



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



Membership Meeting Meeting Deck and Minutes

12 September 2024



12 September Agenda

- Idaho Shakespeare Festival Improvements
- Town Center Update
- Harris East Update
- New Development Applications
- Neighborhood Investment Program
- Transportation – Millbrook / Chipseal / 5-Year Work Plan
- Adjourn
- Board Work Session

Attendance: 10 neighbors; all BVNA directors except Fennie and Swain



Idaho Shakespeare Festival Improvements

Mark Hofflund, Managing Director

Idaho Shakespeare Festival Improvements



- Variance requesting relief from setbacks in the Boise River Greenway Overlay District for renovations to the existing outdoor amphitheater for new seating areas and new shade structures
- 9 October Public Hearing Date (Ada County Courthouse)
 - Comments NLT 24 September (reference File #96033 CU-M) via email: bdanielson@adacounty.id.gov
 - Neighborhood Meeting conducted at ISF on 24 August
 - BVNA board (Roy Tweedle) attended
- Additional women's restrooms will be added but they are not subject to this application



Override 1
 Street Names

City Limits
CITY
 BOISE
 EAGLE

GARDEN CITY
 KUNA
 MERIDIAN
 STAR

Addresses
 Parcels
 Boise River
 Greenway
Overlay

0 0.04 mi

Date: 1/17/2024



This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Harris East & PVO Trail Extension Updates

Gary Veasy, BVNA Secretary

Harris East (now called “Harris Ridge”)



Completed Phases (previous target dates shown)

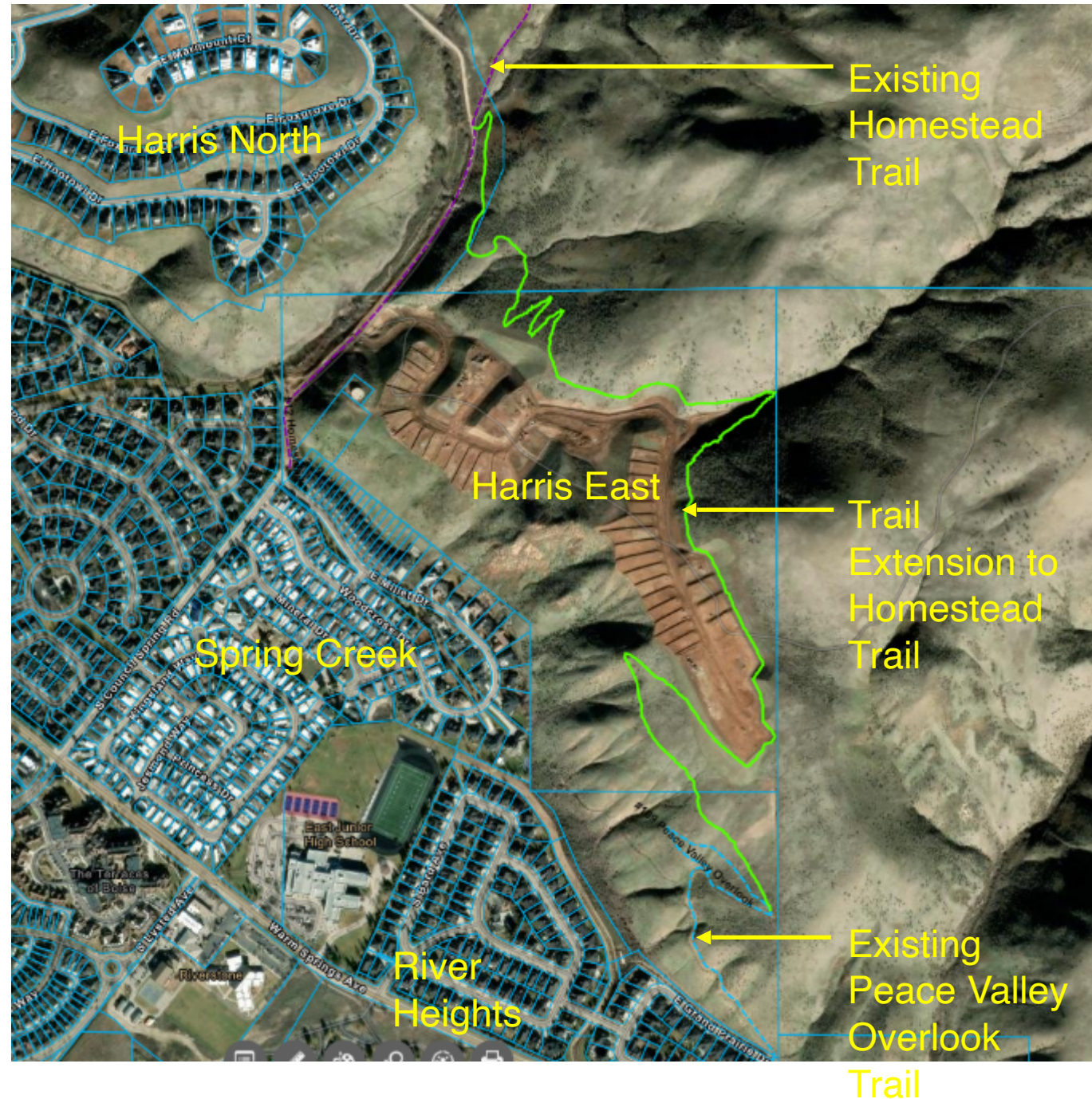
- Concrete curb/gutter/sidewalk pours - Complete July 19
- All paving complete - last week in July
- Finished grading, streetlights, etc. - August/September

Pending Phases

- Landscaping starting this week (9 September)
- Homestead Trail permanent access pending Veolia testing then gravel placement
- Trail connection between PVO and Homestead Trail alignment - construction start September/October - progress/completion weather dependent but opening may not be until summer 2025
- Starting models in October - BHH is the exclusive home builder

Harris East

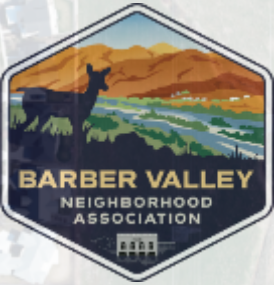
Final alignment -
PVO Trail
extension to
Homestead Trail



Harris East

A view from the top





Town Center Update

Gary Veasy, BVNA Secretary



Town Center Update



- Developer is still waiting for ACHD staff report
 - City council unlikely to be scheduled until received
 - Hethe Clark (developer's attorney) is leading that pursuit
- Exhibits/drawings will be updated and redistributed when reports are in hand to reflect what they have agreed on with BVNA in the past and what ACHD is requiring
- Moving ahead as much as possible to save time but not waste funds
 - Preparing preliminary/underlying planning reports and documents (surveys, soils, grading, etc.) in order to be ready to accelerate design upon council approval of SP-01 *and resolution of the CID.*



Community Development Tracker

John Mooney, BVNA President

Hammer Flat Zoning



IDAHO BUSINESS REVIEW Upcoming Event
WOMEN OF THE YEAR AWARDS >

News Events Leads & Data Press Releases Advertise

Home > IBR Headlines > The Cliffs planned community sold to Boise for wildlife preservation

The Cliffs planned community sold to Boise for wildlife preservation

Dani Grigg // March 10, 2010 // 3 Minute Read

QR code linking to the article

Share icons: X, f, in, p, envelope

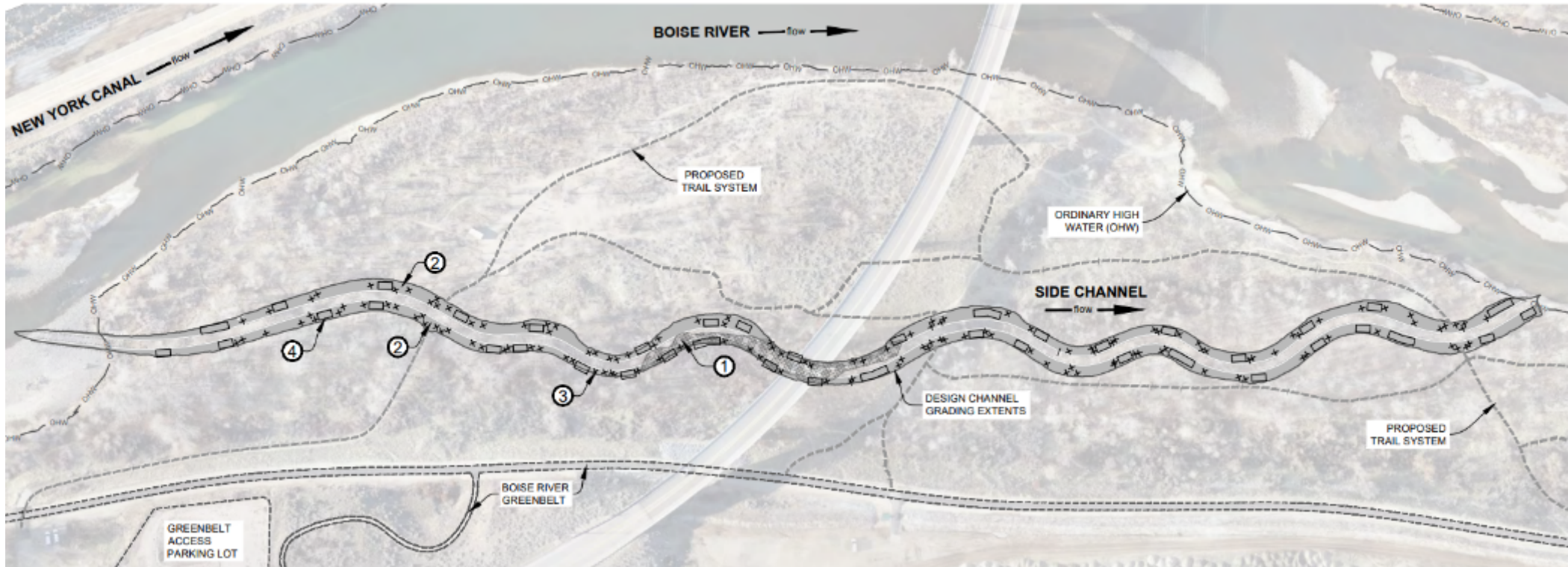


- A zoning ordinance map amendment to revert the zoning of the former The Cliffs Planned Community from Planned Community (PC) to Rural Preserve (RP). A zoning ordinance text amendment to repeal Article 8-3J of the Ada County Code also known as "The Cliffs Planned Community Zoning Ordinance". A comprehensive plan text amendment to delete The Cliffs Specific Plan from the Ada County Comprehensive Plan.
 - 13 October Hearing (Ada County P&Z)

