



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



2025 Annual Membership Meeting

Meeting minutes / additions since meeting are shown in red

9 January 2025



January Annual Meeting Agenda

- Welcome
- Annual Report – “The Year in Review”
- Director Election & Candidate Introductions
- Boise River Wildlife Management Area – Valley Fire
- Development Update
- Miscellaneous Items of Interest
- Neighbor Questions/Comments
- Adjourn
- Board Work Session

Attendees: Approximately 20 neighbors / Board: Mooney, Hallam, Fennie absent

Annual Report – January 2024



- Hosted Harris Ranch Town Center Developer
 - SP-01 Amendment (45 neighbors)
- New Board Directors Announced
 - Matt Fennie
 - Mike Strasser
 - Brian Williams
- Firewise Progress continued
 - Added DHE Sub1 (Harris Ranch)
 - Total BV HOAs (5 a/o Jan 2024)
 - Barber Station, DHE, East Valley, Harris North, Harris OA
 - Future Firewise Applications are encouraged for our collective benefit/safety!
 - Triplet, River Heights, Spring Creek, Finis Terra, Privada, Tesoro????



Annual Report – February 2024



- ACHD Integrated Five Year Work Plan
 - Written testimony advocating for:
 - Warm Springs Avenue Traffic Calming - Parkcenter Roundabout to SH21
 - Parkcenter Bike/Ped Facilities, Bown Way to Warm Springs Ave Roundabout
- Continued SP-01 Amendment feedback loop with City and developer (High Rhodes, Brad Hillgren)
- Neighborhood Investment Program grant submission
 - Bus shelter benches at Coffee Mill & new VRT stop near Town Center
- New Board Officers Selected (retained): Mooney, Stark, Veasy, Swain



Annual Report – March 2024



- Boise River Wild Trout Management Proposal
 - Written Testimony in support of Valley Fly Fishers’ proposal to manage the Boise River between the Diversion Dam and Barber Dam for wild trout (proposed bag limit reductions and closing the fishery during spawning season)
- Added BVNA Testimony & Formal Communications to BVNABoise.org
- Partnered w/City Forester & East Valley HOA to install street trees along Warm Springs Avenue (East Valley HOA maintenance)
 - Complements future streetscape improvements at Woven subdivision
- BVNA Advocated for Alta Harris Park Funding: Meeting with City Councilmember Stead and City Parks Director Doug Holloway
- Passive Fundraising Option added to website



Annual Report – April/May 2024

- Improved “Bypass” Signage
 - Advocacy w/ACHD to improve signage on Warm Springs to reduce cut-through traffic along Parkcenter (Boulevard Townhomes) in Harris Ranch
- Approved BVNA logo licensing agreement with Barber Valley Threads
 - 2 Year, non-exclusive licensing agreement (10% of profits to BVNA)
- Advocacy w/City (13 May meeting) to ensure Peace Valley to Homestead trail alignment served Barber Valley community
- Thank You letter to Mayor for City Forestry – East Valley street trees project
- Summarized Community concerns regarding SP-01 amendment to developer in preparation for June Task Force meeting



Annual Report – June 2024



- Hosted Valley Regional Transit senior leadership (CEO and CIO)
 - New Harris Ranch bus route (17)
- Organized Town Center Task Force meeting with community & developer
 - 5 residents (Dan Berumen, Mil DeSilva, Paul King, Charles Miller, Duane Smith) and 2 BVNA Directors (Veasy & Piepmeyer) participated
 - Parking and bike lanes primary topics of discussion
- BVNA Board elected to cancel Director & Officer (D&O) insurance based on lack of City funding support
- Sign Toppers replaced where missing/damaged (e.g. Teresa Dr)
- BVNA Planning Calendar approved by Board
- Town Center Testimony submitted to City for PZC Hearing
 - Initial Written Testimony, followed by late correspondence

Annual Report – July 2024



- Finalized Harris East (Peace Valley to Homestead) trail alignment
- Town Center PZC Hearing and in-person testimony (Veasy)
 - Emphasis: (1) Diagonal parking design (2) inclusion of angled parking on Parkcenter (3) use of back-in angled parking (4) Village Green size minimums to ensure no net-loss (5) Clarity about proposed “Enhanced Access” to the Greenbelt
- SH21 + WSA Intersection: attempts to influence ITD unsuccessful
- SE5 Condo Project: BVNA written testimony supporting City’s desire to ensure the grade level (ground) floor elevation facing Warm Springs Creek and the public sidewalk should include some architectural variety

Annual Report – August/September 2024



- \$39K Neighborhood Investment Program Grant awarded to BVNA
 - From City’s Award Letter: *“We applaud your commitment to improving our neighborhoods. The grant award of \$39,200 will support the successful implementation for improvements at two bus stops, which align with the City of Boise’s goals of creating unique and desirable neighborhoods for everyone for bus stop enhancements.”*
- Written testimony submitted to ACHD in August addressing the lack of projects in the draft 5-year work plan:
 - Millbrook/Warm Springs roundabout added to ACHD 5-year plan in September (only days after a traffic fatality at this intersection)
 - BVNA in-person testimony (Williams) to encourage ACHD to accelerate the construction of the Millbrook RAB and complete a Warm Springs Corridor Study

Annual Report – Oct/Nov/Dec 2024



- Valley Fire – did that wildfire increase neighborhood motivation to work towards BV-wide Firewise certifications to alleviate future risk?
- Hosted IDFG Regional Wildlife Habitat Director (Brad Lowe)
- Hosted newly elected ACHD District 5 Commissioner Patricia Nilsson
- Written testimony advocating for street trees at 6439 E. Warm Springs
- BVNA Board elected to pursue a 2026 NIP Grant in partnership with the Diane Moore Nature Center (Intermountain Bird Observatory) – walking path enhancements for the Nature Center on the river beneath the SH21 bridge



