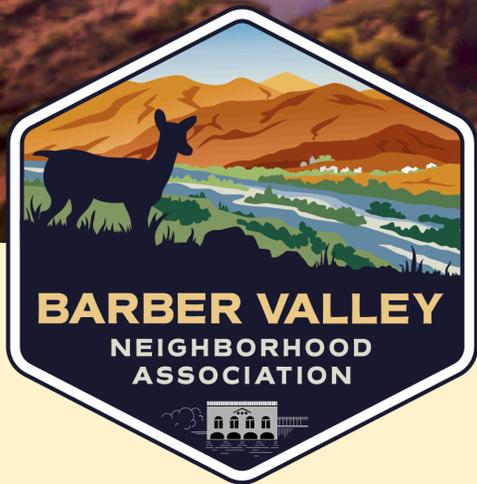




Barber Pool Conservation Area
Photo Courtesy of Idaho Foundation for Parks and Lands



Membership Meeting

Minutes annotations in red

13 June 2024



13 June Agenda

- VRT Update - Route 17
- Harris East Trail Connection Update
- Town Center Update
- Float Season 2024
- Miscellaneous Topics
- Adjourn
- Board Work Session

Attendance: Neighbors: 14

Board: Mooney, Fennie, Strasser, Williams absent



VRT Route 17 Update

Jason Rose, Communications Director | CIO, VRT

Elaine Clegg, CEO, VRT



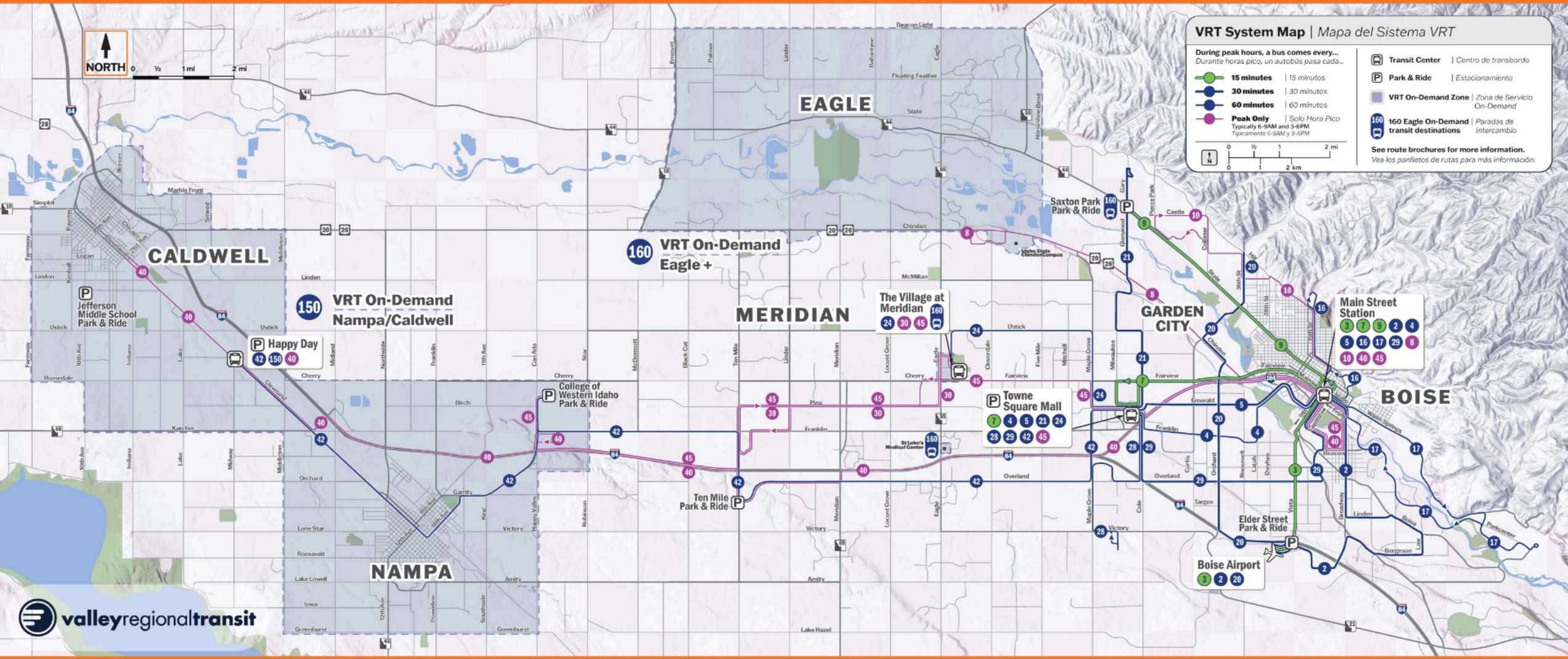
VRT System Map | Mapa del Sistema VRT

During peak hours, a bus comes every...
Durante horas pico, un autobús pasa cada...

- 15 minutes** | 15 minutos
- 30 minutes** | 30 minutos
- 60 minutes** | 60 minutos
- Peak Only** | Solo Hora Pico
Typically 6-9AM and 3-6PM
Típicamente 6-9AM y 3-6PM

- Transit Center** | Centro de transbordo
- Park & Ride** | Estacionamiento
- VRT On-Demand Zone** | Zona de Servicio On-Demand
- 160 Eagle On-Demand** | Paradas de transit destinations Intercambio

See route brochures for more information.
Vea los panfletos de rutas para más información.





Questions? Call 208-345-7433

FARES	STANDARD ESTÁNDAR	REDUCED REDUCIDA
SINGLE RIDE PASE DE UN SOLO VIAJE	\$1.50	\$0.75
ALL-DAY PASS PASE DE TODO EL DIA	\$2.50	\$1.25

ROUTE COLOR LEGEND	The route color means a bus comes every... El color de la ruta significa que un autobús pasa cada...		
	Morning	Midday	Evening
15 min	30 min	15 min	
30-60 min	30-60 min	30-60 min	
60 min	30-15 min	60 min	

4 Franklin

MON-FRI LUN-VE	BUS EVERY
6:30 AM - 7:30 PM	60 min
SAT SÁB	NO SERVICE

4 Towne Square Mall

- Barrister & Bethel
 - Barrister & Allumbaugh
 - Franklin & Liberty
 - Allumbaugh & Whisperwood
 - Cassia & Troxel
 - Curtis & Anna
 - Curtis & Franklin
 - Franklin & Curtis
 - Franklin & Phillippi
- 3 Franklin & Orchard**
- Latah & Rose Hill
 - Latah & Alpine
- 2 Americana & Latah**
- Americana & Ann Morrison
 - Americana & Shoreline
 - River & 15th
 - River & 13th
 - River & Pioneer
 - Capitol & River
- 1 Main Street Station**

5 Emerald

MON-FRI LUN-VE	BUS EVERY
6:15 AM - 9:15 AM	30 min
9:15 AM - 3:30 PM	60 min
3:30 PM - 7:15 PM	30 min
SAT SÁB	NO SERVICE

4 Towne Square Mall

- Cole & Emerald
 - Emerald & Raymond
 - Emerald & Curtis
- 3 Emerald & Orchard**
- Emerald & Garden
 - Emerald & Roosevelt
- 2 Americana & Latah**
- Americana & Ann Morrison
 - Americana & Shoreline
 - River & 15th
 - River & 13th
 - River & Pioneer
 - Capitol & River
- 1 Main Street Station**

YOU ARE HERE You are at stop: **EXAMPLE SHEET**

ETA Spot App
Track your bus in real time
Seguimiento del autobús

VRT Booking App
Schedule VRT On-Demand rides
Programar viajes VRT On-Demand

UMO Mobility App
Stay your trip, pay your fare
Planificar el viaje, pagar el cobro

Stay connected while you ride with free onboard WiFi.
Manténgase conectado mientras viaja con la conexión Wi-Fi gratuita a bordo.

HOW TO RIDE

Want to learn more? Scan me!
¿Quieres saber más? ¡Escáname!