Intermountain Bird Observatory Time Extension



- Time extension to complete two low-water crossings over the side channel (2026)
- IBO secured all necessary environmental and regulatory permits needed to complete this project but final permitting from the US Army Corps of Engineers was issued too late to complete construction before water levels increased this past spring (2024)
- IBO plans to begin construction – install bridges - in November 2024



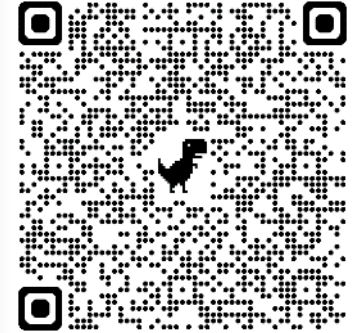
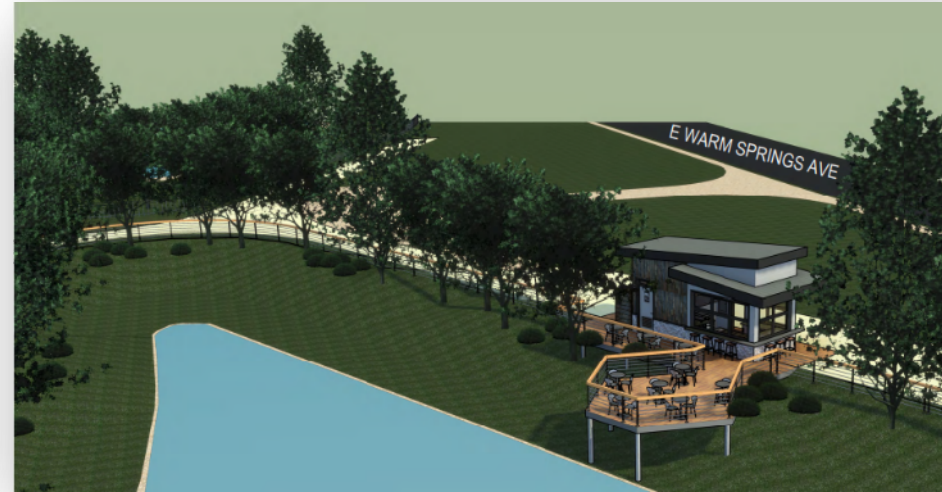
SE5 Condo Project



- Harris Ranch Review Board approval 28 May – ENTITLED PROJECT
- 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://bvnaboise.org/assets/files/2019_December_BVNA_Minutes-1.pdf

No Change – Entitled Project

Landscape updates to Murray Ponds and Concession Stand



- Administrative Review (IAW Specific Plan 01 therefore no public input)
- Applicant Narratives:
 - New landscaping to enhance the overall site. Project features a comprehensive irrigation system utilizing the existing ponds, with a primary goal of enhancing community engagement
 - Proposed concession stand (kiosk) offers a convenient, on-the-go dining option for residents and Boise Greenbelt riders, runners, and walkers.
 - Applicant intent is to promote community engagement and provide a local gathering spot, enhancing the neighborhood's appeal, supporting local events, and contributing to a vibrant, active community atmosphere.

Miscellaneous Development Notes



- Street tree die-off along the Warm Springs ‘bypass’:
 - Near The Timbers: developer (Brad Hilgren, High Rhodes) will replace this fall
 - Along Warm Springs Creek (at the other end between Parkcenter and Millbrook): Barber Valley Development (Doug Fowler) will replace this fall
- Murray Ponds Kiosk
 - SW16 allowed use; SP-01 has always had a ‘seasonal’ kiosk option for this parcel.
 - No vehicle parking – use tailored to bike/ped traffic on a seasonal basis
 - Murray Ponds are ACHD-required stormwater retention ponds maintained by the Harris Ranch Master HOA (not a defined/zoned ‘conservation area’ or ‘open space’)



Neighborhood Investment Program

Katie Swain, BVNA Director

NIP Updates



- **BVNA Street Sign Toppers**
 - Replacement toppers are being made and the City will coordinate with ACHD to install them.
- **2025 NIP Grant Awarded**
 - Bus stop enhancements under the FY25 NIP. Official award letter to arrive later this month that explains the next steps, timeline, and overall expectations from all parties.

NIP Grant Application FY-2025



- For this year's application BVNA applied for a grant to help make more use of the Valley Regional Transit (VRT) bus route in/around Harris Ranch.
 - We applied for funds for benches in the current bus shelter located near the Coffee Mill at Eckert & Warm Springs.

NIP Grant Application FY-2025



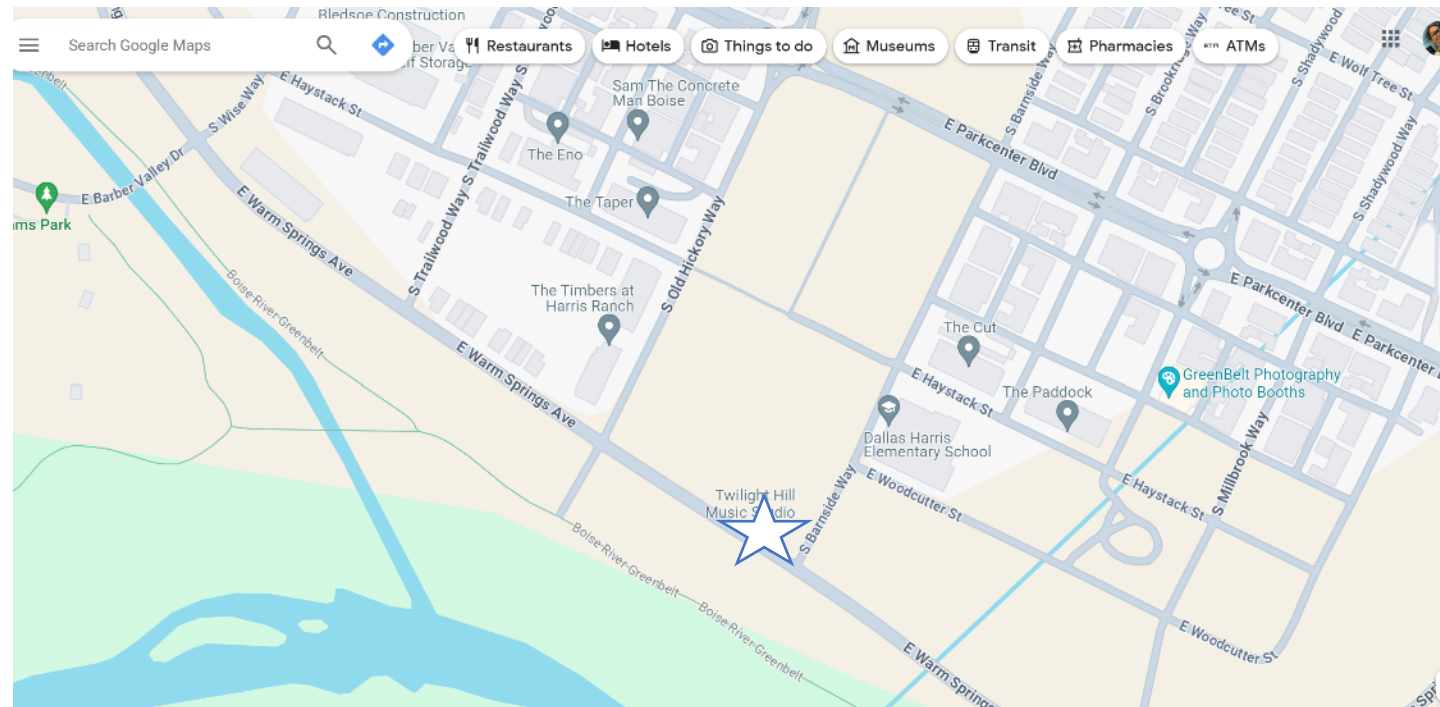
- Current bus shelter at the Coffee Mill bus stop.





NIP Grant Application FY-2025

- In addition, we've asked for funds for an additional Bus Stop Shelter off Warm Springs Ave and Barnside Way.
 - See following slide for an example of the type of shelter we envisioned. Design details TBD.



NIP Grant Application FY-2025





Transportation

Chip Seal / IFYWP / Millbrook

ACHD Chip Seal Program – NO chips for BV!



- ACHD modified their annual chip seal program – Barber Valley was scheduled for chip seal operations this summer
- Barber Valley road maintenance (chip seal) was canceled this year due to the abnormal number of extreme heat days and many days of unhealthy Air Quality
- We do not expect our road to be scheduled again for chip seal for 6 years.
 - If we encounter road maintenance problems (including unreadable striping), contact ACHD using TellUs ('contact us' on their webpage)
- BVNA had requested road striping changes after the maintenance was complete but that is now 'overcome by events'

ACHD Integrated Five-Year Work Plan



- There are NO ACHD projects on the ACHD IFYWP as of 11 September
- Late yesterday (9-11) ACHD announced their 25 September IFYWP public hearing for the adoption of the plan
 - The announcement included information not on the previous interactive map (we hope based on our inputs & the tragic accident this week – see next slide)
- BVNA submitted a letter to the elected ACHD Commission President requesting reconsideration of this oversight (5 August) – we asked for:
 - High/Med priority projects IAW the BV Neighborhood Transportation Plan
 - Warm Springs Avenue Traffic Calming and Complete Street, Parkcenter Roundabout to SH21
 - Parkcenter Bike Facilities, Bown Way to Warm Springs Ave Roundabout

ACHD Interactive Map for planned projects

<https://experience.arcgis.com/experience/b701a5a095124c448f3a41dd36e490d6/>



- Adoption Public Hearing, 25 September, 6pm
 - Virtual or in-person testimony is encouraged
 - Information on participating in the hearing:
 - https://engage.achdidaho.org/integrated-five-year-work-plan-ifyp-2025-2029/news_feed/september-25-2024-adoption-hearing
- Prior to yesterday (9/11) the only BV project was the future Eckert bridge
- The updated interactive map now denotes a category that we had not previously observed on the ACHD interactive mapping tool:
 - Early Project Development: Projects in this category (as represented with the blue lines/dots) are ones that currently have some phase of the project programmed to start within the next five (5) years. They are either the concept, design or land acquisition phase of a project. ACHD does not have the construction year identified at this time for these projects. Construction years will become clearer with future updates to the plan and as funding becomes available.
 - The Millbrook intersection is now annotated as “early project development”