Director Election & Candidate Introduction

Election Process, Candidates, 2025 Board



- 5 of the 10 Directors are up for election each year after serving a 2-yr term (2 cycles of 5)
- Candidate interest was solicited of the neighborhood using email communications, social media and physical postcards sent by the city
- Interest was ultimately expressed by 3 neighbors (plus 2 incumbents) for the 5 seats (3 Directors are stepping down)
- Additionally, one Director has expressed the need to step down
- As such, there will not be an election (fewer candidates than seats) and all 3 candidates will be considered by the board for installment after this meeting
- The board will currently be composed of 9 members



Election Process, Candidates, 2025 Board

- Candidates (vote to occur in tonight's work session):
 - Marshall Curtis
 - Steinar Hjelle
 - Randy Schubart
 - Katie Swain (incumbent)
 - Gary Veasy (incumbent)
- Candidate Introductions

All 5 individuals were unanimously voted to be installed immediately (Stark first, Tweedle second)

2025 Candidates

Marshall Curtis



Hello neighbors! My name is Marshall Curtis, and I'm thrilled to call Barber Valley home. My wife, Julie, and I moved to SE Boise in October 2023 and purchased our home on Mill Station Dr in June 2024. We were drawn to this incredible community for its abundance of outdoor activities, thoughtful planning, and balance between urban living and natural beauty. We've been enjoying every moment of living here with our 10-year-old yellow Labrador, Maverick, who loves exploring the neighborhoods and trails.

Professionally, I have spent the past decade plus in executive roles with two non-profit organizations dedicated to affordable housing and healthcare access for underserved populations. My professional background includes finance, accounting, and information technology which has supported my current work as a Chief Strategy and Compliance Officer. These roles have given me extensive experience in housing project development, working with planning, zoning, contractors, and funders—skills I hope to bring to BVNA.

I am committed to advocating for thoughtful and efficient development in Barber Valley that preserves the neighborhood's unique character and lifestyle while addressing community needs. I also value the rich natural environment and wildlife that make our area so special and would actively support conservation and responsible recreation efforts.

In our free time, my wife and I enjoy skiing and cycling together. I am eager to learn fly fishing, while she has a passion for birding and exploring the area's natural beauty. We both share a deep appreciation for the Barber Valley's unique balance of urban living and natural surroundings, and I am committed to helping preserve this for future generations.

As a board member, I would be honored to contribute my skills and energy to represent our community's interests, ensure responsible development, and foster a stronger sense of connection among neighbors. I look forward to meeting you at the January 9 meeting to share more about myself and my vision for Barber Valley.

2025 Candidates



Steinar Hjelle

I have lived in Boise for 11 years and I met my wife shortly after I arrived. In 2014, I bought a home in Harris Ranch and in 2017 we move into our new house in Harris North. We love the area with all the outdoor activities. We used the Green Belt often either biking or walking our golden doodle Pippi.

My son moved to Boise and works remotely for Amazon, my stepdaughter runs her therapy business, and my stepson works in the film industry in Atlanta.

I retired earlier this year, and my wife is vice president for Clima-Tech. I currently do voluntary work for SCORE and provide mentoring for small business owners. It feels good to use my experiences and pay back to the local community.

Randy Schubart

I would be interested in serving on the BVNA Board of Directors. We have lived in the Mill District of Harris Ranch for almost twenty years.

I have served on the Board of Directors of a Condo Association for three years in Wisconsin, the last two as President. I also worked for Special Olympics International as the Senior Director of Organizational Development for North America where I dealt with multi-million dollar budgets, audits and financial best practices. In addition, I oversaw government relations and worked with state and federal officials on various projects.

I am now retired and would like to get involved. I have the time, skills and desire to work together to serve the Association members.

Thank you for your time and consideration.

2025 Candidates



Katie Swain

My family and I moved to the Barber Valley in the summer of 2015. My husband, children and I all love the access to the outdoors; the Greenbelt, Foothills, River and all the parks this city has to offer.

I was elected to the BVNA board in 2020 and helped focus on anything pertaining to the Dallas Harris Elementary School build out. Over the past four years, I've been the BVNA Treasurer, helped push for the continuation of the VRT Bus Route 1 and worked on the Neighborhood Investment Program Grant with the City of Boise to build Bus Shelters for our community.

I would very much like to continue my service in helping keep our community as safe and lovely as it was when we first moved here for all of our children, parents, retirees and everybody in between. Thank you for your consideration and look forward to meeting more neighbors in the future!

Gary Veasy

I was born, raised, and lived in Northern California until a 2015 job transfer brought me to the Barber Valley (River Heights). My wife and I have been married for 35 years and both of our adult children still live in California.

I have been on the BVNA Board for 6 years and have been the BVNA Secretary for the last four. As Secretary, I regularly communicate with our neighbors via our mailing list and social media and I manage our technology and the website to keep it current and relevant. I also focus on monitoring development activity and participate in the planning process with developers, the city's Planning and Zoning Commission, the Boise City Council, and ACHD.

I am a licensed architect (CA) and have been in the retail design, planning, and store development industry the majority of my 35+ year career, and I work for Albertsons. Because of my background, topics such as development, urban planning, design, and architecture are in my wheelhouse, hence my involvement in those matters in the Barber Valley.

