizenAccess/Cap/CapDetail.aspx?>

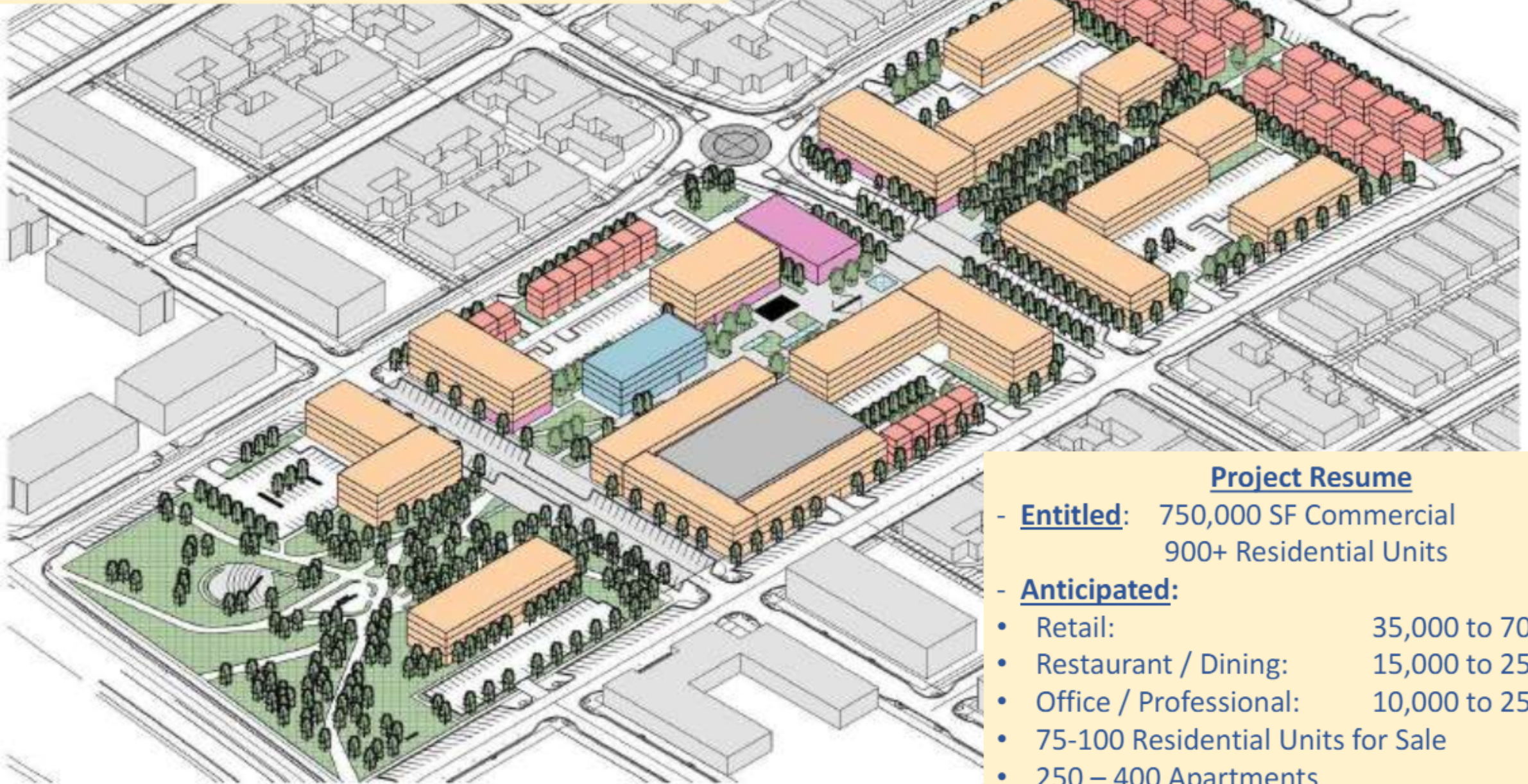
[Module=Planning&TabName=Planning&capID1=23CAP&capID2=00000&capID3=012DP&agencyCode=BOISE](https://permits.cityofboise.org/CitizenAccess/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=23CAP&capID2=00000&capID3=012DP&agencyCode=BOISE)