All IFYWP Projects

2025 Projects

2026 Projects

2027 Projects

2028 Projects

2029 Projects

Future Projects

Legend

IFYWP 2025-2029

IFYWP Points

Construction Year

2025

2026

2027

2028

2029

Early project development

Future - Pending

IFYWP Lines

Construction Year

2025

2026

ACHD Annotation Below

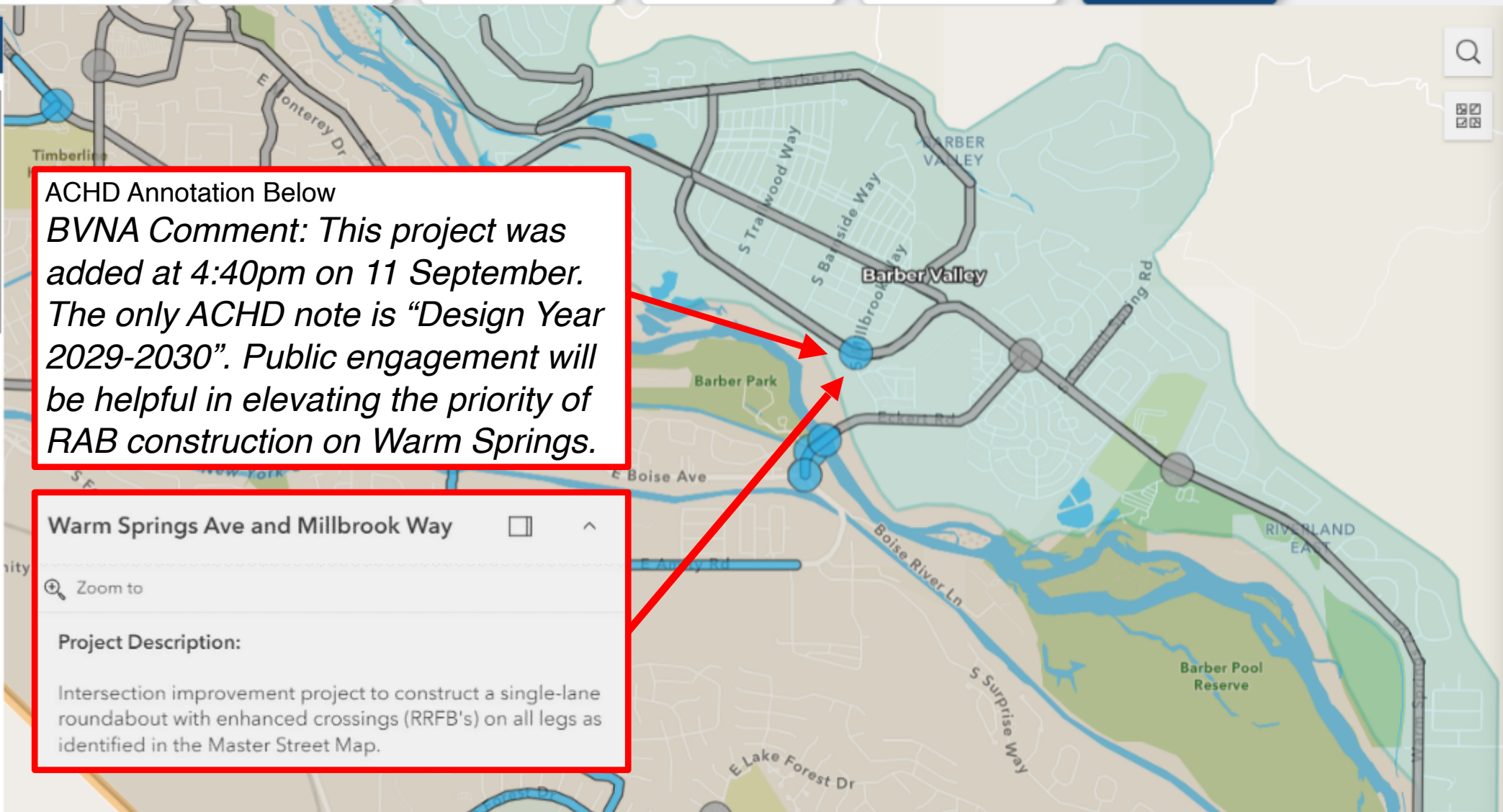
BVNA Comment: This project was added at 4:40pm on 11 September. The only ACHD note is "Design Year 2029-2030". Public engagement will be helpful in elevating the priority of RAB construction on Warm Springs.

Warm Springs Ave and Millbrook Way

Zoom to

Project Description:

Intersection improvement project to construct a single-lane roundabout with enhanced crossings (RRFB's) on all legs as identified in the Master Street Map.



IFYWP – as it relates to the Millbrook fatality



- BVNA obviously competes with projects across the county – everyone has difficult intersections – many with previous and multiple fatalities
 - Our 5 August letter noted: The Barber Valley appears to be the only neighborhood planning area in the draft county-wide plan that includes no future projects, no projects beyond 2025 and no funded capital improvements projects ***(no longer accurate – as of 11 September)***
- BVNA has remained focused on working with ACHD to holistically improve the safety of Warm Springs Avenue throughout the BV – *we have found it takes public pressure and engagement with the elected commissioners to get beyond the sometimes very difficult ACHD staff*
 - Our 5 August letter noted: We recognize the budget pressures ACHD deals with and acknowledge the competing priorities across Ada County. However, we respectfully disagree with your staff’s decision to not program any future improvements for an area of the ACHD system that could be a shining example of how to successfully blend multi-modal infrastructure such that it encourages fewer single-occupant vehicle trips.
- IFYWP will be considered in a public hearing on 25 September (virtual or in-person testimony is encouraged)
- From our ACHD Commissioner: *“How Boise City and Boise School District rank projects has a big impact on whether they are included and how high they are prioritized in the plan.”*



Background (from BVNA perspective – 4 notes)

1. Cut-through traffic on Millbrook

- BVNA cautioned ACHD this would become a problem before the street was installed (during SP-01 amendment process in 2018)
- Since build-out, neighbors have asked for traffic ‘calming’ features but have been denied based on Boise Fire Department emergency routing

2. Warm Springs Avenue

- Original SP-01 plan was for roundabouts and a 5-lane street section on ‘the bypass’ (two traffic lanes in each direction and center turn lane)
- BVNA worked directly with ACHD to achieve a 3-lane master street map (ACHD retains a 5-lane right of way)
- ACHD should have WSA roundabouts in the IFYWP (in our opinion)

Background (from BVNA perspective – 4 notes)



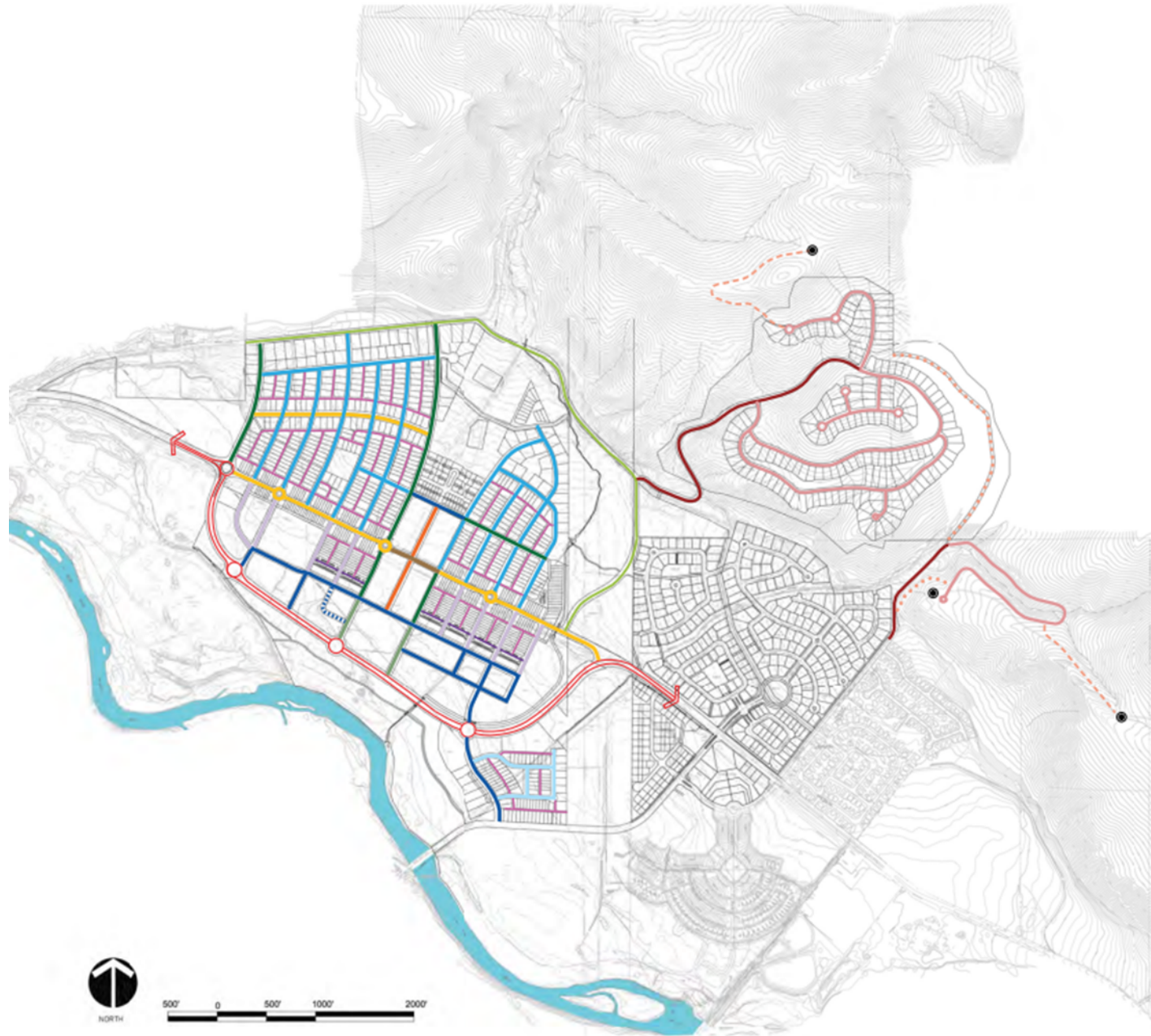
3. Millbrook Intersection

- Planned for a permanent roundabout (RAB) – But, ACHD has no plans to build this RAB ('not warranted') – see backup slides

4. Safe Routes to School

- BVNA engaged with both Boise School District and ACHD in the summer/fall of 2023 that they were opening a new elementary school without proper traffic safety infrastructure
 - Rapid Rectangular Flashing Beacon (RRFB) installed as a quick reaction project
 - Why Not Pedestrian Hybrid Beacon?
 - BVNA Observation: both BSD and ACHD did not properly coordinate for the opening of DHE