I have immensely enjoyed serving the community with a great group of neighbor-volunteers, all dedicated to a neighborhood we are all proud to say we live in. Thank you for your consideration to allow me to serve the neighborhood as a BVNA board member for two more years.



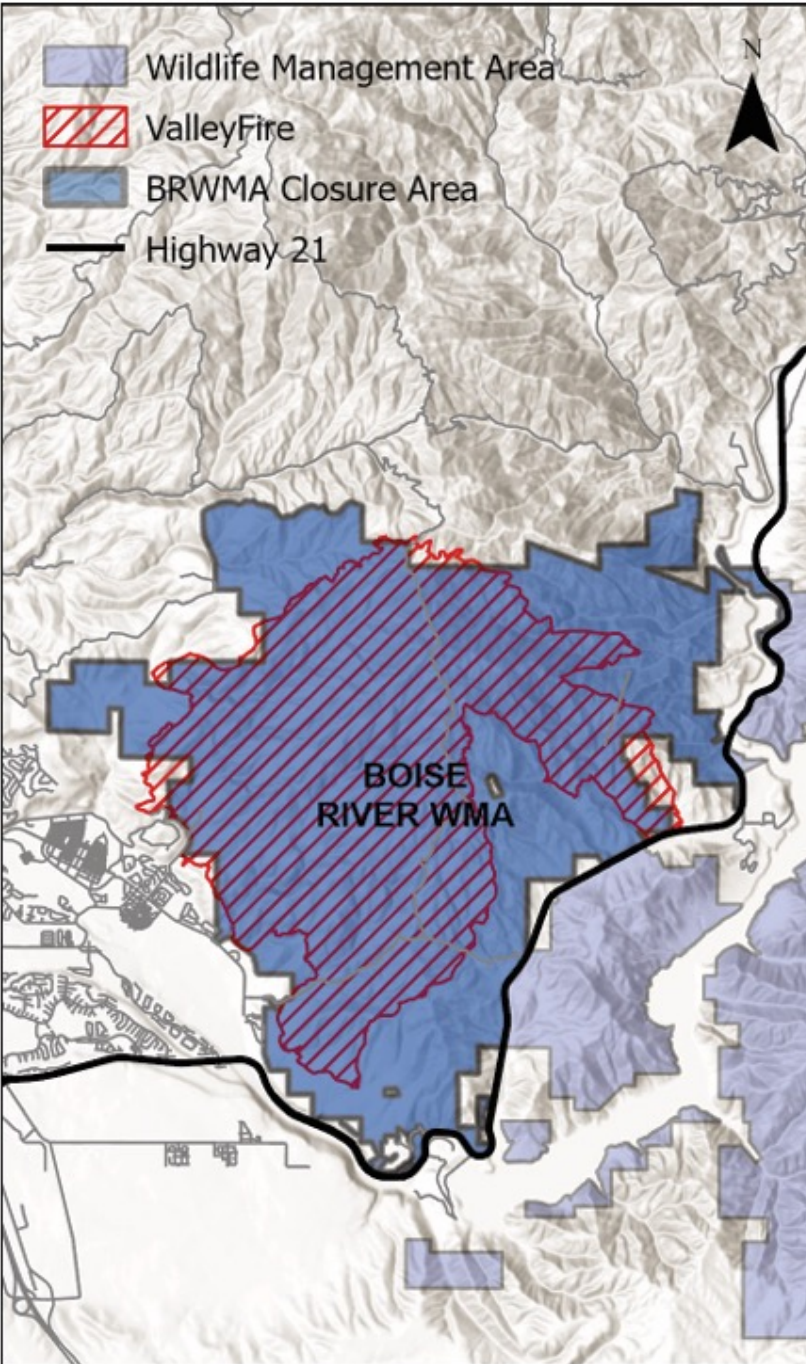
Update on the The Valley Fire

THE VALLEY FIRE

WHAT BURNED, HOW IT WILL RETURN,
AND HOW IT MIGHT AFFECT YOU



This information was distributed by both Idaho Fish and Game as well as the Harris Ranch Wildlife Mitigation Association. It provides an overview of the Valley Fire rehabilitation efforts, the potential impacts of the fire on wintering wildlife, and some broad expectations about what might be coming this winter. This document will be linked from the BVNA website - excerpts are provided here for meeting presentation purposes.



Closure Area Map

Fire on the Boise River Wildlife Management Area

In the early morning hours of October 4th a crossarm broke on an Idaho Power line and ignited dry grass near the Boise River Wildlife Management Area (WMA) 3D Archery Range, ultimately burning 9,904 acres. Although the fire blew through most of the acreage in one day, it was not contained until October 23rd, as it smoldered in the trees for weeks. Idaho Fish and Game property represented the bulk of the burned acreage with 6,293 acres followed by the Bureau of Land Management which lost 2,733 acres, U.S. Forest Service (USFS) with 429 acres, and 450 acres of private land. Fire crews did an impressive job of keeping structures safe. However, the fire burned with moderate severity which left a barren landscape from the low elevations to the top of Shaw Mountain.

Bringing it Back

Despite the barren landscape in early November, a smidge of moisture and moderate temperatures above the valley's inversion have allowed the grasses to green up a bit, providing a slight green haze to the hillsides in mid-December. This bodes well for soil stability, perennial grass survival, and wintering wildlife. However, it will take decades for the land to return to anything resembling its former self.