Questions? Call Customer Service 208-345-7433

FARES	STANDARD ESTÁNDAR	REDUCED REDUCIDA
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ALL-DAY PASS PASE DE TODO EL DIA	\$2.50	\$1.25

ROUTE COLOR LEGEND		
The route color means a bus comes every... El color de la ruta significa que un autobús pasa cada...		
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15 min	30 min	15 min
30-60 min	30-60 min	30-60 min
60 min	30-15 min	60 min

4 Franklin

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SAT SÁB	NO SERVICE

4 Towne Square Mall

- Barrister & Bethel
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 - Allumbaugh & Whisperwood
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 - Americana & Shoreline
 - River & 15th
 - River & 13th
 - River & Pioneer
 - Capitol & River
- 1 Main Street Station**

5 Emerald

MON-FRI LUN-VE	BUS EVERY
6:15 AM - 9:15 AM	30 min
9:15 AM - 3:30 PM	60 min
3:30 PM - 7:15 PM	30 min
SAT SÁB	NO SERVICE

4 Towne Square Mall

- Cole & Emerald
 - Emerald & Raymond
 - Emerald & Hartman
 - Emerald & Curtis
- 3 Emerald & Orchard**
- Emerald & Garden
 - Emerald & Roosevelt
- 2 Americana & Latah**
- Americana & Ann Morrison
 - Americana & Shoreline
 - River & 15th
 - River & 13th
 - River & Pioneer
 - Capitol & River
- 1 Main Street Station**

45 Boise State-CWI

MON-FRI LUN-VE	BUS EVERY
8:00 AM - 6:40 PM	60 min
SAT SÁB	NO SERVICE

1 CWI Main Campus

- Idaho Center & Franklin
- 2 Ten Mile & Vanguard**
- Pine & Clara
 - Pine & Tall Pine
 - Pine & West 8th
 - Pine & Main
 - Pine & 3rd
- 3 Pine & Stonehenge**
- Pine & Webb
 - Pine & Rosario
- 4 River Valley & Records**
- Records & Village
 - Fairview & Steelwood
- 5 Fairview & Five Mile**
- Fairview & Mitchell
 - Maple Grove & Fairview
 - Maple Grove & Irving
 - Emerald & Maple Grove
 - Emerald & Benjamin
 - Emerald & Milwaukee
 - Emerald & Brookhaven
- 6 Towne Square Mall**
- River & 13th
 - 9th & River
- 7 University & Joyce**

YOU ARE HERE You are at: **EXAMPLE SHEET**

TOOLS TO RIDE LIKE A PRO

Stay connected while you ride with free onboard WiFi.
Manténgase conectado mientras viaja con la conexión Wi-Fi gratuita a bordo.

HOW TO RIDE

Want to learn more? Scan me!
¿Quieres saber más? ¡Escáname!



CHANGE DAY | JUNE 3, 2024

17

**Warm Springs/
Parkcenter**

60 MINUTES

Monday-Friday
Lunes-Viernes
A bus comes every
Un autobús llega cada
6:45 AM - 6:30 PM 60 min

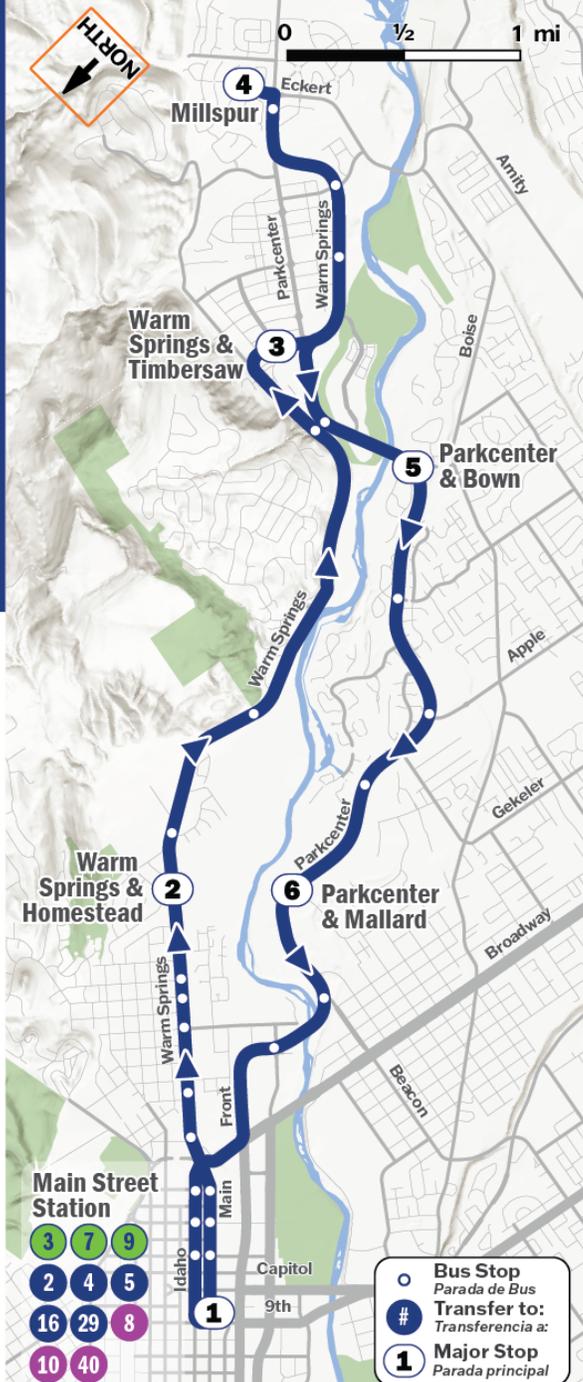
Saturday
Sábado
A bus comes every
Un autobús llega cada
No Saturday Service
Sin servicio los sábados

MAJOR STOPS

- MAIN STREET STATION
- WARM SPRINGS & HOMESTEAD
- WARM SPRINGS & TIMBERSAW
- MILLSPUR
- PARKCENTER & BOWN
- PARKCENTER & MALLARD

POINTS OF INTEREST

St Luke's Boise Medical Center
Idaho Botanical Garden
Dallas Harris Elementary School
Golda Harris Nature Preserve
Marianne Williams Park
Full Circle Health - Idaho Street Clinic
Sage International School of Boise



17 Stop List | Parada

Toward Millspur Way

Toward Main Street Station

- | | |
|---|--|
| <p>1 Main Street Station Upper Deck</p> <ul style="list-style-type: none"> • Main & 5th • Main & 3rd • Main & 1st <p>2 Warm Springs & Homestead</p> <ul style="list-style-type: none"> • Warm Springs & Granite • Warm Springs & Boulder View • Warm Springs & Starview <p>3 Warm Springs & Timbersaw</p> <ul style="list-style-type: none"> • Warm Springs & Millbrook • Warm Springs & Caddis <p>4 Millspur Way</p> | <p>4 Millspur Way</p> <ul style="list-style-type: none"> • Warm Springs & Old Hickory • Parkcenter & Barber Valley <p>5 Parkcenter & Bown</p> <ul style="list-style-type: none"> • Parkcenter & Spring Meadow • Parkcenter & Apple • Parkcenter & River Run <p>6 Parkcenter & Mallard</p> <ul style="list-style-type: none"> • Parkcenter & Beacon • Parkcenter & Park • Idaho & 1st • Idaho & 3rd • Idaho & 5th <p>1 Main Street Station Upper Deck</p> |
|---|--|