# Town Center at Harris Ranch

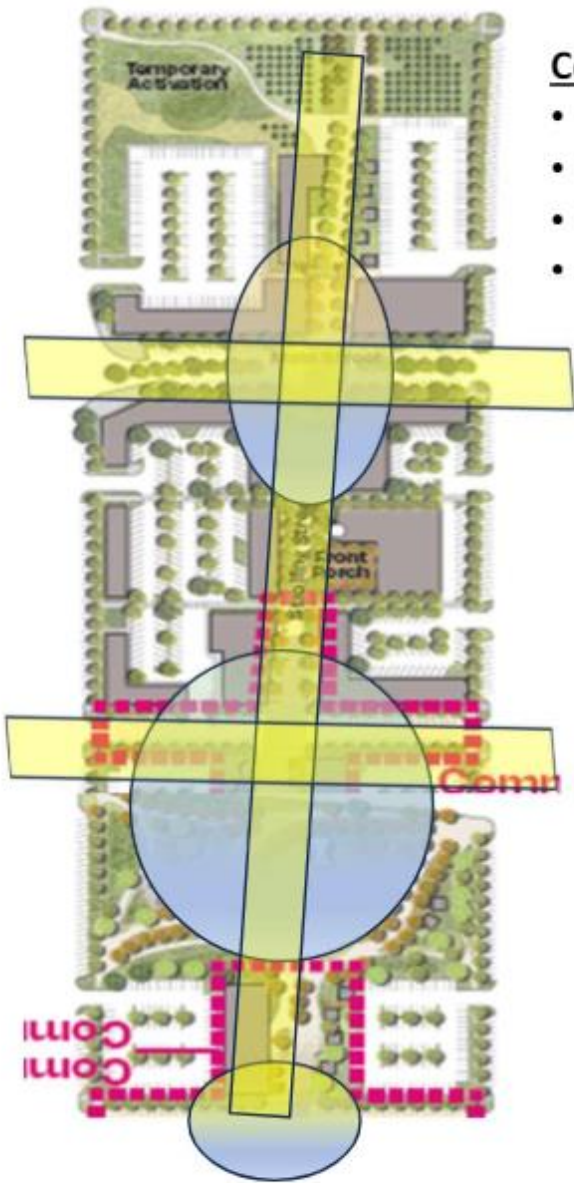


## SURFACE PARKING OPTION (LPA)



### Project Resume

- **Entitled:** 750,000 SF Commercial  
900+ Residential Units
- **Anticipated:**
  - Retail: 35,000 to 70,000
  - Restaurant / Dining: 15,000 to 25,000
  - Office / Professional: 10,000 to 25,000
  - 75-100 Residential Units for Sale
  - 250 – 400 Apartments
  - 45-75 Hotel Rooms-



### Community "Times Square"

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



### Community "Central Park"

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



### River Trail "Signature Gateway"

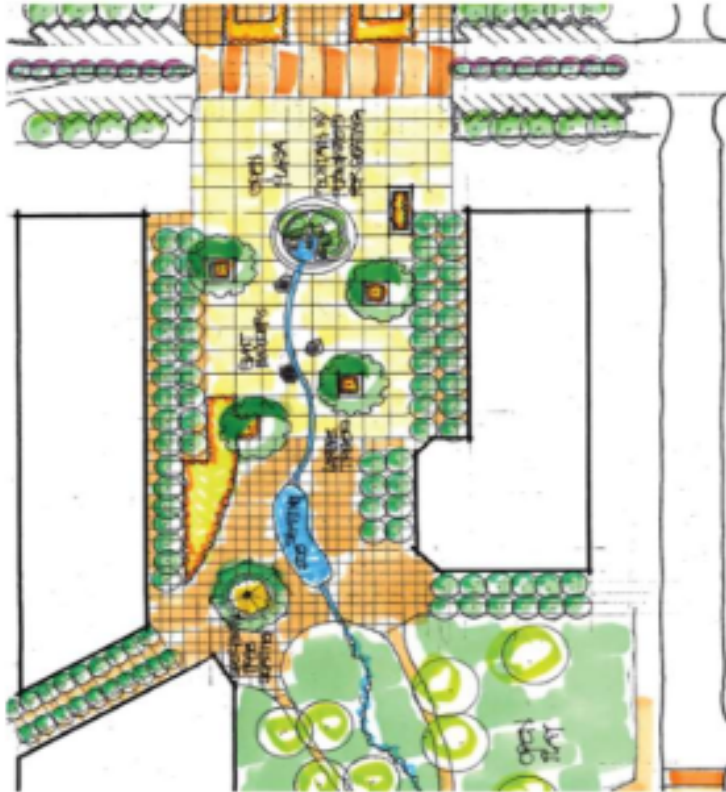
- Bridge
- Gateposts
- Landscape Transition