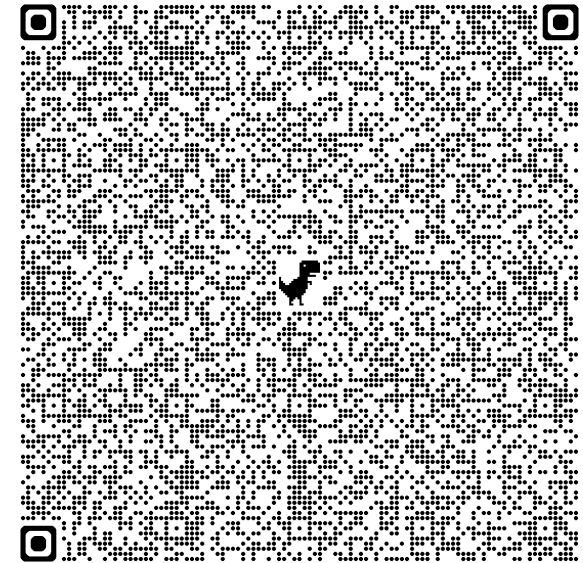
Impacts to Wildlife

The Valley Fire burned an area used by roughly 2,400 mule deer and 650 elk. This represents approximately 10% of the Unit 39 mule deer population and 13% of the Boise River Zone elk population. What this fire means for mule deer and elk survival is entirely dependent on weather. Fortunately, we've had fairly mild conditions as we head into winter and many animals remain at higher elevations and are widely distributed. However, we're just now coming into the time of year when snow begins to accumulate. The Valley Fire is likely to be more unforgiving on mule deer than it is elk. Mule deer tend to return to the same places every year. Elk do too, but they tend to roam a bit more than deer. Consequently, our greatest concerns are for mule deer. Mule deer using the burned area have very limited options for forage and cover. Should we begin to receive snow accumulations that push these deer into the burned area in large numbers, we're likely to see deer struggling to find food.



How You Can Get Involved

The outpouring of support for rehabilitation efforts and the concern for wildlife on the Boise River WMA has been tremendous and greatly appreciated. We had an impressive number of people sign up to volunteer for seed collection and shrub and grass planting this fall. The efforts aren't over though and there will continue to be opportunities to assist with rehabilitation efforts over the next few years. If you'd like to be made aware of volunteer opportunities, please visit our website and sign up to be notified of upcoming events or use the following QR code:



**Link Directly to Valley Fire PDF
(4 pages)**

Valley Fire Summary – Credit to HRWMA



- The fire burned mostly on Idaho Fish and Game property, but also on federal and private property.
- Fish and Game is aeriually seeding with sagebrush, native grasses, and forbs, plus planting seedlings and spraying herbicide to control weeds.
- Wildlife will be impacted - higher mortality is expected. We are uncertain where wildlife may go.
- The Boise River WMA is closed to all entry until March 31 to reduce further stress on wildlife.
- Due to loss of habitat and displacement, wildlife-vehicle collisions may increase on HWY 21 and Warm Springs Avenue.
- Deer and other wildlife may frequent urban areas more. They may forage more in yards than in the past. Remove yews! Take advantage of HRWMA's Yew Replacement Program!
- Even though it is difficult to see wildlife **suffer**... Please do not feed wildlife! This can create bad habits. Winter feeding has many negative impacts.
- The potential risk of debris flows is being analyzed. More information to come.
- Volunteer help planting and collecting seed this past year and into future years is needed.



Community Development Tracker



Legacy Status

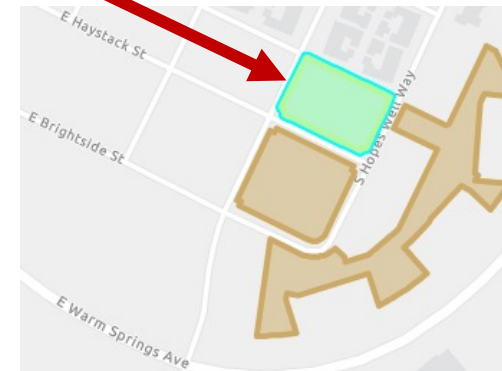
- Accepted
- In Review
- Returned to Applicant
- Review Complete
- Hearing Prep
- Appealed

Planning Case Status

- Neighborhood Meeting
- Interdepartmental Review
- Awaiting Applications
- Applications in Review
- Project Entitled
- Appealed
- Other

Applications in Review (highlighted)

- 3083 E Barber Valley Dr (House of the Little Pig)
 - Modification of DRH23-00303; Administrative Review
- 2936 S Perrault Way (SP-01 9 Townhomes – Soul East)
 - Subdivision approved (December PZC)
- 4430 E Haystack St (SP-01 3-story condos – 30 units)
 - Murray Condominiums - Zach Evans Construction
 - This is an application for a Condominium plat. The development was approved as multi-family via DRH23-00298. The project is currently under construction.



Applications in Review (highlighted)



SP-01 Amendment (Town Center & Village Green)

- Awaiting City Council Hearing Date



Developments



- 4433 E Haystack St (18 unit townhome project)
 - The Mosaic Townhomes
 - Harris Ranch Design Review approval on 21 November
- 3430 S Hopes Well Way (SE5 Condo Project)
- Alta Harris Regional City Park – Resubmittal
 - Harris Ranch Review Board extended 2019 approval through 2025
 - 6 December letter from applicant (City of Boise Parks Department)
 - All existing approved permits have expired (e.g. Boise River Floodplain, River System, Grading, and Building which were obtained prior to the new modern zoning code adoption.
 - More Details - Next Slide

Alta Harris Regional City Park – Continued

Excerpts from Dec 2024 online application materials



- Boise Parks and Recreation (BPR) is committed to building out the entire park in two phases based on budgetary allocations set forth in the Parks Capital Improvement Plan as approved by the Development Impact Advisory Committee and adopted by City Council.
- Phase I will focus on the approval and construction of the Eckert Road frontage streetscape improvements to include curb, gutter, 10-foot-wide greenway planting strip with street trees and a 10-foot-wide multi-use pathway/sidewalk. Phase I will also include the construction of the parking lot and irrigation and drainage infrastructure to support the new park's landscape features.