MAJOR CHANGES

1 → **17**

**17 Warm Springs/
Parkcenter**

Scan to download the full route brochure



or type the link:
ridevrt.org/cd17





MAIN STREET STATION

17

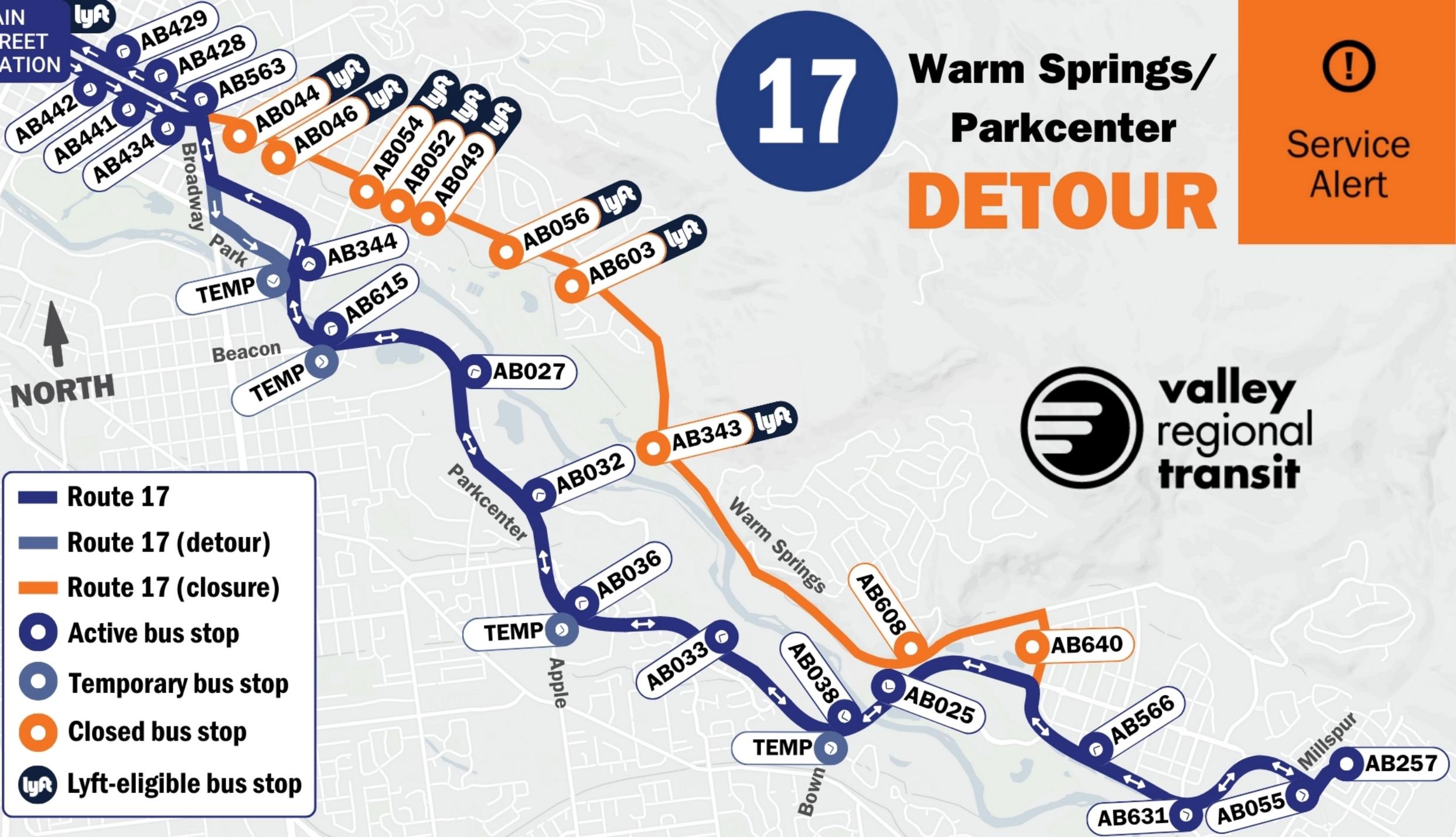
Warm Springs/
Parkcenter
DETOUR

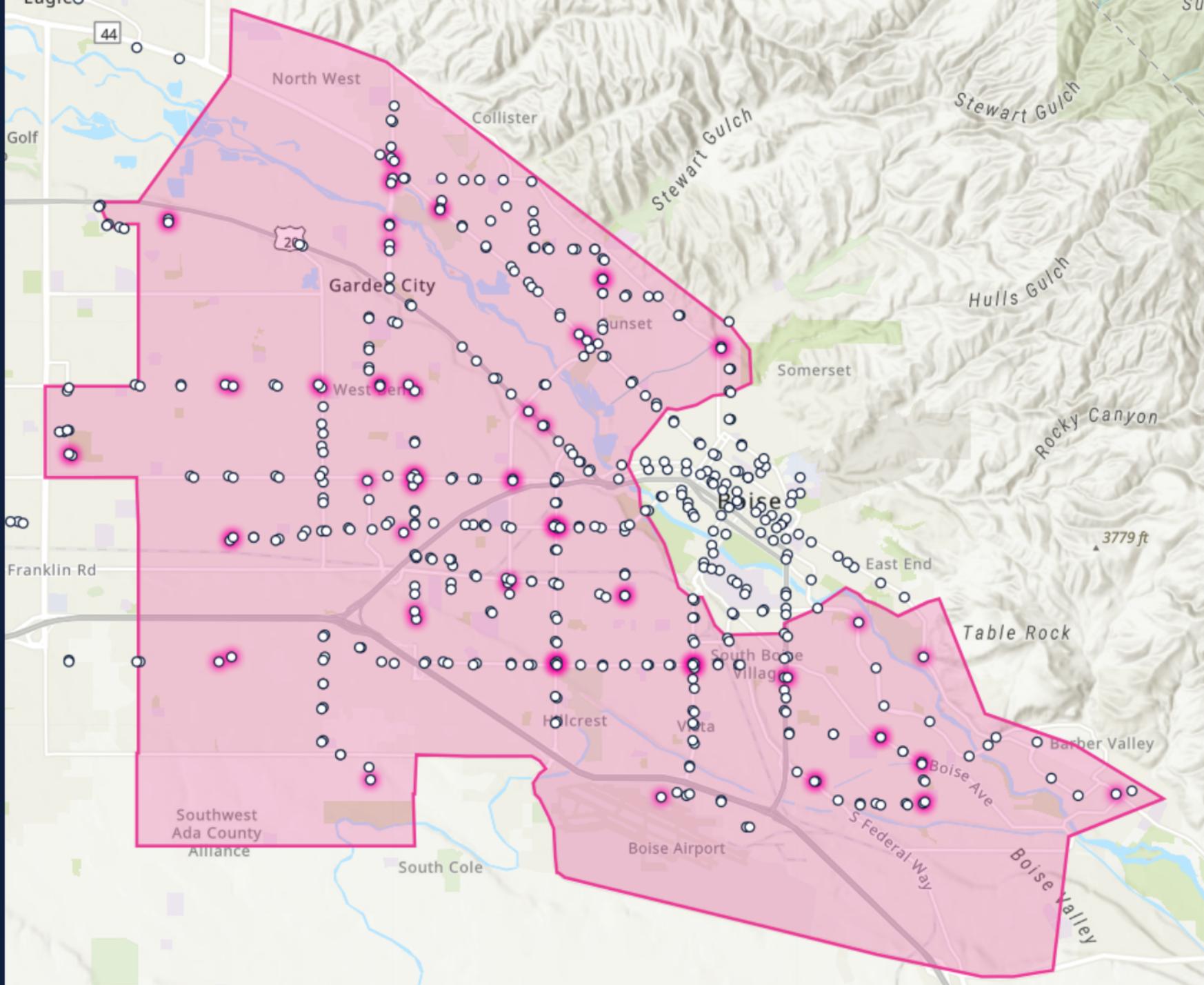

Service Alert

-  Route 17
-  Route 17 (detour)
-  Route 17 (closure)
-  Active bus stop
-  Temporary bus stop
-  Closed bus stop
-  Lyft-eligible bus stop



NORTH







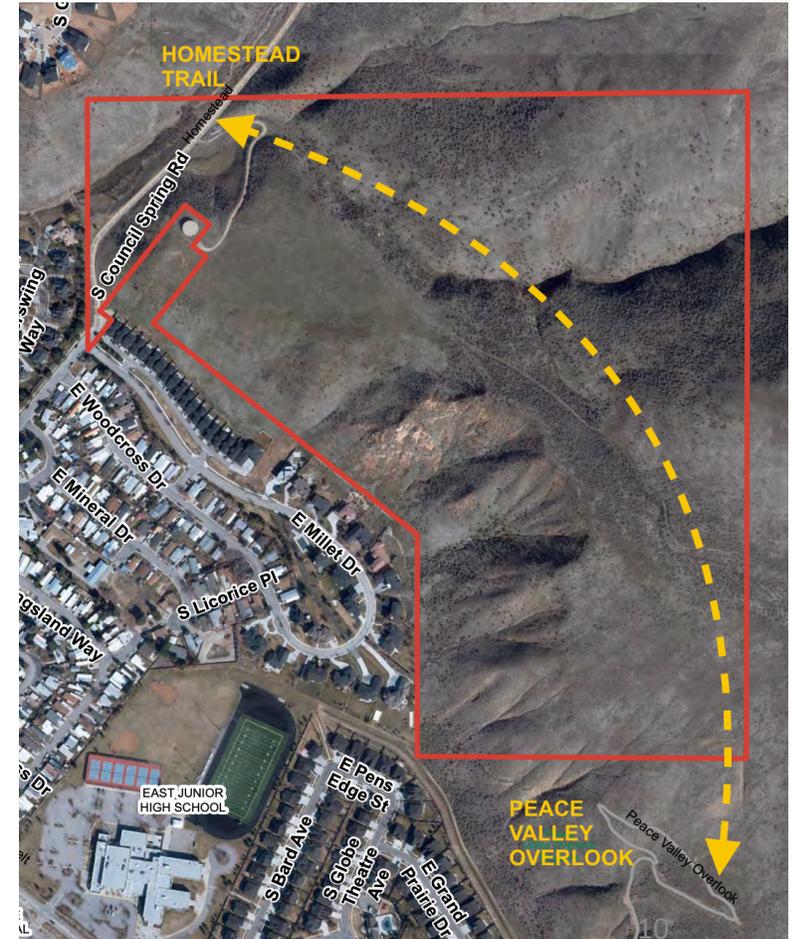
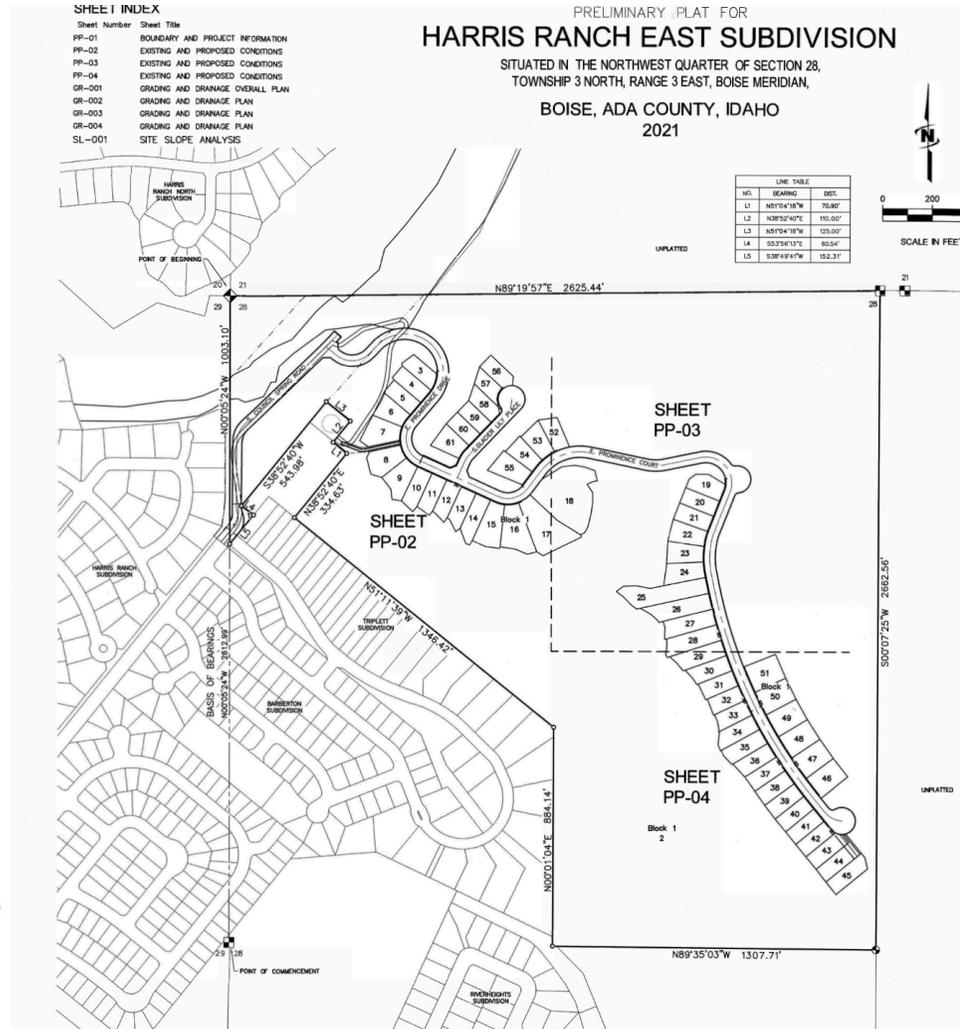
Harris East Trail Connection