# THE VILLAGE GREEN



# PHASE ONE – UPPER SECTION



# PHASE ONE – LOWER SECTION





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

**BLOCK PROTOTYPE 13 - DESCRIPTION**

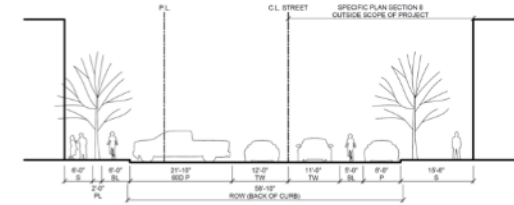
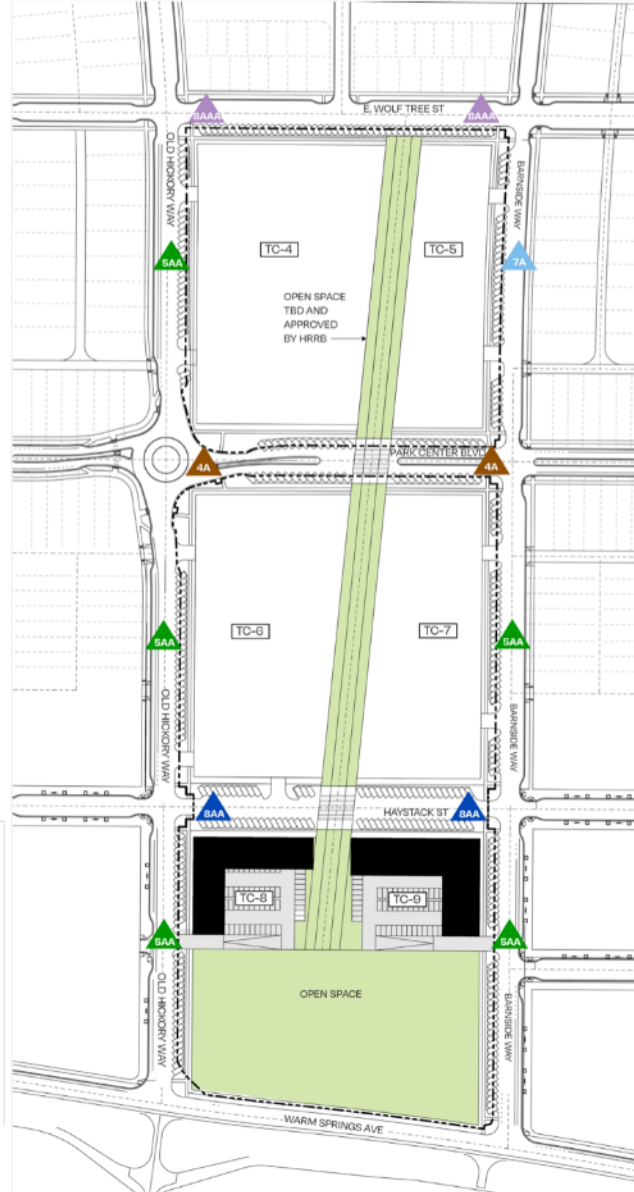
Block Prototype 13 depicts the Village Center and Village Green blocks with buildings containing Residential, Live/Work, Mixed Use or Commercial uses facing the perimeter streets. The building faces are set near the sidewalk with entrances at Street sides, creating a vibrant street scape. All parking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

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

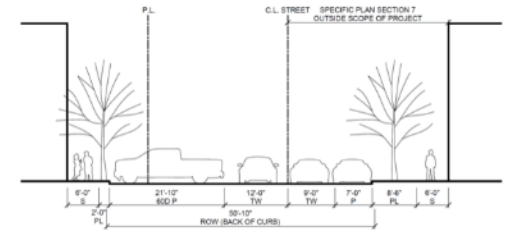
**Alternate Building Configuration Option**



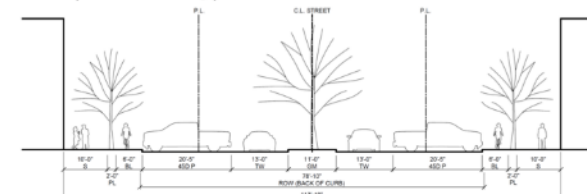
- LEGEND**
- TW Travel Way
  - BL Bicycle Lane
  - P Parking
  - PL Planting
  - M Median
  - S Sidewalk
  - GM Green Median
  - ROW Right of Way
  - BCC Back of Curb
  - SB Setback