Alta Harris Regional City Park – Continued

Excerpts from Dec 2024 online application materials



- Phase II of the park is budgeted for Fiscal Year 2026 and will consist of a new restroom building and concrete plaza/pad with sidewalks and access pathways to the sports fields and natural playground which are depicted on the parks' master plan adopted in 2019 by the Parks Commission after a robust public input process.
- BPR is currently working with the U.S. Army Corps of Engineers to establish the need for any further permitting based on the findings of any new cultural, historical, or environmental surveys at the park site.
- We are also working with the Department of Water Resources to extend the water right permit to drill a well for the park and establish beneficial use within the next five years.
- Our team is also working closely to understand if additional resources will be required for Ada County Highway District to begin civil plan review, such as a Traffic Impact Study (TIS) which was not originally requested during the 2020 agency review process (reference ACHD administrative action for BOI20-0096).

Alta Harris Regional City Park - Continued



- The new restroom and natural playground along with an open framed picnic shelter are generally the only vertical elements that will be constructed with the new park except for a new irrigation well pump house, which is anticipated to be under 100 total square feet.



Miscellaneous Topics of Interest

Boise River Proposal



The Idaho Outfitters and Guides Licensing Board recently received a request for a potential rule change related to the Boise River, BO1A river section. This request comes from Adam Bass of Boise River Outdoor Opportunities. He asks that the board consider a change to the boundaries of BO1A from Eckert Road Bridge to Main Street Bridge, and be changed to Discovery Park to Main Street Bridge. One reason for this request is to allow access to the public launch site at Discovery Park.

The Board is seeking more information from permit managers who oversee this river section for any concerns or support related to this request. **Please submit commits no later than February 5, 2025, for the board's consideration.**

If your agency does not oversee this section then please disregard this email. If there is a more appropriate place for this type of request please let me know so I can get it through the proper channels.

Zac Clifford

Outfitter Program Coordinator

Occupational Licenses Bureau

zac.clifford@dopl.idaho.gov

208-488-7526

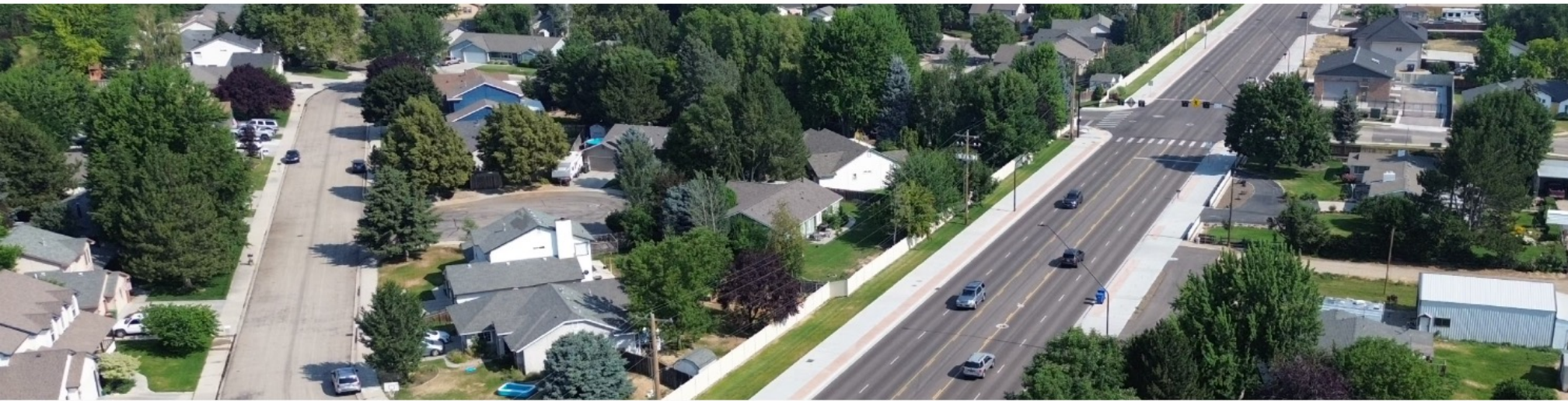
[11341 W Chinden Blvd.](#)

[Building 4](#)

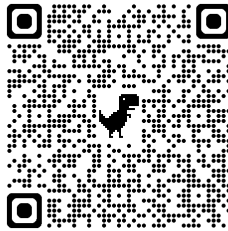
[Boise, ID 83714](#)

dopl.idaho.gov

Board voted unanimously to oppose the rule change and send written testimony to that effect



- The Ada County Highway District (ACHD) is updating the Five Year Plan, a planning document that helps determine the transportation projects and priorities ACHD will pursue over the next five years.
- We want to hear from you! Take a look at the projects included in the Five Year Plan and let us know which ones are most important to you.
- Prefer to leave your comments via a survey, instead of on the commenting map? Please [take this quick survey](#) and tell us about the projects that are important to you.
- **The survey closes February 5, 2025.**