Gary Veasy, BVNA Secretary & Director

Harris East Update - Trail Connection



Condition of Approval:
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 recordation of the Final Plat.



Harris East Update - Trail Connection



- BVNA met with city and Ridge to Rivers Monday 13 May regarding trail connection
- Trail connection (Peace Valley Overlook to Homestead Trail): *Anticipated* to be Hike Only Trail in part based on Peace Valley restrictions
- City will ensure the final plat is not issued until the trail alignment is finalized and a permanent maintenance agreement is filed with the City (*David Moser, City of Boise Senior Planner, 8 May 2024*)
- Resolution needed on:
 - Trail Alignment (Location)
 - Legally binding maintenance agreement if BHH alignment - HOA obligation
- BHH pushing back on the sustainable location Ridge to Rivers prefers
- Ridge to Rivers is walking alignments with a trail builder 13 June. BVNA will be advised on recommendation as soon as possible for evaluation.

Harris East Update - Trail Connection

Exhibit from BHH neighborhood meeting 14 January 21

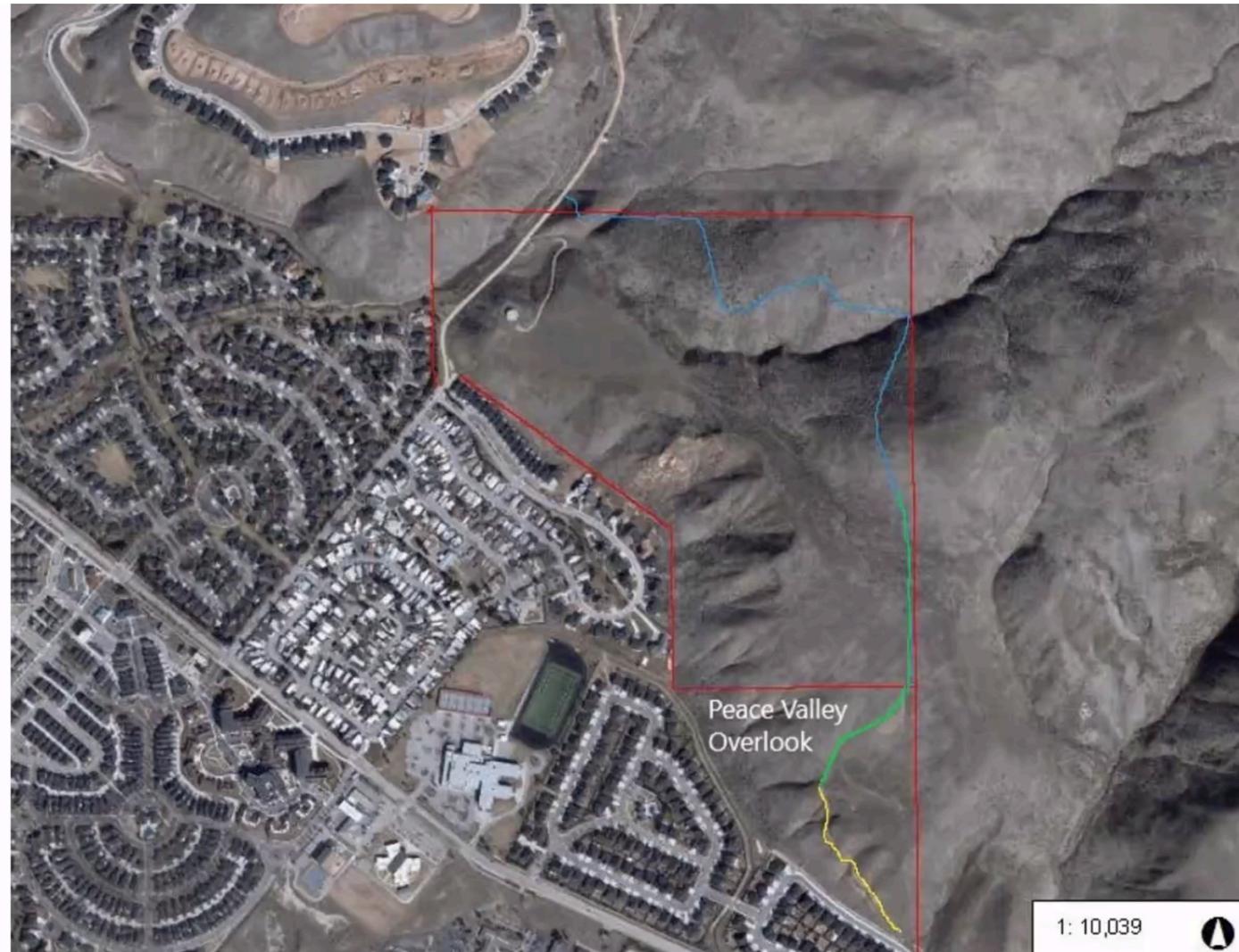


Potential trail connection

Yellow – current Peace Valley trail

Green – Peace Valley to BHH project connection

Blue – BHH project to Homestead connection



Harris East Update - Trail Connection



Ridge to Rivers Preference

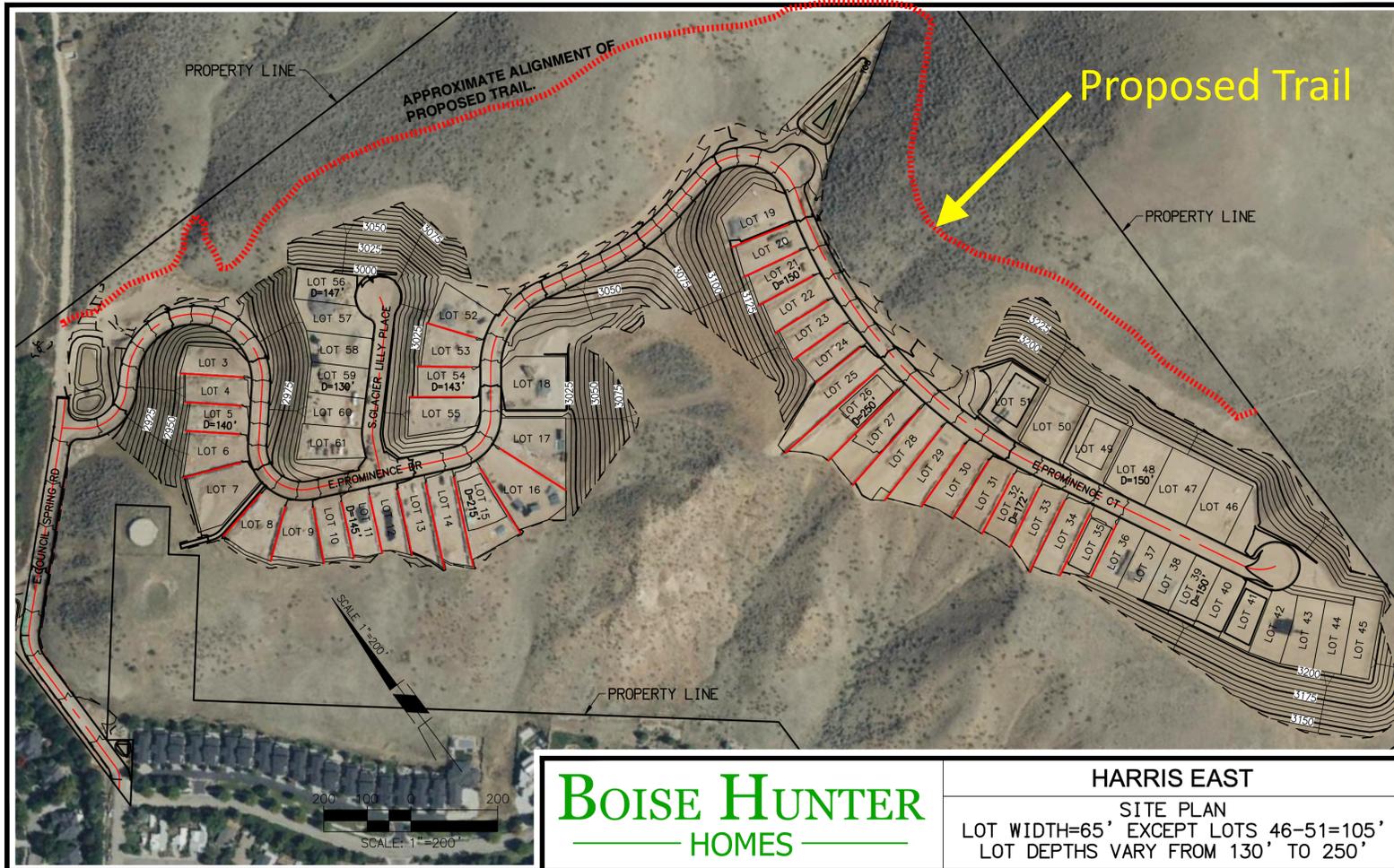
- Sustainable
- Will become a part of their network
- BHH is concerned about rock fall during construction and after
- While no trail location had been proposed previously, this location is further south than conceptually shown previously