A. VOLUME I
 2) DETAILED PLANS
 a) CIRCULATION PLANS
 i) Roadway Plan



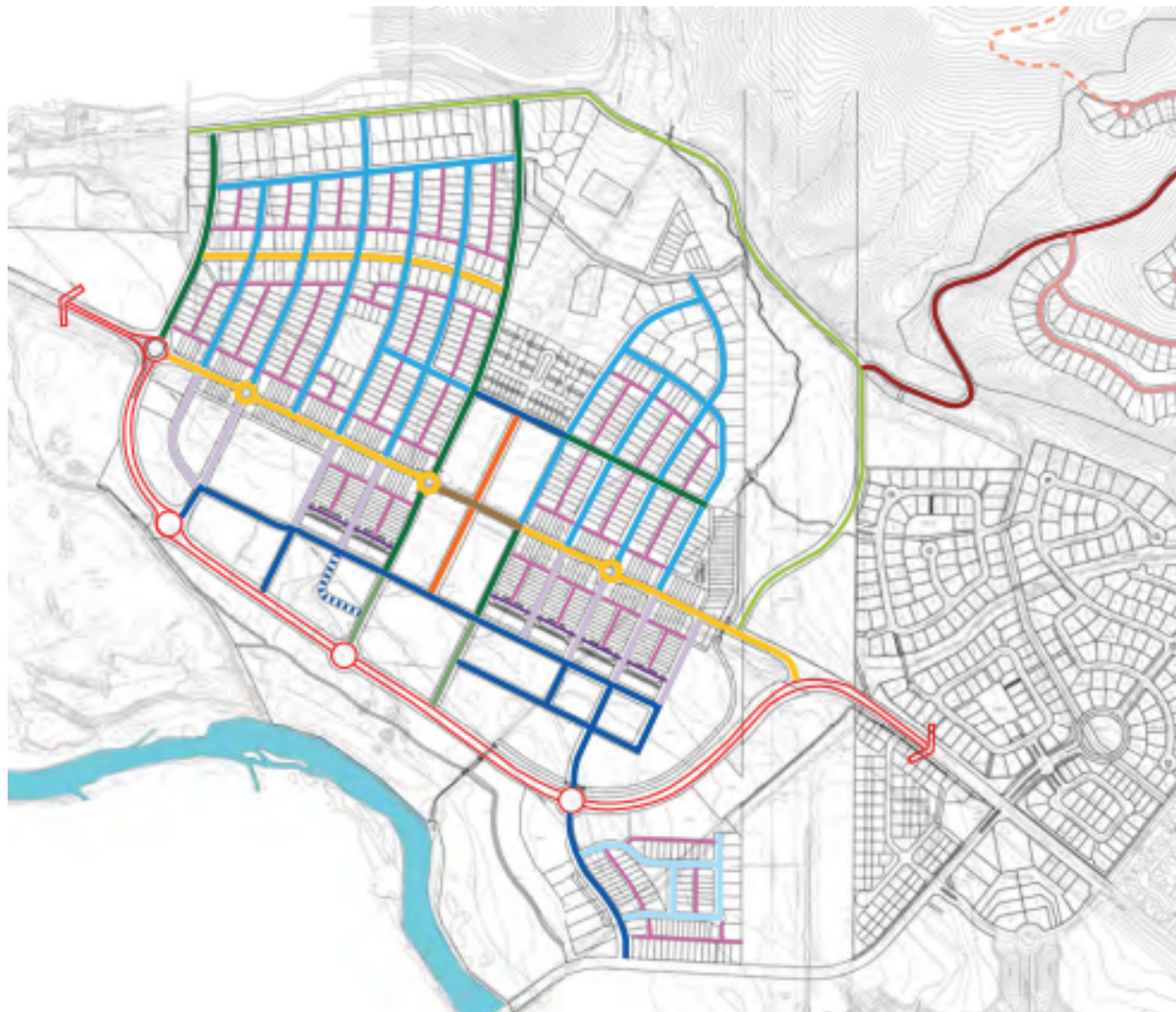
- LEGEND**
- 1 Two-lane Parkway with Roundabouts (4-lane R.O.W.)
 - 2 Two-lane Street with Diagonal Parking
 - 3 Two-lane Collector with Green Median and Roundabouts
 - 3A Two-lane Collector with Green Median
 - 4 Two-lane Collector with Green Median and Urban Sidewalk
 - 5 Two-lane Collector
 - 5A Two-lane Collector with Urban Sidewalk
 - 6 Two-lane Rural Road Preserve
 - 7 Two-lane Residential Local Street
 - 7A Two-lane Residential Local Street with One Side Ribbon Curb
 - 8 Two-lane Mixed Use Local Street with Urban Sidewalk
 - 8A Two-lane Mixed Use Local Street
 - 9 Foothills Two-lane Collector
 - 10 Foothills Two-lane Local Street
 - 11 Two-lane Commercial Alley
 - 12 Two-lane Residential Alley
 - Potential Roundabout
 - Easement Access For United Water
 - Secondary Emergency Access

Notes :

1. A traffic impact study may be required if there is a significant change in the current land use plan.
2. A turn lane warrant analysis may be required on a case by case basis depending on the proposed land use. Contact ACHD to determine if a turn lane analysis is required prior to submitting a development application.
3. When parcels abutting Warm Springs Avenue are preliminary platted provide current roadway segment traffic counts and intersection counts (raw data) for the segment of Warm Springs Avenue abutting the site and the nearest intersection(s) (Wise Way/Warm Springs, Old Hickory Way/Warm Springs, or Millbrook Way /Warm Springs). ACHD will analyze the data to determine if roadway or intersection improvements are needed to mitigate the development.
4. Requests for modifications of ACHD policy will be made with preliminary plat applications.
5. All sidewalks shall be located outside of ACHD Right-of-Way. Public sidewalks shall be located within an easement to be dedicated to and accepted by the City of Boise. Sidewalks may be allowed in ACHD right-of-way crossing the Idaho Power corridor and at pedestrian ramp locations.



500' 0 500' 1000' 2000'



LEGEND

1		Two-lane Parkway with Roundabouts (4-lane R.O.W.)
2		Two-lane Street with Diagonal Parking
3		Two-lane Collector with Green Median and Roundabouts
3A		Two-lane Collector with Green Median
4		Two-lane Collector with Green Median and Urban Sidewalk
5		Two-lane Collector
5A		Two-lane Collector with Urban Sidewalk
6		Two-lane Rural Road Preserve
7		Two-lane Residential Local Street
7A		Two-lane Residential Local Street with One Side Ribbon Curb
8		Two-lane Mixed Use Local Street with Urban Sidewalk
8A		Two-lane Mixed Use Local Street
9		Foothills Two-lane Collector
10		Foothills Two-lane Local Street
11		Two-lane Commercial Alley
12		Two-lane Residential Alley
		Potential Roundabout
		Easement Access For United Water
		Secondary Emergency Access



Miscellaneous Topics of Interest

Greenbelt Restoration – ISF/Riverstone Area



- Project started this week – projected completion estimated 18 October
- 11' asphalt with 0.5 to 2.0 foot-width gravel shoulders
- Issues? Scott Koberg @ Ada County Parks and Waterways (208.860.9913) or board@bvnaboise.org
 - NOTE: expect more bicyclist traffic on Warm Springs
 - There is NO bike lane on Warm Springs in this area
 - **A bicycle on the road is a vehicle with the same road rights as a motor vehicle – safe passing laws apply – which also means a minimum of 3' passing distance in the City of Boise**

BEGIN PROJECT
STA. 10+55.00
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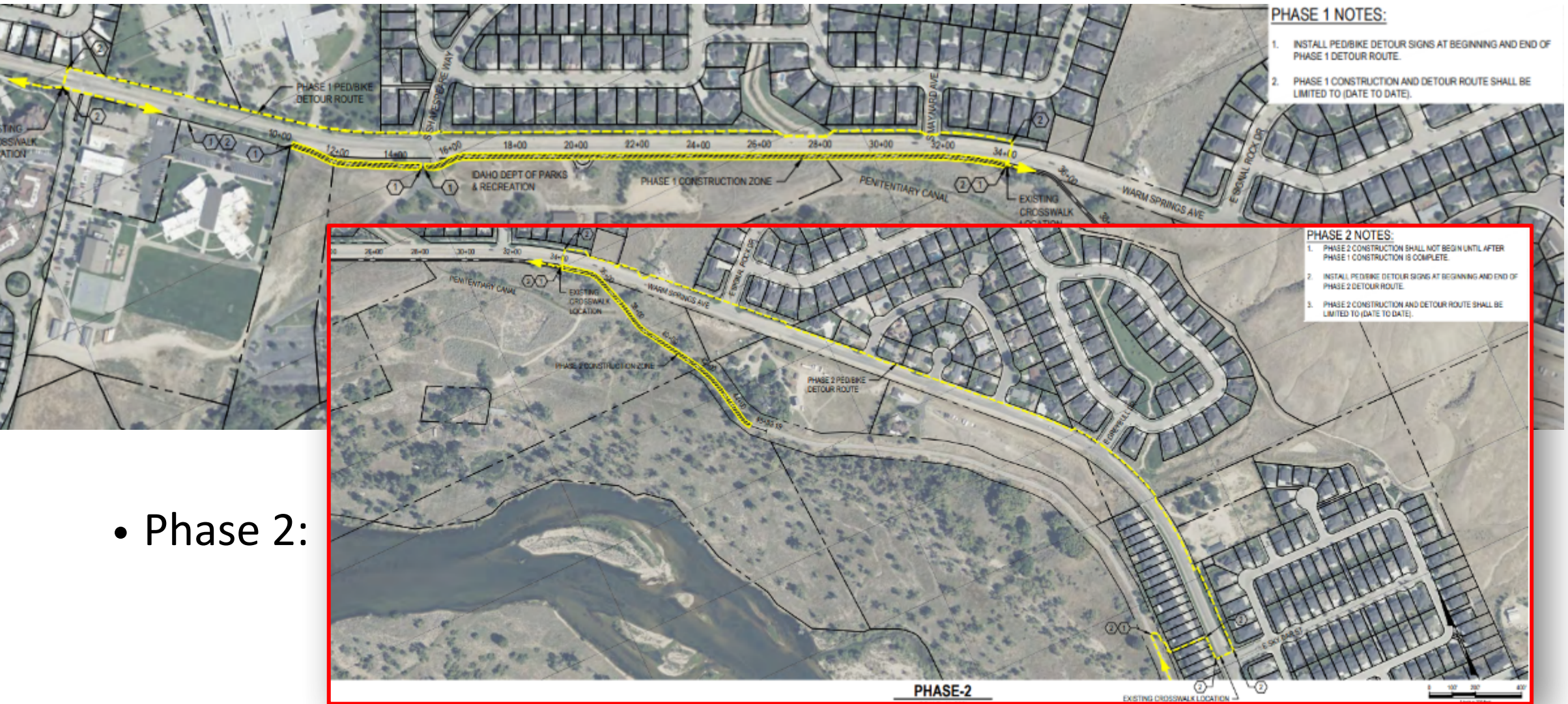


VICINITY MAP

END PROJECT

Greenbelt Detour(s)

- Phase 1 (Riverstone to “top of the hill” – Gina’s gate):



PHASE 1 NOTES:

1. INSTALL PEDBIKE DETOUR SIGNS AT BEGINNING AND END OF PHASE 1 DETOUR ROUTE.
2. PHASE 1 CONSTRUCTION AND DETOUR ROUTE SHALL BE LIMITED TO (DATE TO DATE).