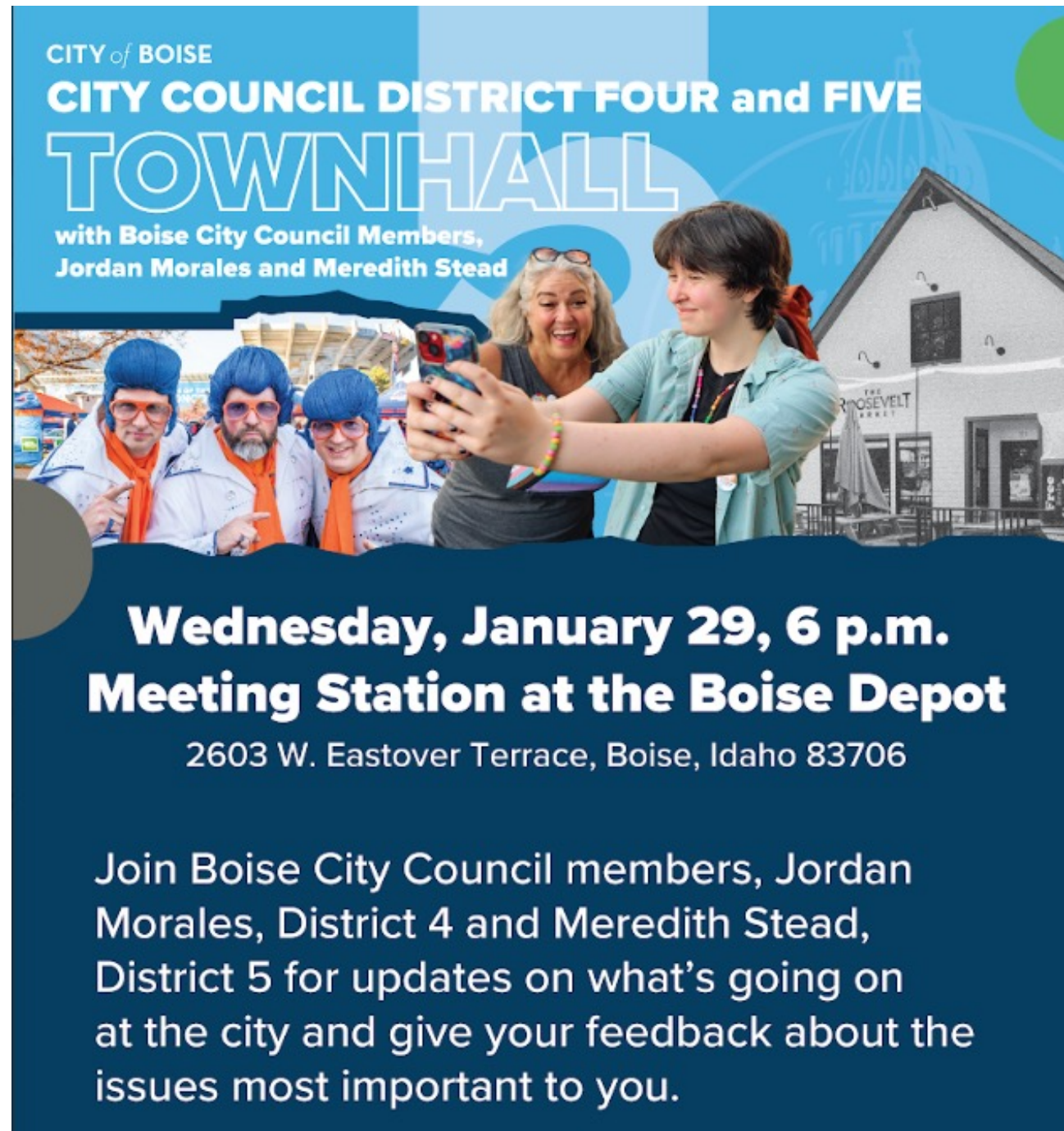
BVNA Notes on Five-Year Plan



- Only two projects immediately impacting the BV: Millbrook intersection and Eckert Bridge.
- The Millbrook roundabout is projected as a “planning project” in 2029-2030 – projected cost of this single-lane roundabout is \$11.5M. Actual construction date is likely well beyond 2030.
- The Eckert Bridge project is influenced by factors well beyond our neighborhood, to include ITD bridge safety considerations
- All other ‘future plans’ for the Barber Valley are indicated on the “Beyond 2029” tab which indicates projects “in the pipeline”
- BVNA could invest considerable volunteer resources to bring these projects forward in the ACHD planning cycle but would face long odds competing with so many high priority projects across the ACHD network.

Townhall – 29 January

- As residents of District 5, Councilmember Stead would like to invite the Barber Valley Neighborhood Association and asks if you could please share the attached flyer with your members (everyone living in the Barber Valley!)

A flyer for a townhall event. The top section has a blue background with white text: "CITY of BOISE", "CITY COUNCIL DISTRICT FOUR and FIVE", and "TOWNHALL" in large letters. Below this, it says "with Boise City Council Members, Jordan Morales and Meredith Stead". The middle section features a photograph of three people wearing blue wigs and orange scarves, and two women taking a selfie. The bottom section has a dark blue background with white text: "Wednesday, January 29, 6 p.m.", "Meeting Station at the Boise Depot", "2603 W. Eastover Terrace, Boise, Idaho 83706", and a paragraph of text: "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."/>

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

Wednesday, January 29, 6 p.m.
Meeting Station at the Boise Depot
2603 W. Eastover Terrace, Boise, Idaho 83706