Harris East Update - Trail Connection



BHH Preference

- Not sustainable according to R2R
- Will not become part of the R2R network (but may be shown on their maps)
- While no trail location had been proposed previously, this location is more consistent with locations shown previously
- Issue with connection location - PVO trail is ~1300' from proposed termination point





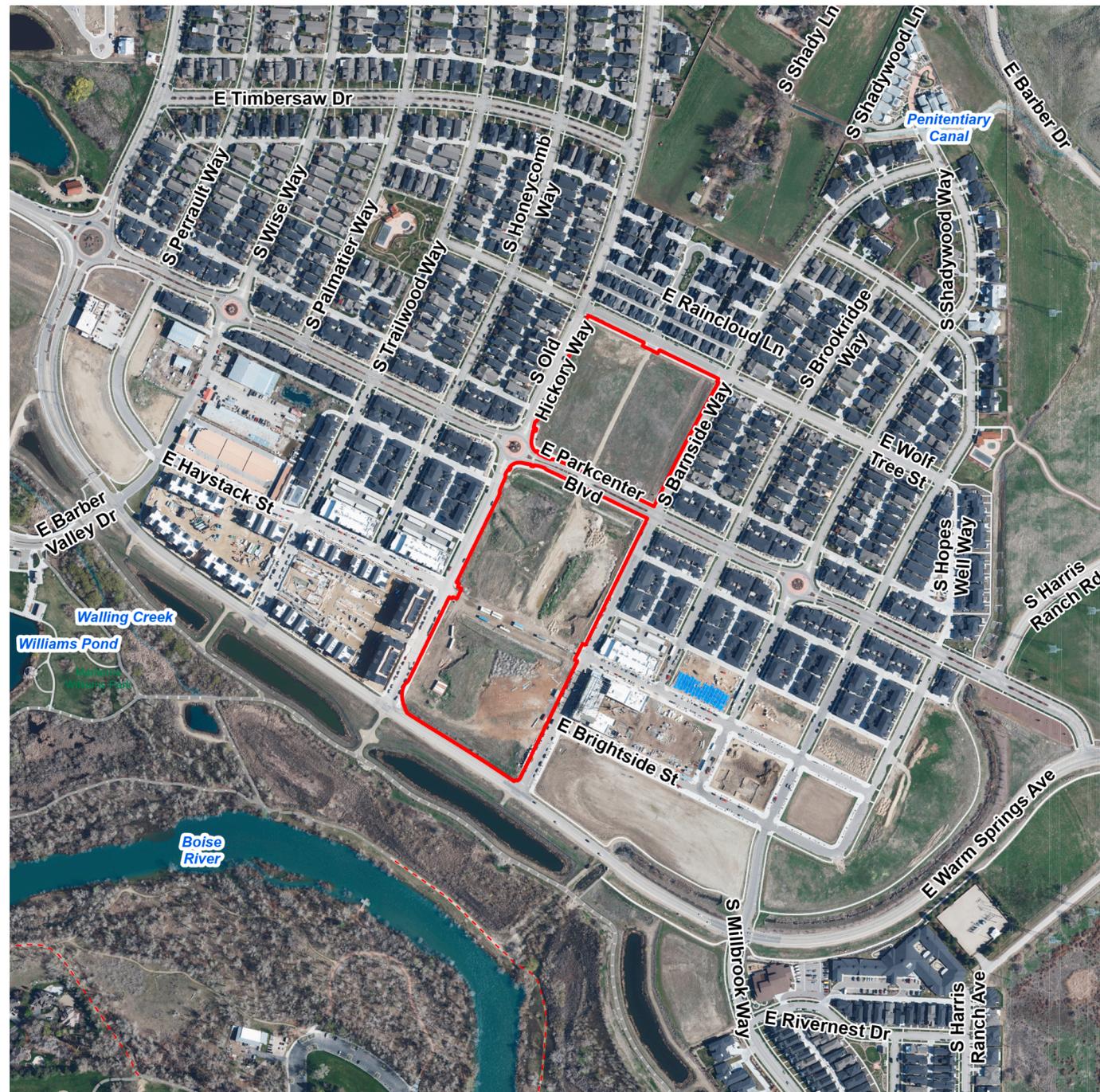
Town Center Update

Gary Veasy, BVNA Secretary & Director

Zach Piepmeyer, BVNA Director

Town Center Update

Property Reference
(from City's Project Portal)



Town Center Update



- Task Force Meeting took place Tuesday (11 June)
 - Session was broadcast live (as previously communicated) and video of the meeting can be viewed [here](#).
 - 5 residents (Dan Berumen, Mil DeSilva, Paul King, Charles Miller, Duane Smith) and 2 BVNA Directors (Veasy & Piepmeyer) participated along with developer (Brad Hillgren) and the TC architectural team (Rios)
- *Thanks to our neighbor-participants for offering their time!*
- Approximately 12 residents listened in live.
- On-street parking and bicycle lanes discussed
- Materials presented by the developer can be viewed [here](#)



Town Center Update

- Participants were generally supportive of proposal
 - Developer to consider actionable changes proposed by participants. Some items proposed:
 - Adding bike lane north of Parkcenter on Barnside
 - Considering “protected intersections” to improve safety (examples requested)
 - Back-in angled parking similar to 8th St.
- Developer will provide a position on suggested changes by 14 June **Not received by COB - BVNA will forward to neighbors ASAP**



Town Center Update

Residents of the HR Master Owners Association -
TC Presentation at your annual meeting on 25 June

Brad Hillgren to attend



Harris Ranch Master Owners Association
Annual Meeting ▪ Tuesday June 25, 2024 ▪ 6:00pm
Barber Park Event Center

Agenda

6:00	Welcome, Introductions (Doug Fowler)
6:05	Financial Review Master (Christian Brockl)
6:15	Town Center Update (Doug Fowler)
6:45	Q&A
7:15	Food and Beverage Trucks—Courtesy of Barber Valley Development



Town Center Update

- The SP Amendment will be heard by P&Z on **1 July**
- Application documents can be reviewed [here](#), on the city's portal
- Staff report should be available 1 week prior to public hearing
- Check agenda before the meeting to see where item is on the agenda
- Residents can submit testimony in writing or testify in person that night
 - **Not sure how to testify? See [this information](#)**

CITY of BOISE

PLANNING AND DEVELOPMENT SERVICES
150 N. Capitol Boulevard, Boise, Idaho 83702

NOTICE OF

PUBLIC HEARING

The Planning and Zoning Commission will hear the item listed on this card.

ATTEND IN PERSON

Boise City Hall, 150 N. Capitol Blvd, Boise, 3rd Floor

PARTICIPATE ONLINE OR VIEW THE LIVE STREAM

cityofboise.org/public-meetings

HOW TO TESTIFY

Written testimony must be submitted by 5 p.m. five days prior to the hearing and is highly recommended. Please include the case number listed on this card in all testimony. You may also provide verbal testimony either in person or online.

APPEAL THE DECISION

Anyone submitting testimony (either written or verbal) has the right to appeal any part of the Commission's decision to City Council within ten calendar days after the hearing date. To submit an appeal, please contact the city planner listed on this card.



Boise River Float Season

Rob Stark, BVNA Vice-President & Director

Boise River Float Season Reminder



- Barber Junction streets are permit parking only
 - Boise Police and City Parking Services will be patrolling and ticketing/towing violators, there is a zero tolerance policy.
 - Boise Police also on lookout for trespassing, litter, drinking and power theft.
- If you witness illegal activity and no authorities are present:
 - Document the offense/offenders/vehicles with photo/video.
 - Call Non-emergency dispatch at 208-377-6790 and report.