PHASE 2 NOTES:

1. PHASE 2 CONSTRUCTION SHALL NOT BEGIN UNTIL AFTER PHASE 1 CONSTRUCTION IS COMPLETE.
2. INSTALL PEDBIKE DETOUR SIGNS AT BEGINNING AND END OF PHASE 2 DETOUR ROUTE.
3. PHASE 2 CONSTRUCTION AND DETOUR ROUTE SHALL BE LIMITED TO (DATE TO DATE).

- Phase 2:

PHASE-2

EXISTING CROSSWALK LOCATION

0 100 200 400

Boise Neighborhood Interactive – 19 October




- Everyone welcome! – Free community conference on Saturday, October 19, 2024, at JUMP Boise
- Planned Agenda for the Neighborhood Interactive:
 - Keynote address from Shannon McGuire of Spark! Strategic Solutions
 - Workshops on community topics most important to Boiseans
 - Networking with city leaders and fellow neighborhood champions
 - Guided walking and bike tours
 - Community resources and information
 - Complimentary breakfast and lunch
- The annual conference is designed to empower our community, offering a platform for neighbors to connect, share ideas, and collaborate on making our neighborhoods even better. Whether you're passionate about local projects, interested in sharing new ideas, or simply want to meet people in your community – there is something for everyone
- Reserve your spot: <https://Neighborhood-Interactive.eventbrite.com>
 - Space is limited and registration is required to attend

Town Hall

- Our District 5 Councilmember Meredith Stead will be hosting a Town Hall with District 4 Councilmember Jordan Morales
- 6pm on 25 September – Library! @ Bown
- Meredith asked BVNA to share the attached flyer (right)
- Perfect opportunity to raise issues of importance to YOU
- Please consider attending!

CITY of BOISE
CITY COUNCIL DISTRICTS FOUR and FIVE
TOWNHALL
with Boise City Council Members,
Jordan Morales and Meredith Stead



Wednesday, Sept. 25, 6 p.m.
at the Library! at Bown Crossing
2153 E Riverwalk Dr, Boise, Idaho 83702

Join Boise City Council members, Jordan Morales (District 4) and Meredith Stead (District 5), for updates on what's going on at the city and give your feedback about the issues most important to you.



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 - ON HOLD**
- SP-01 + Park + CID Discussion - **ON HOLD**
- Warm Springs roundabouts (bypass) - **ON HOLD**
- 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) - **Not Currently pursuing**
- Board Succession Planning **5 members terms ending in Jan 2025 - at least 3 will not move forward and 2 are tentative. Need to spread workload, train, and recruit interested neighbors that are interested in volunteering (election in January 2025).**

September New Business



- ACHD IFYWP - new tool (prioritization and documented project page) and BVNA position on '25-'29 plan - testimony? **Williams to testify**
- WSA/Millbrook neighbor letter **To be part of BVNA's IFYWP testimony.**

NOTE TO NEIGHBORS: If you are going to provide written or verbal testimony, we suggest you urge the ACHD Commission to *accelerate the construction of the the roundabout at Millbrook*. This is more likely to gain approval than other interim, short term measures. As shown on slides 32-33, a RAB *is planned* in SP-01, and we believe accelerating its construction is the most prudent accommodation. You can urge the construction of all or just one, but the Millbrook RAB will help calm speeds at the intersection, which the neighbors whom we have heard from seem most concerned about. Also suggesting they accelerate a *Warm Springs Corridor Study* would be a valid and worthwhile request. Information about the plan and the meeting on 9/23 can be found [here](#).

- WSA Street cleanup - Brian **Potentially in Oct - pending scheduling**
- Future Meeting Cadence – continue 9-10 annually or switch to bi-monthly TBD - **workload and engagement with neighbors dependent**
- **October meeting - potentially have ACHD candidate introduction**



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?>

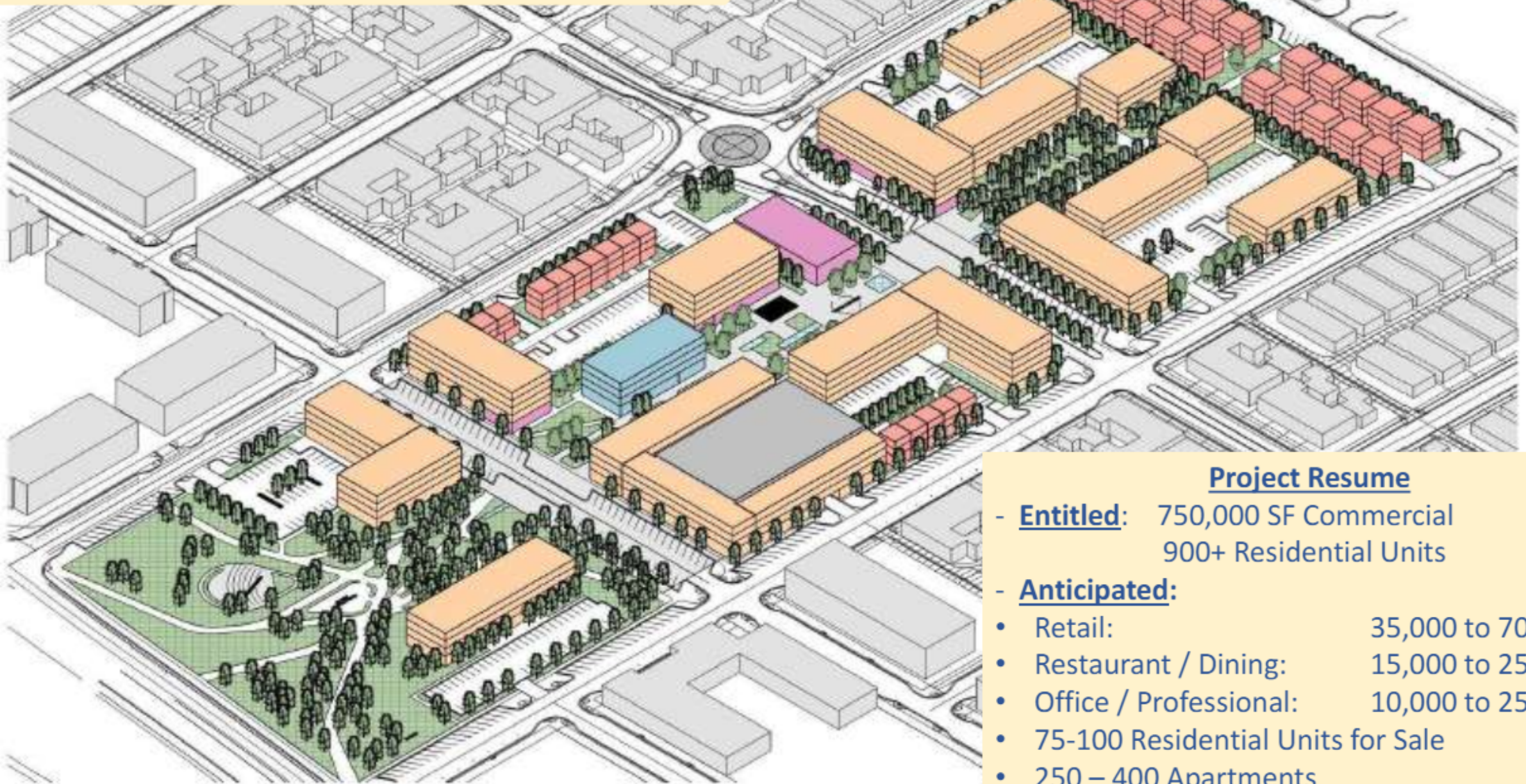
[Module=Planning&TabName=Planning&capID1=23CAP&capID2=00000&capID3=012DP&agencyCode=BOISE](https://permits.cityofboise.org/CitizenAccess/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=23CAP&capID2=00000&capID3=012DP&agencyCode=BOISE)



Town Center at Harris Ranch

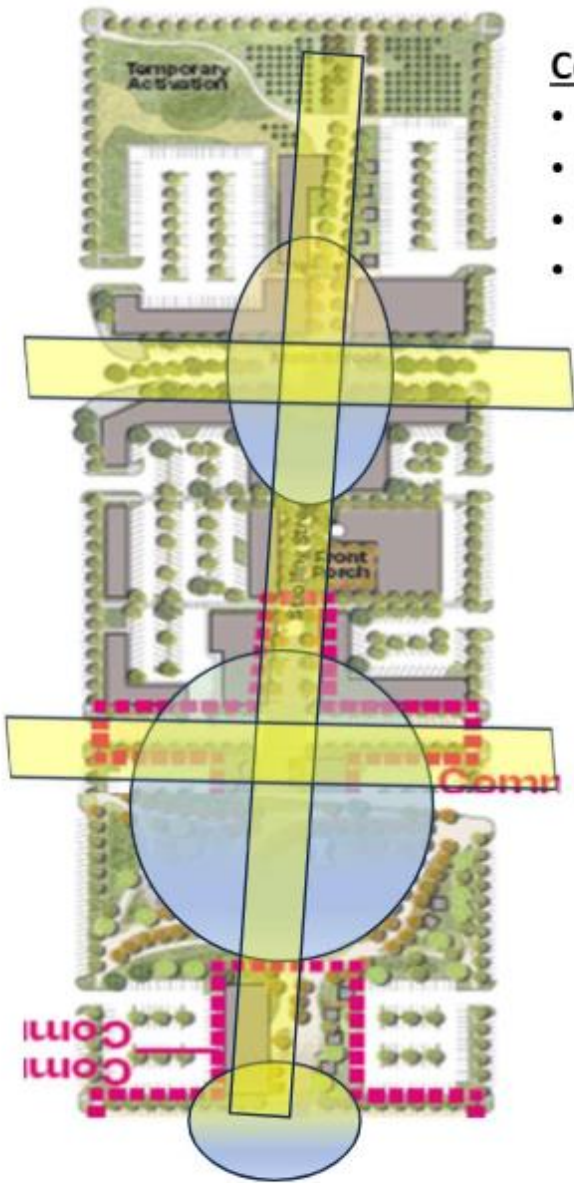


SURFACE PARKING OPTION (LPA)