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 **DROP this item**
- SP-01 + Park + CID Discussion – **DROP this item as park will be under construction (Phase 1) in 2025**
- Easement actions - Tesoro Lot 11, Finis Terra wildlife corridor encroachment, and Brian Sub backyard parcel access through ACHD weigh station **ON HOLD**
- WSA Strategy to influence ACHD commencing BVNTP items (starting with a corridor plan) **Piepmeyer to develop recommendation for high level strategy (it's a marathon, not a sprint!)**

January New Business -1



- Discussion and vote to install new Directors **3 new and 2 incumbent Directors installed**
- Preliminary discussion (with current Directors): filling officer positions (discussion and final action/vote by new board in February) **Tentative roles discussed pending vote in Feb to finalize**
- Monthly Meeting Cadence – “Q1” plan **Feb is a necessary transition month – determine ~3-month cadence in Feb**
- NIP Update for IBO (Katie) **Grant in progress and nearing completion, in time to meet deadline**
- NIP: Discussion of possible WSA tree planting request to supplement request to Treasure Valley Canopy Network and COB Forestry Department. **Decided to not pursue NIP. Piepmeyer to initiate request for tree project at River Heights (pending RH HOA approval) through TVCN and COB**

January New Business - 2



- Technology update (Gary) **Provided platform and logistics update – only impacts board and not neighbors**
- Boise Threads update (Brian) **Pushed to February**
- Firewise gameplan going forward **Continue to advocate in written communication and wherever an opportunity exists. Biggest opportunity is River Heights at this time but ALL HOAs should be considering!**
- BVNA representative to Barber Pool Advisory Committee (BPAC) **Tweedle to assume this role going forward**
- Boise River Outfitter Proposal **Board voted unanimously to oppose the rule change and send written testimony to that effect – Stark to draft, Tweedle to socialize**
- IFYWP Comments **No board written testimony but urge all neighbors to comment prior to 5 February – include in email communication**
- D&O Insurance – **Schubert to evaluate options for board consideration and if interested board to consider options for funding**



Appendix / Backup Slides

Current SP-01 Land Use Plan

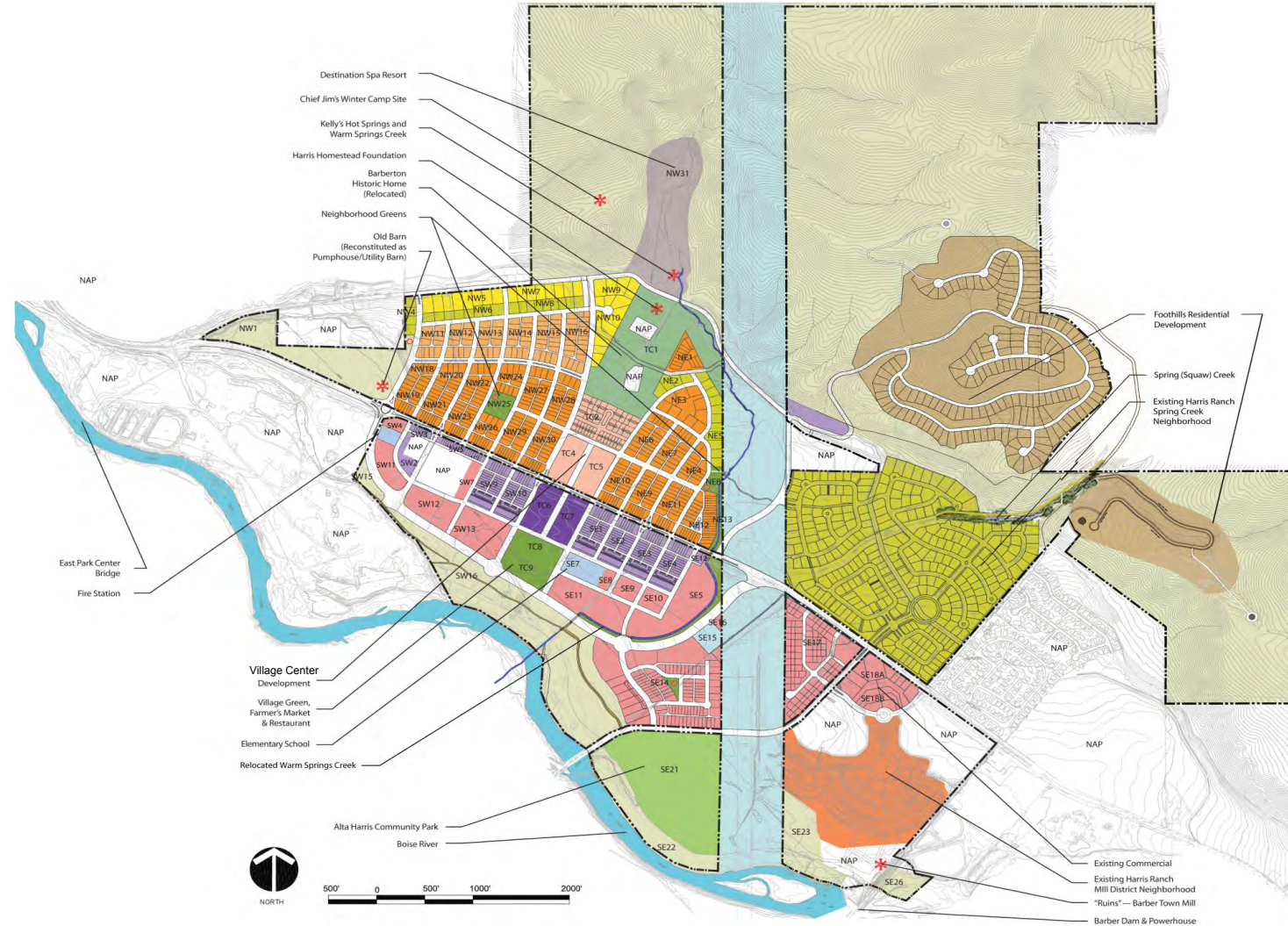


- A. VOLUME I
- 2) DETAILED PLANS
- b) LAND USE PLANS
- ii) Land Use Development Plan