Boise River Float Season Reminder



- Floater Best Practices
 - Park for free downtown at Ann Morrison Park and take the shuttle back out to Barber Park to start the float and end the float where your vehicle is.
 - Be courteous to all the neighbors from Barber Park to Ann Morrison.
- For all current information and tips:
<https://www.floattheboise.org/>



Miscellaneous Topics of Interest

Rob Stark, BVNA Vice-President & Director

Miscellaneous Topics - BV Growth



Barber Valley Growth Figures

- Numbers are based on building permits issued

Buildout Summary for Barber Valley as of 05/13/2024	Built Units	Units Allowed	Percent Built Out
Harris Ranch SP-01	2,158	3,103	69.5%
Barber Valley - SP-02	972	1,331	73%
Total	3,130	4,434	70.6 %

Miscellaneous Topics - Town Hall



Councilmember
Stead's Town Hall
Tuesday, 25 June

CITY of BOISE
CITY COUNCIL DISTRICT FIVE
TOWNHALL
with Boise City Council
Member, Meredith Stead



Tuesday, June 25, 6 p.m.
at Dick Eardley Senior Center
690 N. Robbins Rd, Boise, Idaho 83702

Join District 5 Boise City Council member, Meredith Stead for updates on what's going on at the city and give your feedback about the issues most important to you.

Miscellaneous Topics - Fireworks



From City's Website:

Foothills **Ban** for Fireworks
Fireworks, of any kind, are NOT allowed in "the foothills", as defined by Boise City Code.
Additionally, it is **unlawful** for any person to ignite **any open flame** in this same area.



Open Forum

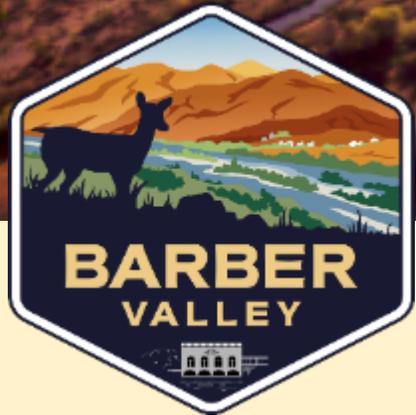
What Didn't We Talk About That You Wanted to Hear About?

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 / Board to determine and approve position**
- SH21 + WSA Intersection - Outreach to ITD and next steps **Williams and Fennie - moved to July**
- D&O insurance no longer covered by ACT grants - discussion, concerns, follow-up **The BVNA Board voted to decline D&O insurance due to non-reimbursement and no funds available to purchase - CLOSED**
- SP-01 + Park + CID Discussion - **ON HOLD**
- Warm Springs roundabouts (bypass) - **ON HOLD**
- National Night Out - **Swain to investigate but likely leave to HR Master Owners HOA (at Mill District)**
- BV Sign Toppers – replacements (@Teresa Dr) - **City will provide when next run is fabricated - CLOSED**
- Annual calendar of milestone activities to allow for better visibility and earlier action on items (Katie and Roy) **Swain to provide - to be reviewed each monthly meeting - CLOSED**
- Peace Valley sign (quality) - **CLOSED**
- Easement actions? **Tesoro Lot 11, Finis Terra wildlife corridor encroachment, and Brian Sub backyard parcel access through ACHD weigh station - ON HOLD**



June New Business

- Reminder about BVNA social - 29 June **COMPLETED**
- Review proposed Firewise letter (Tweedle) - **Tweedle to follow up with board; Board generally in support**



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 and linked on Slide 17

Current application materials (click on “Documents”):

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

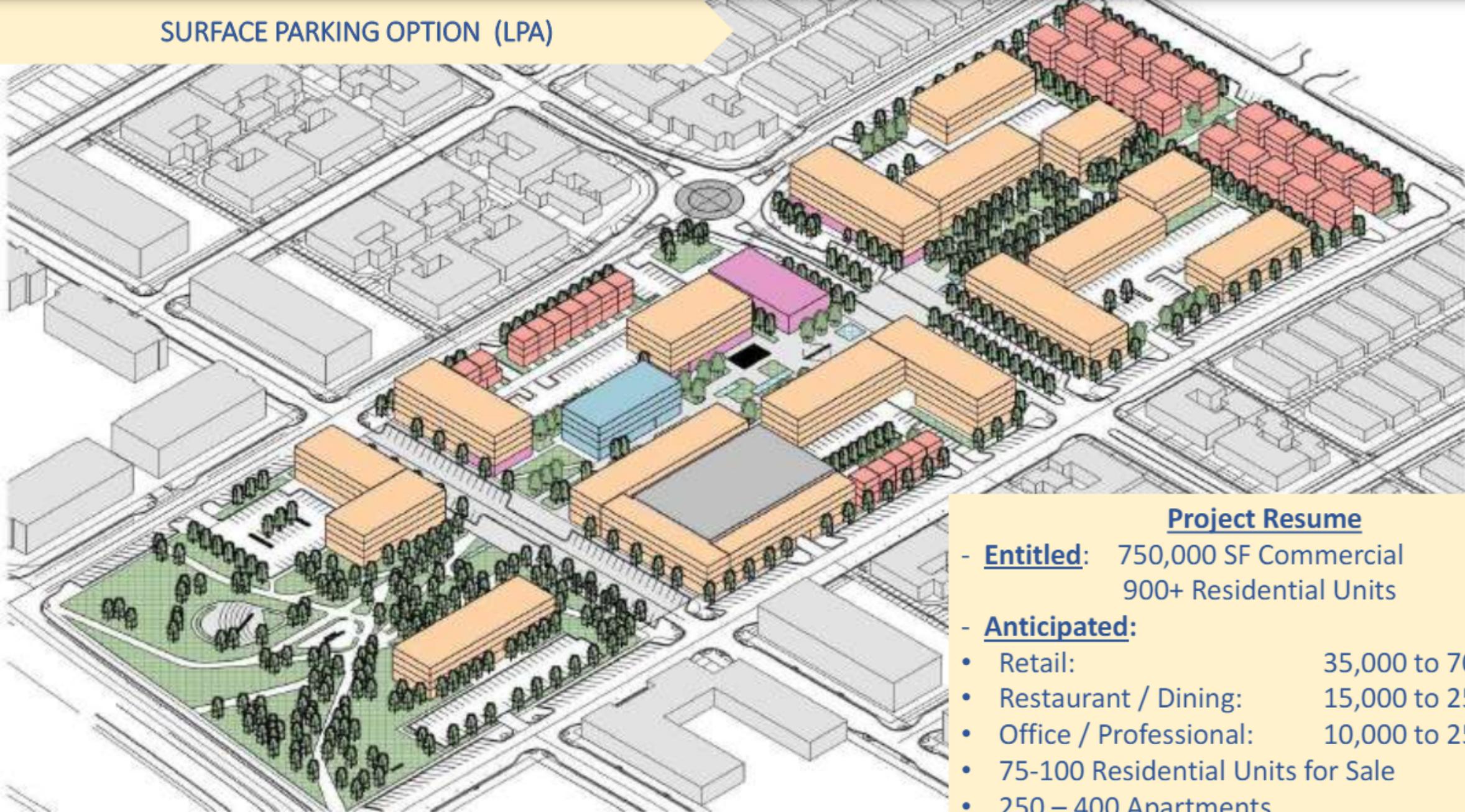
[Module=Planning&TabName=Planning&capID1=23CAP&capID2=00000&capID3=012DP&agencyCode=BOISE](https://permits.cityofboise.org/CitizenAccess/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=23CAP&capID2=00000&capID3=012DP&agencyCode=BOISE)



Town Center at Harris Ranch

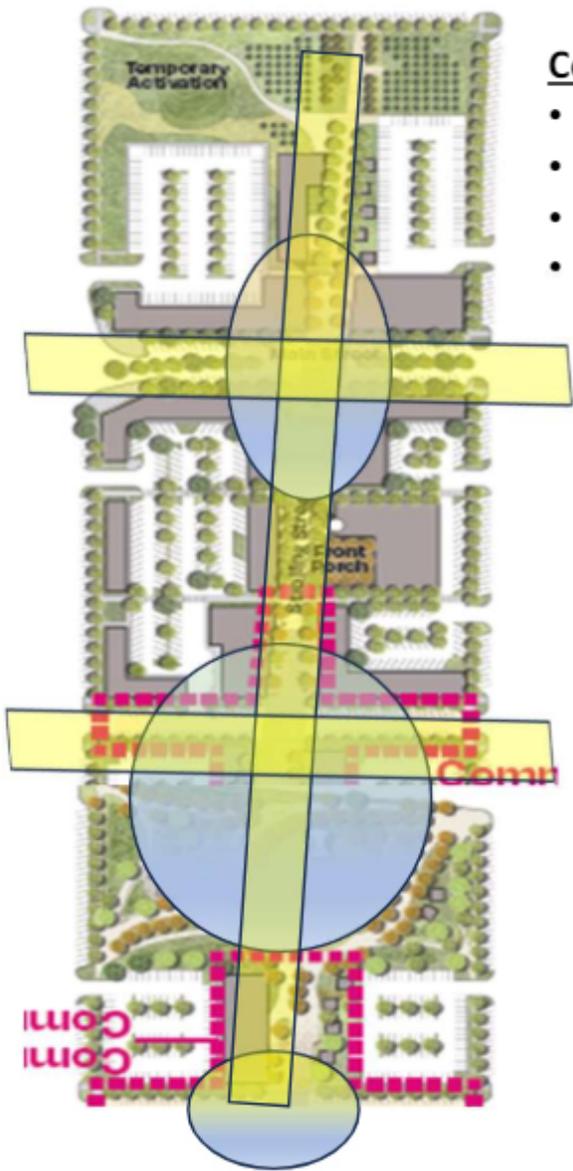


SURFACE PARKING OPTION (LPA)