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



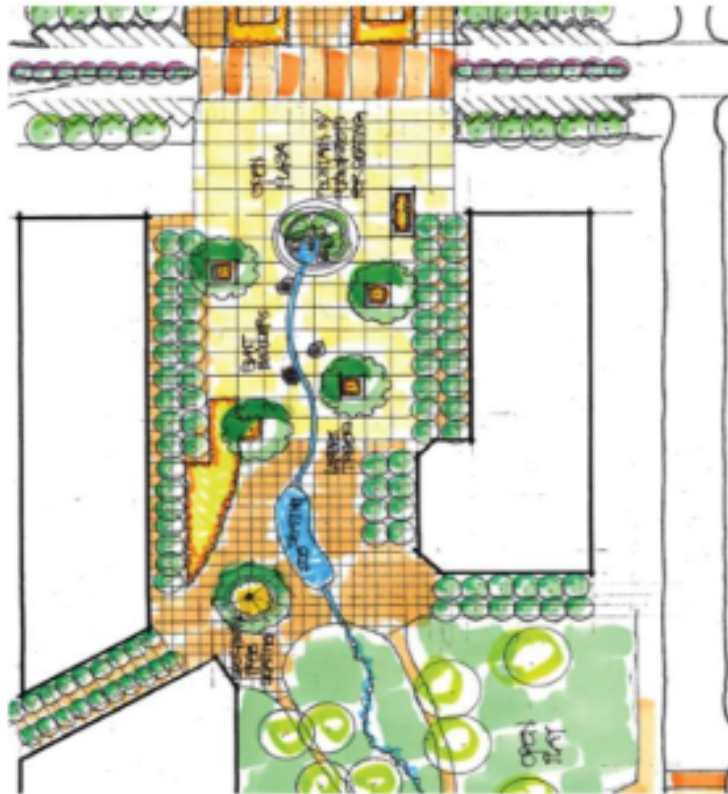
River Trail "Signature Gateway"

- Bridge
- Gateposts
- Landscape Transition

THE VILLAGE GREEN



PHASE ONE – UPPER SECTION



PHASE ONE – LOWER SECTION





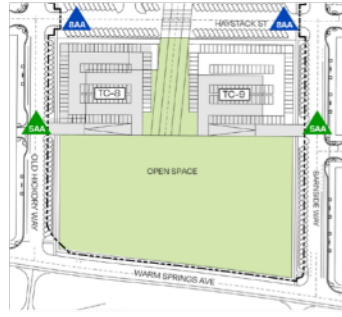
A. VOLUME I
 2) DETAILED PLANS
 b) LAND USE PLANS
 v) Block Prototype Details

BLOCK PROTOTYPE 13 - DESCRIPTION

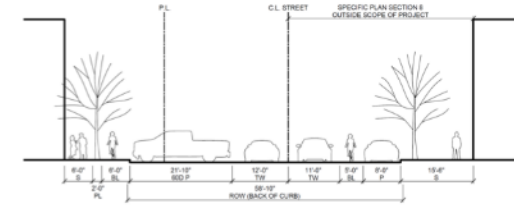
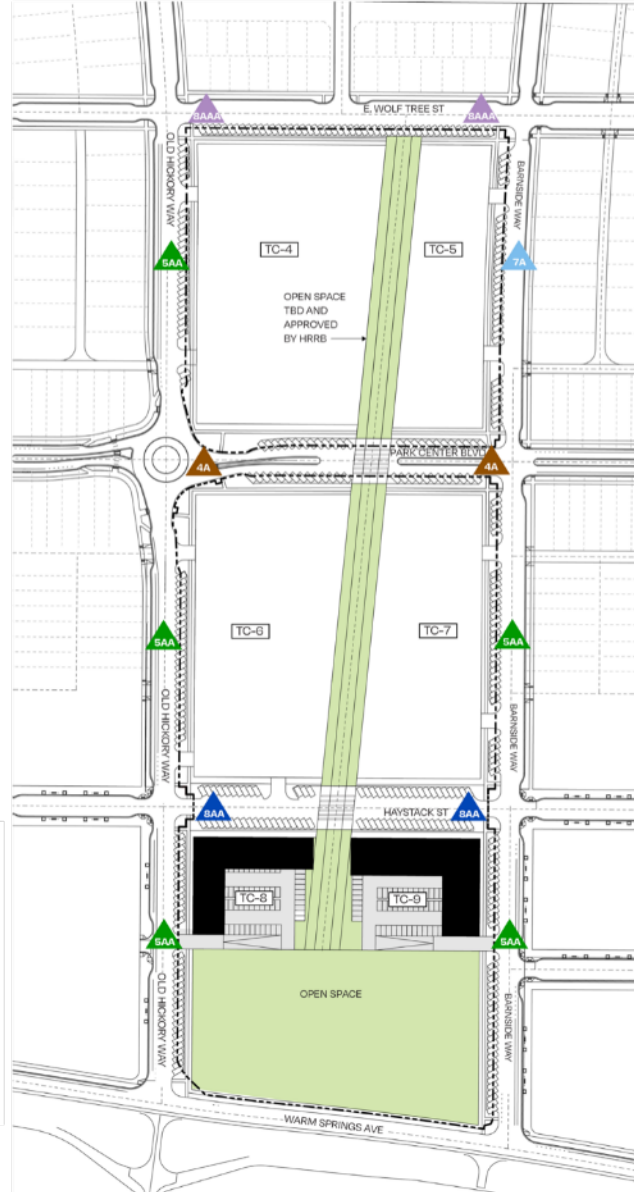
Block Prototype 13 depicts the Village Center and Village Green blocks with buildings containing Residential, Live/Work, Mixed Use or Commercial uses facing the perimeter streets. The building faces are set near the sidewalk with entrances at Street sides, creating a vibrant street scape. All parking 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' 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

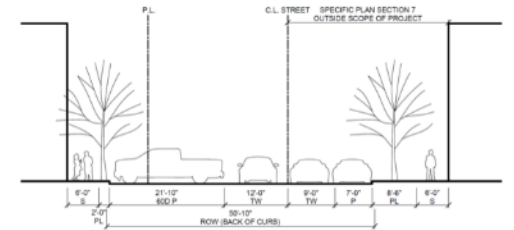
Alternate Building Configuration Option



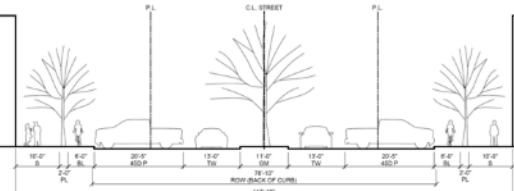
- LEGEND**
- TW Travel Way
 - BL Bicycle Lane
 - P Parking
 - PL Planting
 - M Median
 - S Sidewalk
 - GM Green Median
 - ROW Right of Way
 - BCC Back of Curb
 - SB Setback



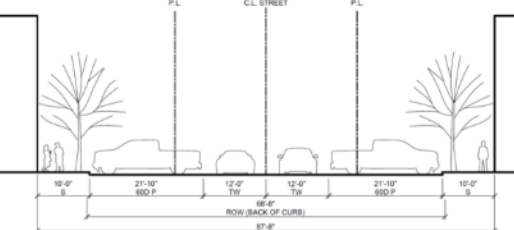
8AAA: Two Lane Local Street with Angled Parking and Protected Bike Lane on One Side (E Wolf Tree Street)



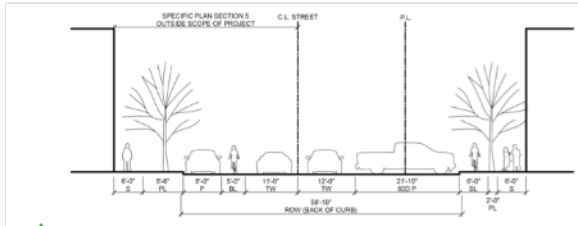
7A: Two Lane Collector with Angled Parking on One Side (Barnside Way)



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)



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

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).

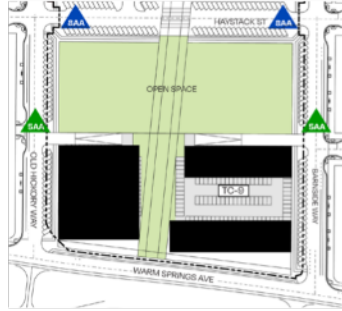


A. VOLUME I
 2) DETAILED PLANS
 b) LAND USE PLANS
 v) Block Prototype Details

BLOCK PROTOTYPE 14 - DESCRIPTION

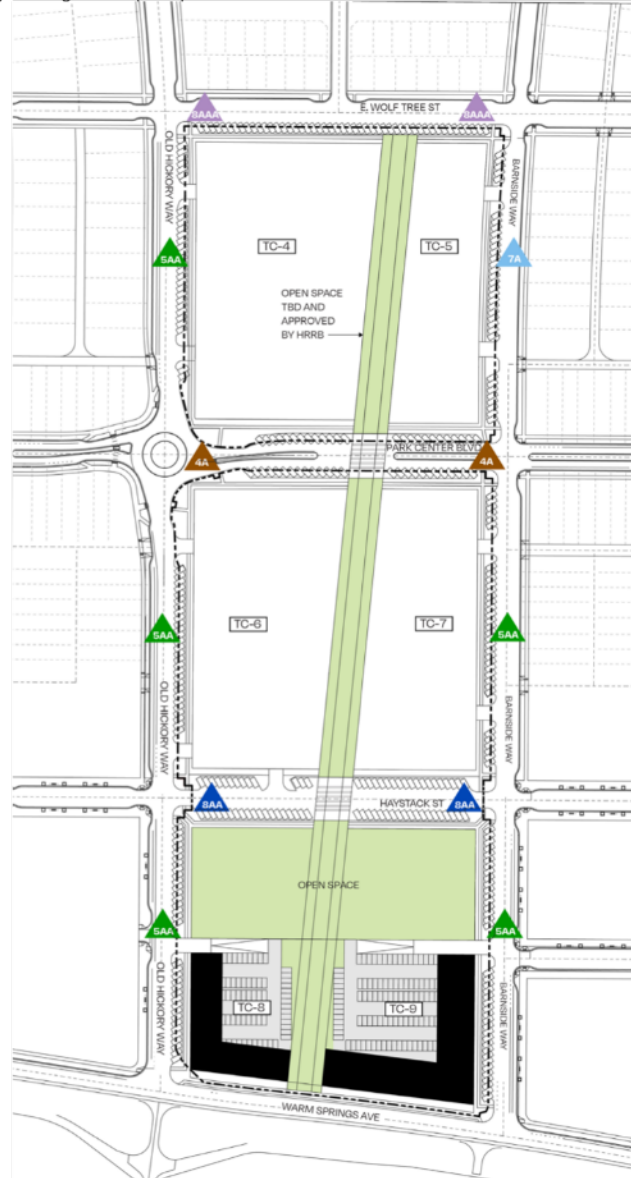
Block Prototype 14 depicts the Village Center and Village Green blocks with buildings containing Residential, Live/Work, Mixed Use or Commercial uses facing the perimeter streets. The building faces are set near the sidewalk with entrances at Street sides, creating a vibrant street scape. All parking 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.