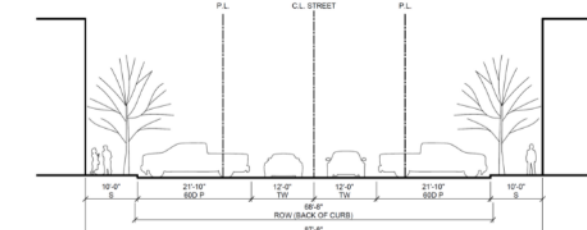
**8AAA: Two Lane Local Street with Angled Parking and Protected Bike Lane on One Side (E Wolf Tree Street)**



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



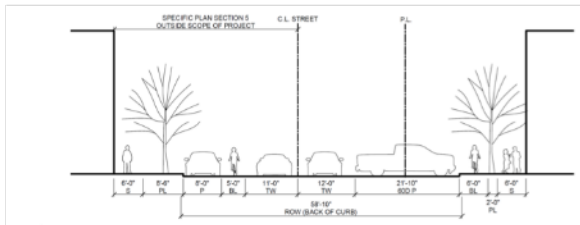
**4A: Two Lane Collector with Green Median and Urban Sidewalk with Angled Parking and Protected Bike Lane (ParkCenter Boulevard)**



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

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

Angled parking shall be broken up with landscaping in configurations approved by ACHD (if within public right-of-way) or HRRB (in all other cases).



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



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

**BLOCK PROTOTYPE 14 - DESCRIPTION**

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

**BLOCK PROTOTYPE 14**

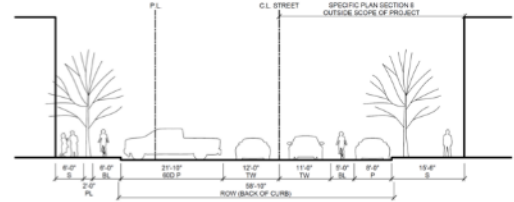
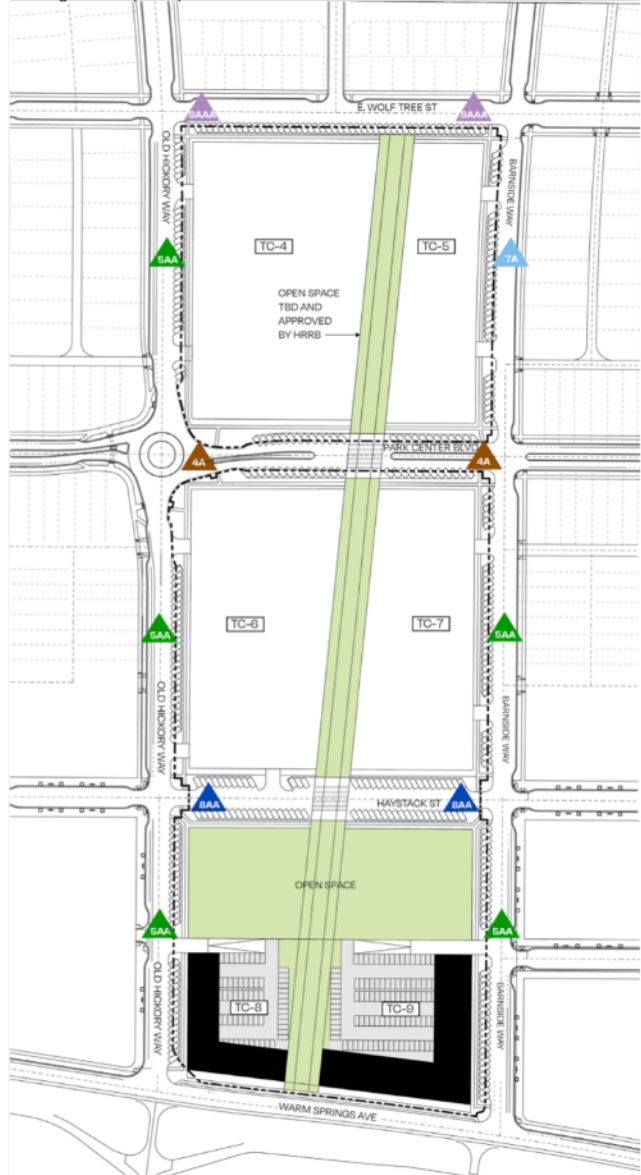
**SUMMARY**

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

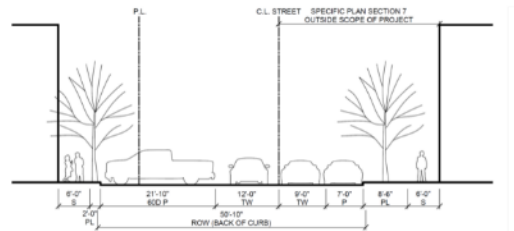
**Alternate Building Configuration Option**