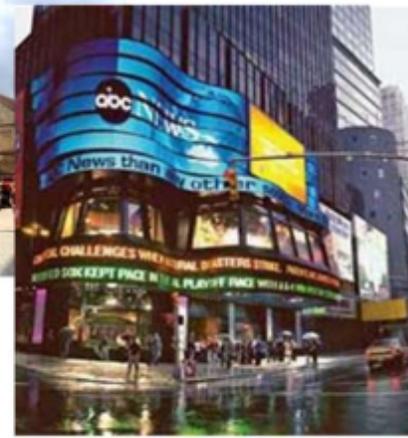
Project Resume

- **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



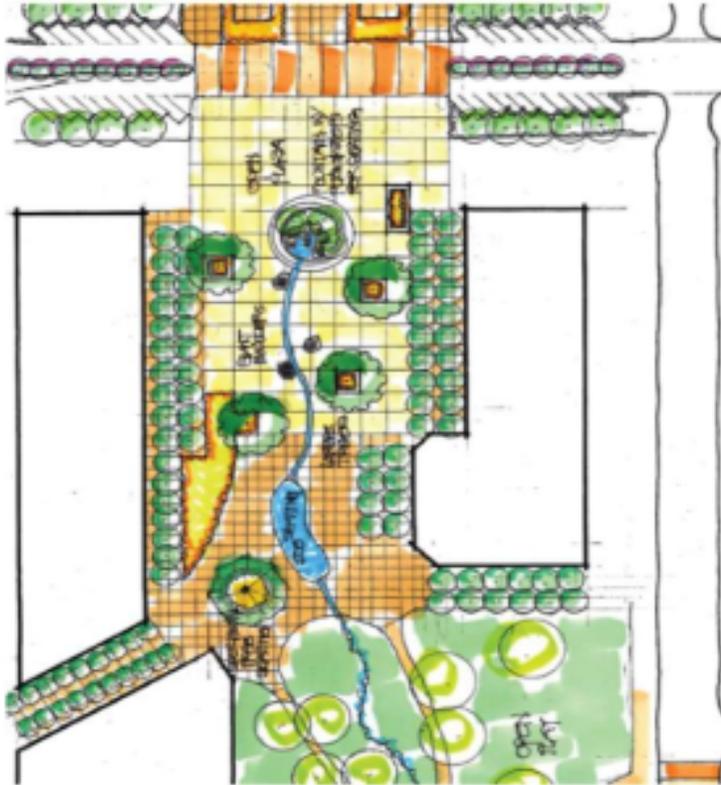
River Trail "Signature Gateway"

- Bridge
- Gateposts
- Landscape Transition

THE VILLAGE GREEN



PHASE ONE – UPPER SECTION



PHASE ONE – LOWER SECTION



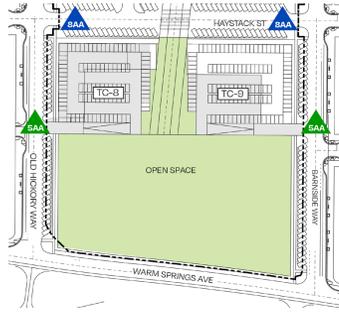


BLOCK PROTOTYPE 13 - DESCRIPTION

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.

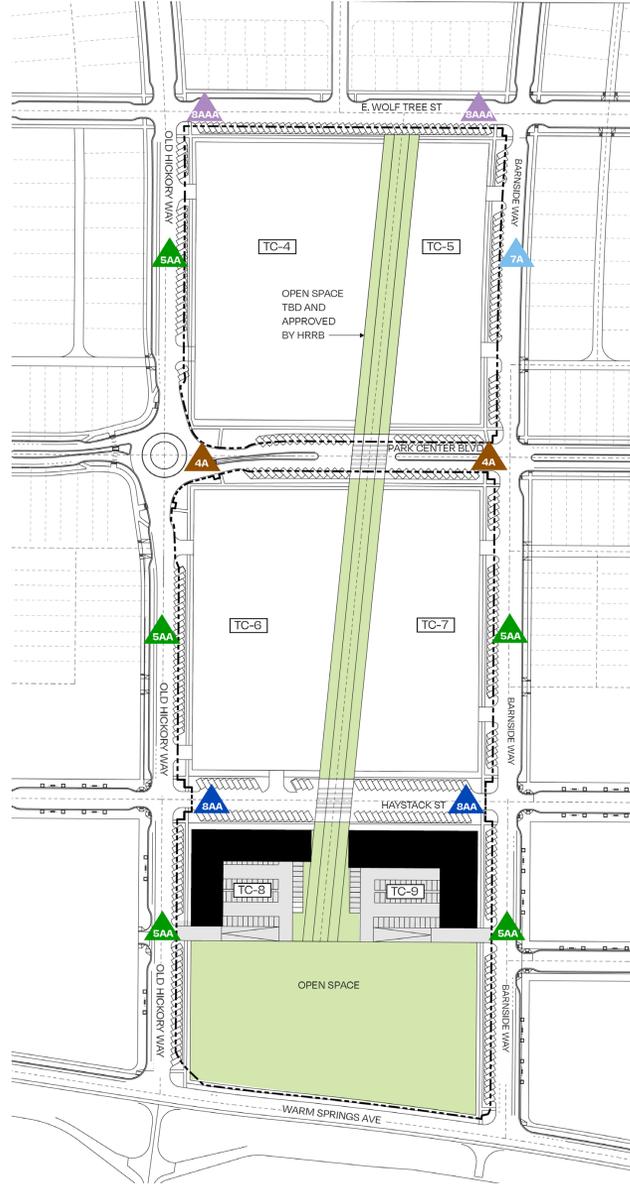
BLOCK PROTOTYPE 13	SUMMARY
Block Density	NA
Location	TC4 through TC10
Frontage Type	Storefront or Stoop at Street Streets 5AA, 7A, 8AA, or 8AAA
Building Height	45' within 25' of back of curb at Streets 5AA, or 7A; 60' Maximum
Outbuilding Height	24' Maximum
Building Orientation	Primary building entrance 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
Side Encroachment	3' Maximum
Rear Encroachment	3' Maximum
Ground Level Function	Commercial or Residential
Upper Level Function	Commercial or Residential

Alternate Building Configuration Option

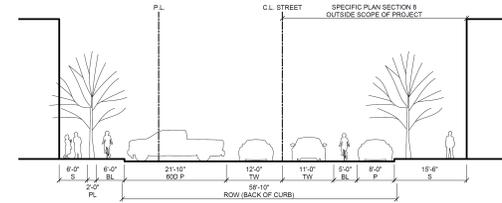


LEGEND

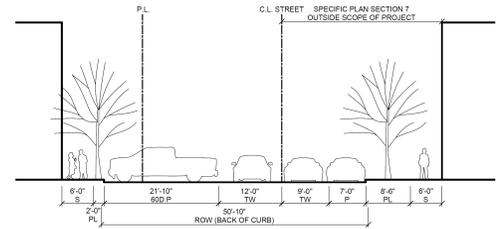
- TW Travel Way
- BL Bicycle Lane
- P Parking
- PL Planting
- M Median
- S Sidewalk
- GM Green Median
- ROW Right of Way
- BOC Back of Curb
- SB Setback



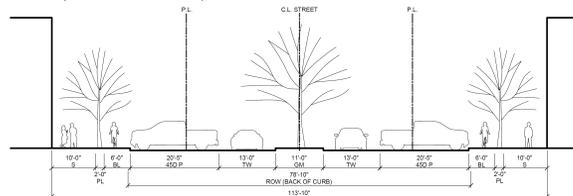
- A. VOLUME I
- 2) DETAILED PLANS
- b) LAND USE PLANS
- v) Block Prototype Details



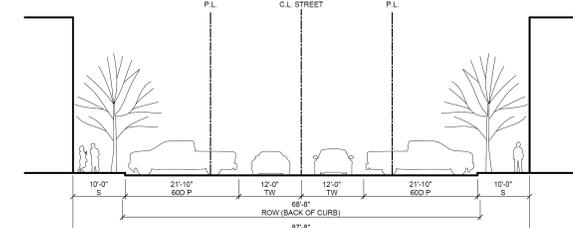
8AAA: Two Lane Local Street with Angled Parking and Protected Bike Lane on One Side (E. Wolf Tree Street)



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

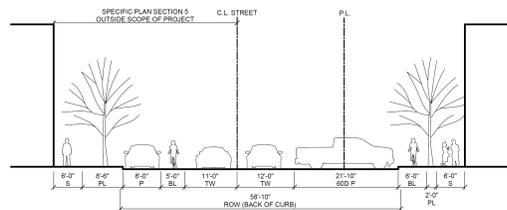


4A: Two Lane Collector with Green Median and Urban Sidewalk with Angled Parking and Protected Bike Lane (ParkCenter Boulevard)



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.