Alternate Building Configuration Option



LEGEND

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



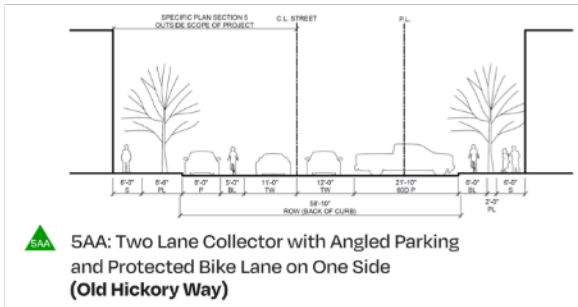
BLOCK PROTOTYPE 14

SUMMARY

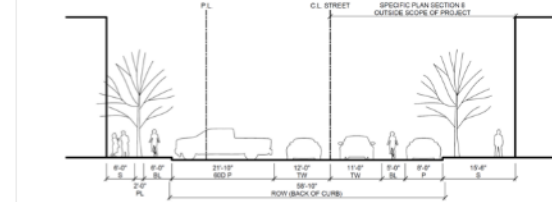
Block Density	NA
Location	TC4 through TC10
Frontage Type	Storefront or Stoop at Street 4A, 5AA, 7A, 8AA, or 8AAA
Building Height	45' within 25' of back of curb at Streets 5AA, or 7A; 60' Maximum
Outbuilding Height	24' Maximum
Building Orientation	Primary building entrance to face Streets 4A,5AA,7A,8AA, 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

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.

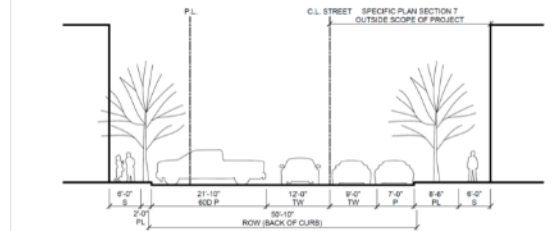
Angled parking shall be broken up with landscaping in configurations approved by ACHD (if within public right-of-way) or HRRB (in all other cases).



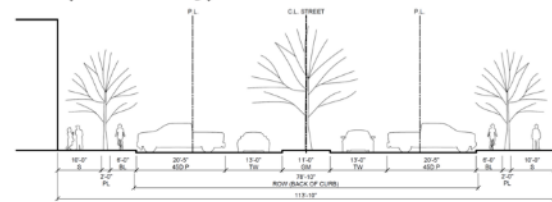
5AA: Two Lane Collector with Angled Parking and Protected Bike Lane on One Side (Old Hickory Way)



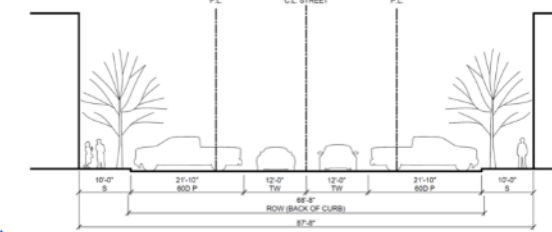
8AA: Two Lane Local Street with Angled Parking and Protected Bike Lane on One Side (E. Wolf Tree Street)



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)

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

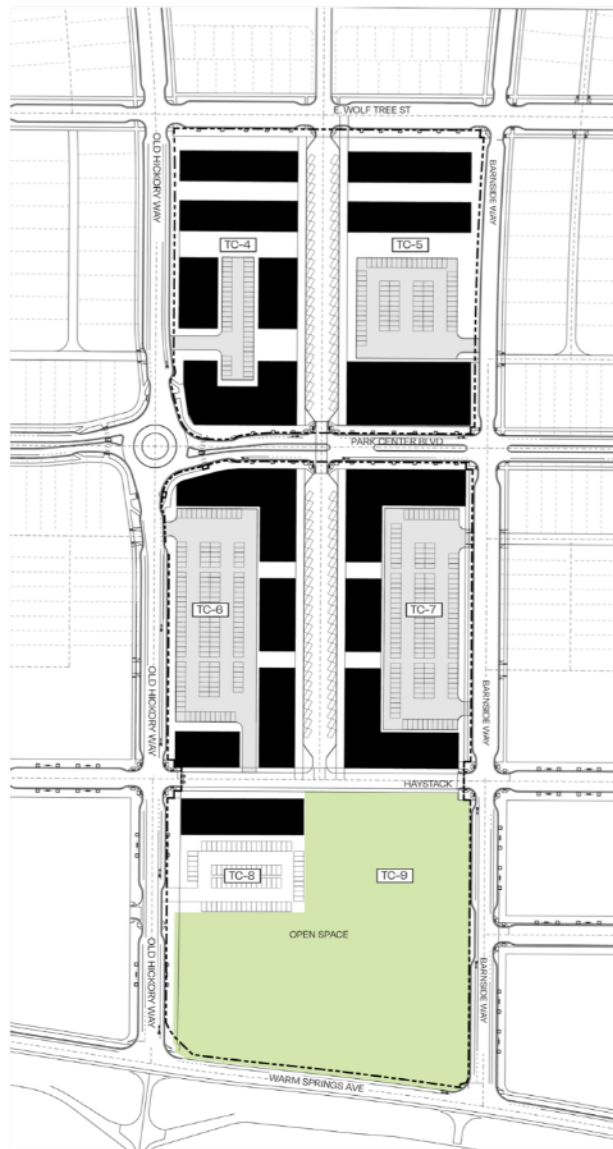


BLOCK PROTOTYPE 15 SUMMARY

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.