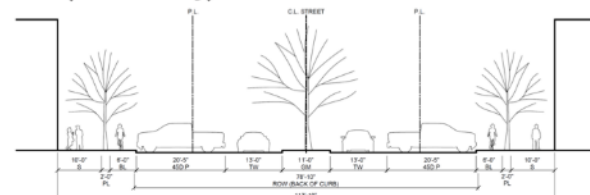
- LEGEND**
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  - S Sidewalk
  - GM Green Median
  - RCW Right of Way
  - BOC Back of Curb
  - SB Setback



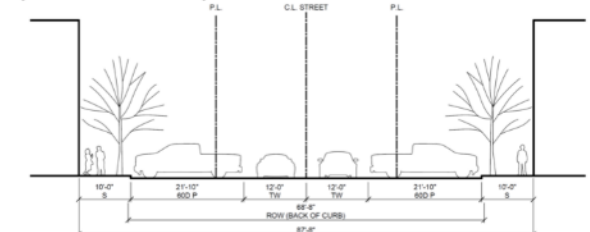
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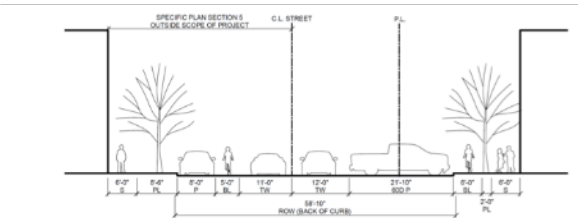


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5AA: Two Lane Collector with Angled Parking and Protected Bike Lane on One Side (Old Hickory Way)

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**BLOCK PROTOTYPE 15 - DESCRIPTION**

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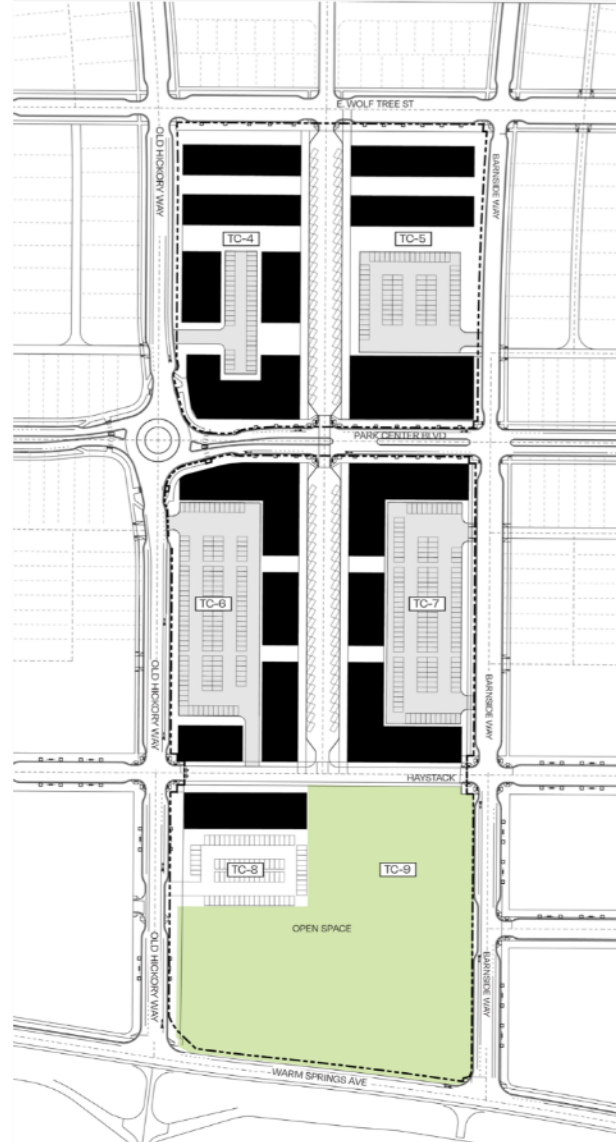
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- LEGEND**
- TW Travel Way
  - BL Bicycle Lane
  - P Parking
  - PL Planting
  - M Median
  - S Sidewalk
  - GM Green Median
  - ROW Right of Way
  - BOC Back of Curb
  - SB Setback

Note: Street sections for Block Prototype 15 are the same as shown on Block Prototypes 17ABCD.