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

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).



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

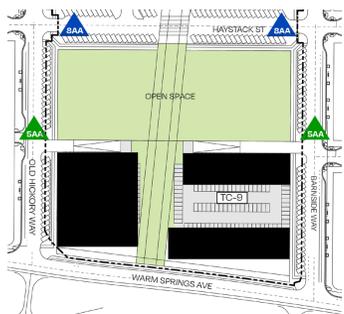
BLOCK PROTOTYPE 14 - DESCRIPTION

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.

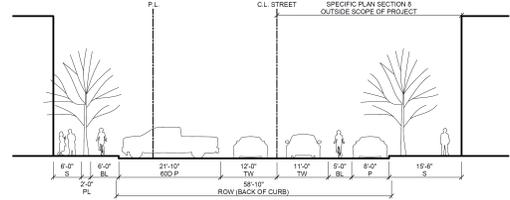
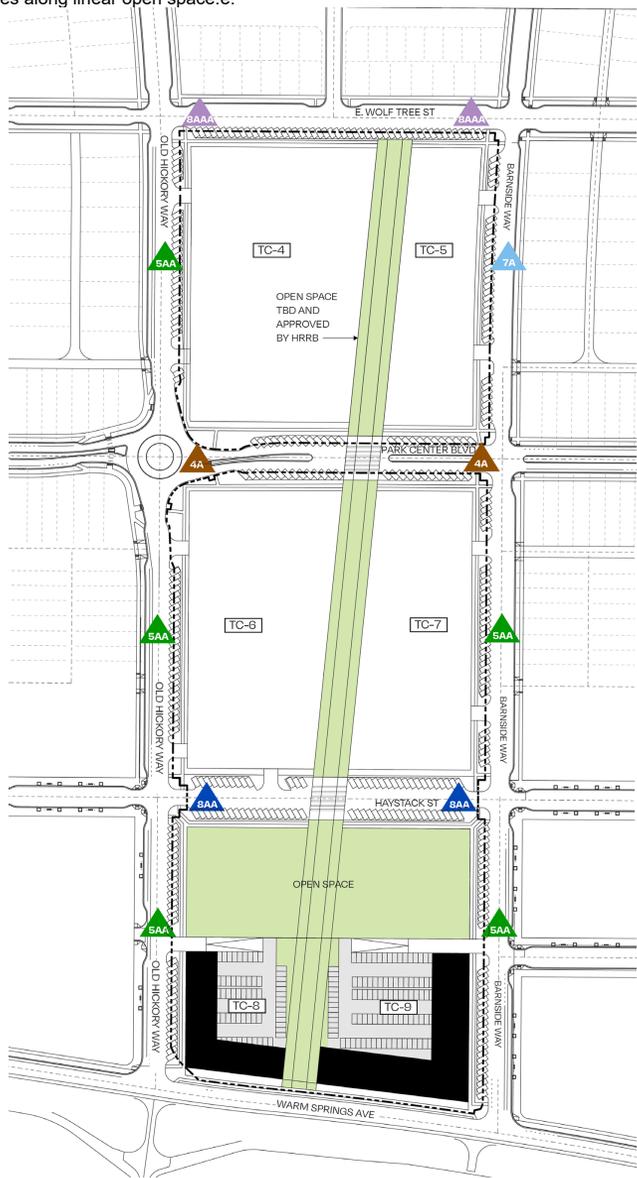
BLOCK PROTOTYPE 14 SUMMARY

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 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
Side Encroachment	3' Maximum
Rear Encroachment	3' Maximum
Ground Level Function	Commercial or Residential
Upper Level Function	Commercial or Residential

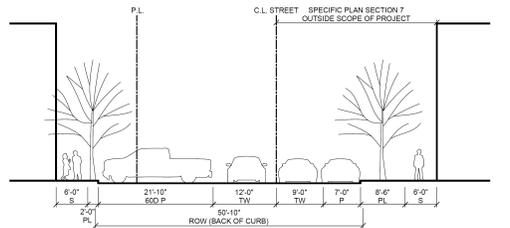
Alternate Building Configuration Option



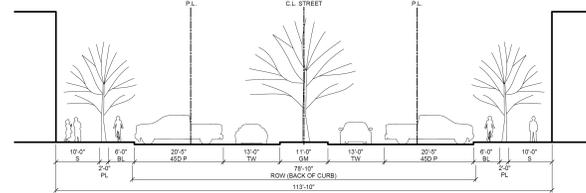
- LEGEND**
- TW Travel Way
 - BL Bicycle Lane
 - P Parking
 - PL Planting
 - M Median
 - S Sidewalk
 - GM Green Median
 - ROW Right of Way
 - BOC Back of Curb
 - SB Setback



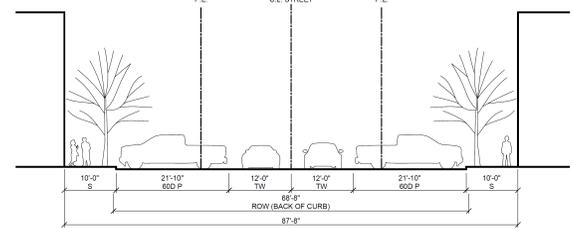
8AAA: Two Lane Local Street with Angled Parking and Protected Bike Lane on One Side (E. Wolf Tree Street)



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

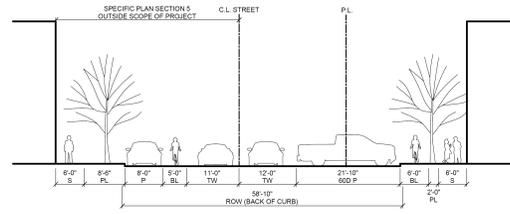


4A: Two Lane Collector with Green Median and Urban Sidewalk with Angled Parking and Protected Bike Lane (ParkCenter Boulevard)



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.



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

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).

BLOCK PROTOTYPE 15 - DESCRIPTION

Block Prototype 15 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 15 and 17E may be combined with HRRB approval.

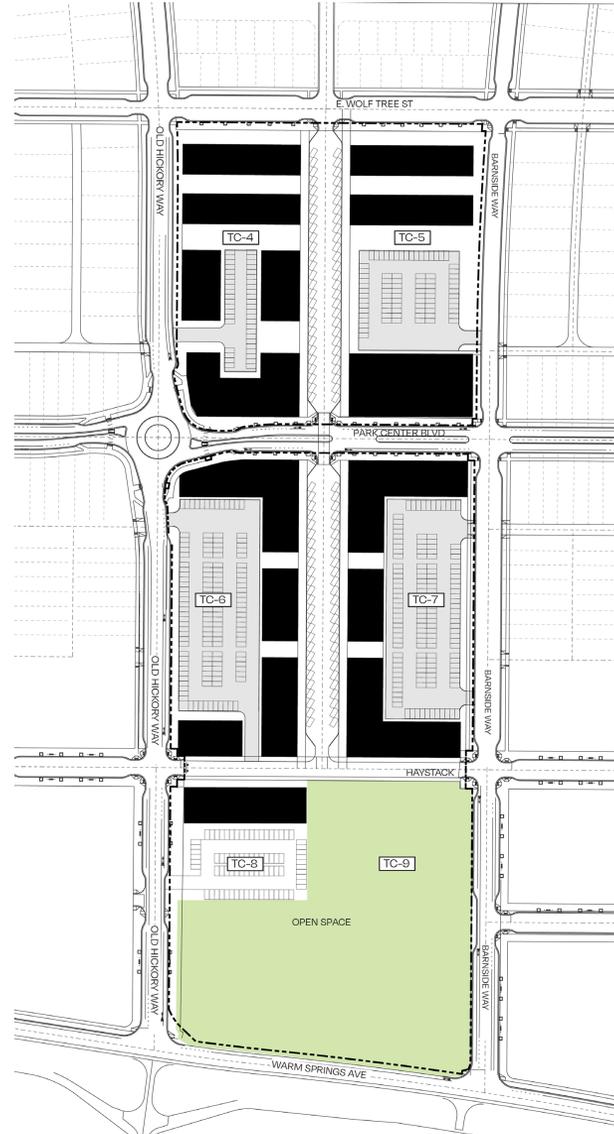
- A. VOLUME I
- 2) DETAILED PLANS
- b) LAND USE PLANS
- v) Block Prototype Details



BLOCK PROTOTYPE 15	SUMMARY
Block Density	NA
Location	TC4 through TC8, 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
Side Encroachment	3' Maximum
Rear Encroachment	3' Maximum
Ground Level Function	Commercial or Residential
Upper Level Function	Commercial or Residential

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).



- 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.