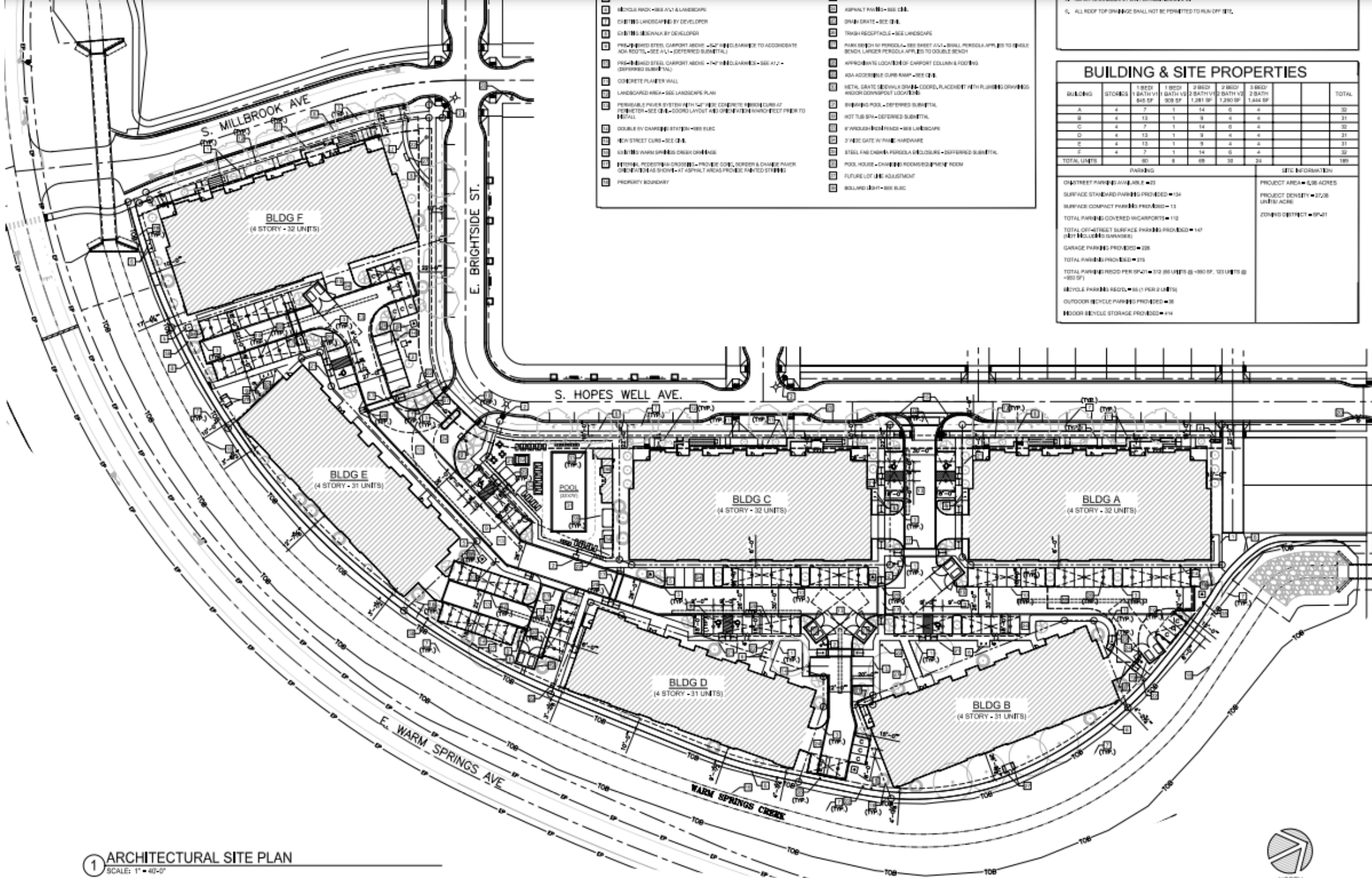


- 1. METALS FINISH - SEE A1.1 & LANDSCAPE
- 2. CHITING LANDSCAPED BY DEVELOPER
- 3. 10' BLDG SIDEWALK BY DEVELOPER
- 4. PERMITS: BRIDG STYL GARPORT AREAS - 1/2" MIN CLEARANCE TO ADJACENT ADA RIGHTS - SEE A1.1 - DEFERRED SUBMITTAL
- 5. PERMITS: BRIDG STYL GARPORT AREAS - 7/8" MIN CLEARANCE - SEE A1.2 - DEFERRED SUBMITTAL
- 6. CONCRETE PLASTER WALL
- 7. LANDSCAPED AREA - SEE LANDSCAPE PLAN
- 8. PERMISSIBLE POWER SYSTEM WITH 1/2" MIN CONCRETE FINISH CURB AT PERMITS - SEE Q1.4 - COORD LAYOUT AND ORIENTATION PRIOR TO PERMIT
- 9. DOUBLE BY CHANGED SYSTEM - SEE ELEC
- 10. NEW STREET CURB - SEE Q1.4
- 11. 10' BLDG WARM SPRINGS CREEK OVERPASS
- 12. INTERNAL PEDESTRIAN CROSSING - PROVIDE CONC, BORDER & CHAIR PAVER ORIENTATION AS SHOWN - AT ASPHALT AREAS PROVIDE PAINTED STRIPING
- 13. PROPERTY BOUNDARY
- 14. ASPHALT PAVING - SEE Q1.4
- 15. DRAIN GRATE - SEE Q1.4
- 16. TRASH RECEPTACLE - SEE LANDSCAPE
- 17. PARK BENCH BY PERGOLA - SEE SHEET A1.1 - SMALL PERGOLA APPLIES TO DOUBLE BENCH, LARGER PERGOLA APPLIES TO DOUBLE BENCH
- 18. APPROXIMATE LOCATION OF GARPORT COLUMNS & FOOTING
- 19. ADA ACCESSIBLE CURB RAMP - SEE Q1.4
- 20. METAL GRATE SIDEWALK DRAIN - COORD. PLACEMENT WITH FINISH DRAWINGS AND/OR CORNSPOT LOCATION
- 21. SWIMMING POOL - DEFERRED SUBMITTAL
- 22. HOT TUB SPA - DEFERRED SUBMITTAL
- 23. W/ WOODEN FENCE - SEE LANDSCAPE
- 24. 3" WIDE GATE W/ PINE HARDWARE
- 25. STEEL FAB CANOPY PERGOLA ENCLOSURE - DEFERRED SUBMITTAL
- 26. POOL HOUSE - CHAIRING ROOMS/ GYM/ PAVILION ROOM
- 27. FUTURE OF USE ADJUSTMENT
- 28. BILLBOARD LIGHT - SEE ELEC

BUILDING & SITE PROPERTIES

BUILDING	STORIES	1 BED 1 BATH U1 848 SF	1 BED 1 BATH V2 909 SF	2 BED 2 BATH V1 1,281 SF	2 BED 2 BATH V2 1,290 SF	3 BED 2 BATH 1,444 SF	TOTAL
A	4	7	1	14	0	0	32
B	4	13	1	9	0	0	31
C	4	7	1	14	0	0	32
D	4	13	1	9	0	0	31
E	4	13	1	9	0	0	31
F	4	7	1	14	0	0	32
TOTAL UNITS		80	8	68	32	32	189

PARKING	SITE INFORMATION
<ul style="list-style-type: none"> 1. ON-STREET PARKING AVAILABLE = 23 2. SURFACE STANDARD PARKING PROVIDED = 134 3. SURFACE COMPACT PARKING PROVIDED = 13 4. TOTAL PARKING COVERED VEHICLES = 112 5. TOTAL OFF-OFFSET SURFACE PARKING PROVIDED = 147 6. *NOT INCLUDING GARAGES 7. GARAGE PARKING PROVIDED = 228 8. TOTAL PARKING PROVIDED = 315 9. TOTAL PARKING PROVIDED PER SP421 = 312 (88 UNITS @ 180 SF, 133 UNITS @ 480 SF) 10. BICYCLE PARKING REQ. = 35 (1 PER 2 UNITS) 11. OUTDOOR BICYCLE PARKING PROVIDED = 36 12. INDOOR BICYCLE STORAGE PROVIDED = 44 	<ul style="list-style-type: none"> 1. PROJECT AREA = 6.16 ACRES 2. PROJECT DENSITY = 37.28 UNITS/ACRE 3. ZONING DISTRICT = SP421



DATE	DESCRIPTION

ZTC

Zach Evans Construction
 7785 V. HARRIS DR.
 SUITE #100
 BORE, ID 83714
 PHONE (208) 866-1282

THE SE5 CONDOS @ HARRIS RANCH

S. HOPES WELL AVE
BORE, ID 83716

SHEET NAME
SITE PLAN

SHEET NUMBER
A1.0

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"



SE5 Condo Project – Concept Review w/City

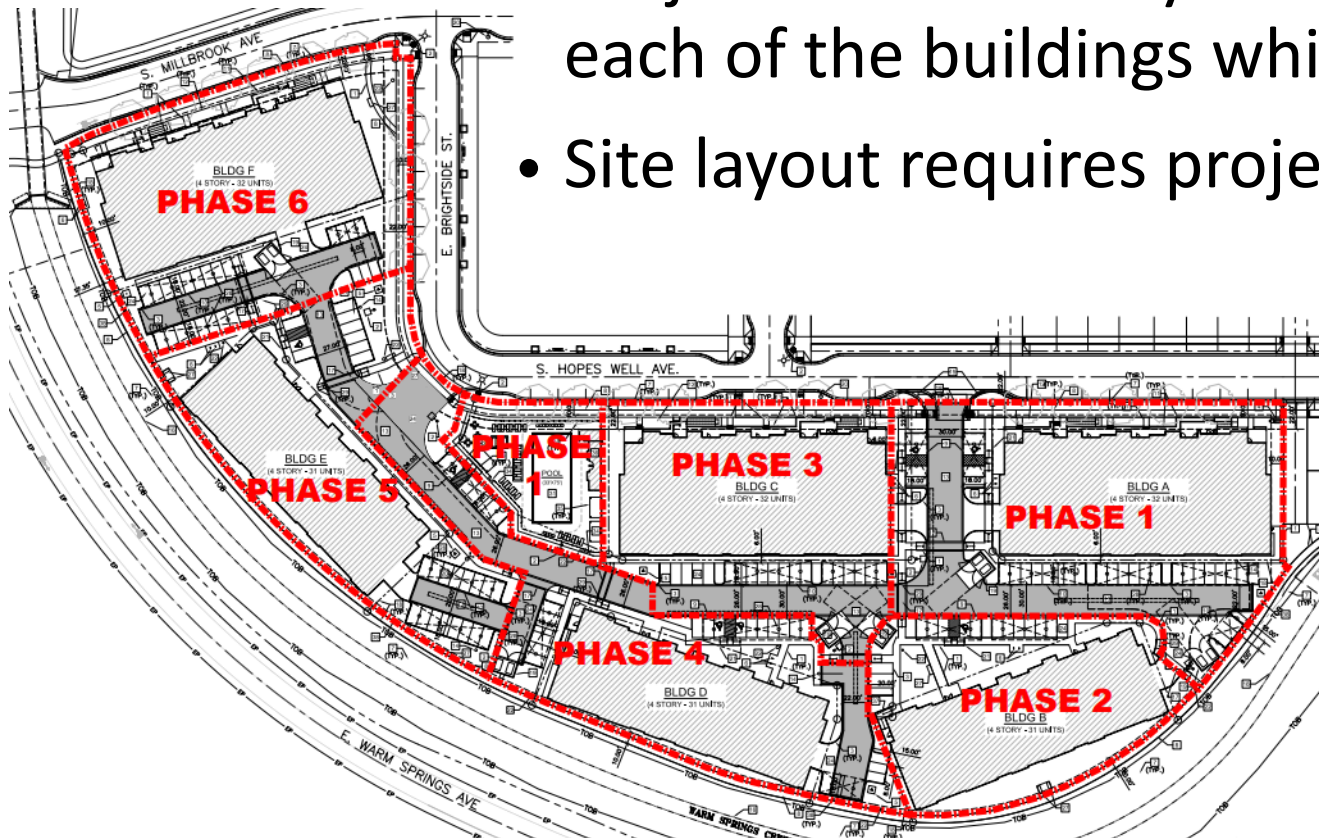


- Vision/Project Description
 - Layout is consistent with the SP-01 block prototype
 - Will contain a total of 189 condo units, including 1, 2, and 3 bedroom units
 - Building designs will be submitted under separate DR application(s)
- Access/Parking Information
 - Access will be from Hopes Well Way
 - 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

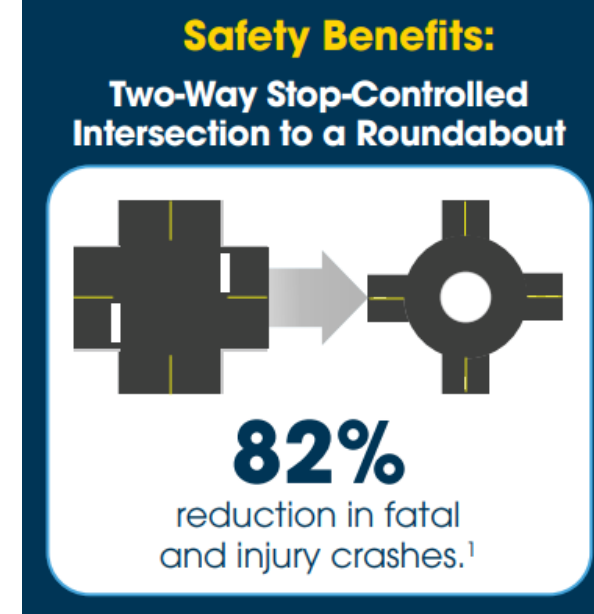
SE5 Reduced Setback Request



- 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?)

RAB versus signalized intersections

https://highways.dot.gov/sites/fhwa.dot.gov/files/Roundabouts_508.pdf



- Roundabouts are not only a safer type of intersection; they are also efficient in terms of keeping people moving.
- Even while calming traffic, they can reduce delay and queuing when compared to other intersection alternatives.
- Lower vehicular speeds and reduced conflict environment can create a more suitable environment for walking and bicycling.
- They can replace signals, two-way stop controls, and all-way stop controls.