- LEGEND**
- Mixed-Use Commercial and High-Density Residential
 - Mixed-Use Commercial and Med-High-Density Residential
 - Mixed-Use Village Center
 - Mixed-Use Village Center
 - Residential — Medium-Density (8 DU/Ac.)
 - Residential — Medium-Density (6 DU/Ac.)
 - Residential — Low-Density (4 DU/Ac.)
 - Residential — Low-Density (2 DU/Ac.)
 - Residential — Foothill Development
 - Destination Spa Resort
 - Public Facilities (Schools, Fire Station)
 - Harris Homestead Foundation
 - Open Space/Conservation Areas
 - Idaho Power Corridor
 - Homeowner's Association Green Space (Town Square To Have Farmer's Market & Restaurant)
 - Boise City Parks
 - Postal Pavilion
 - Historic/Cultural Site
 - NAP NOT A PART

Note: Historic and cultural sites will be protected. Refer to the Harris Resources Survey and Supplement — Vol. II, Appendix 3.

NOTE: 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. Property owners are responsible to verify easements on building lots prior to any construction project.



Current SP-01 Transportation Plan



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.





Town Center

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:

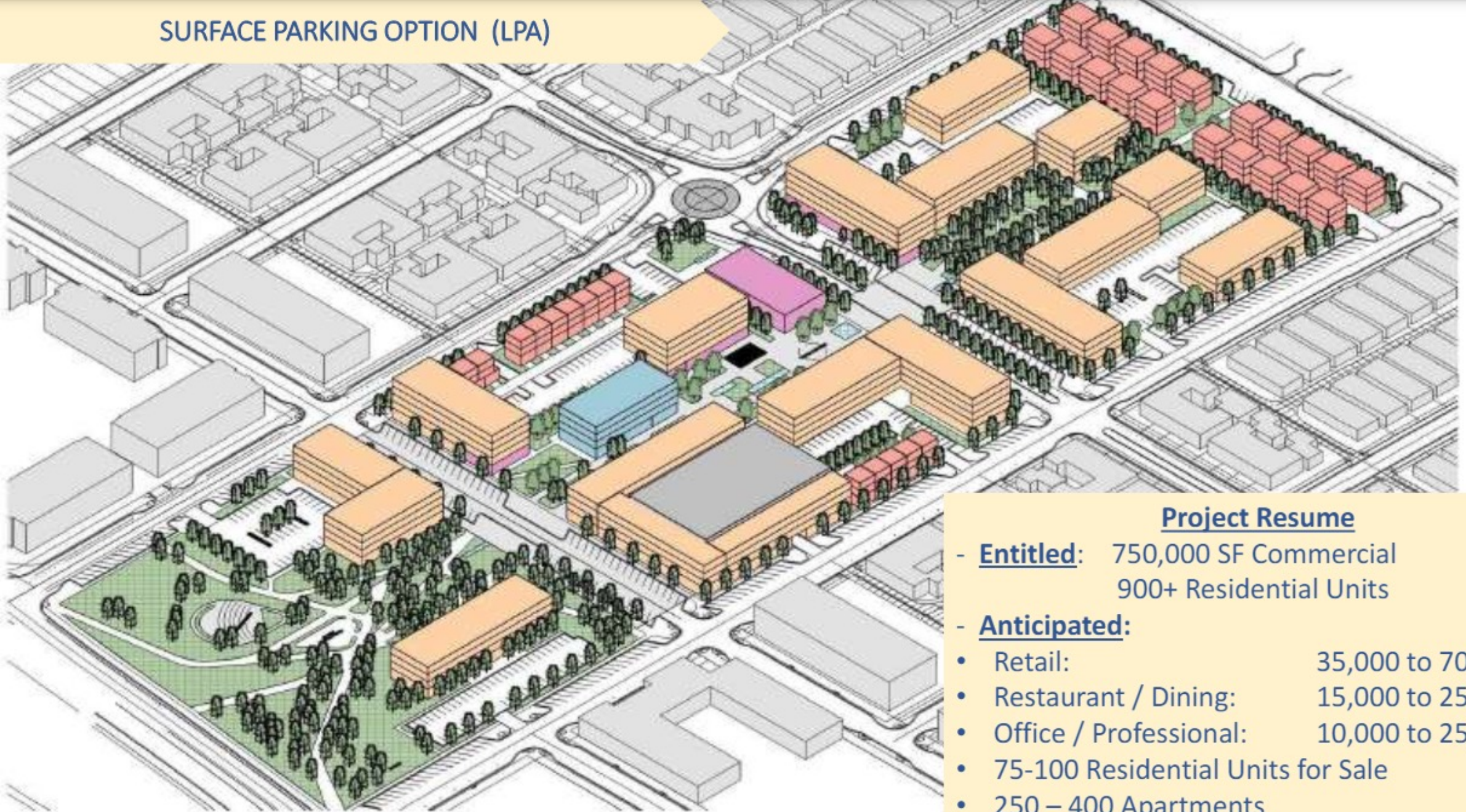
<https://permits.cityofboise.org/CitizenAccess/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=23CAP&capID2=00000&capID3=012DP&agencyCode=BOISE>



Town Center at Harris Ranch

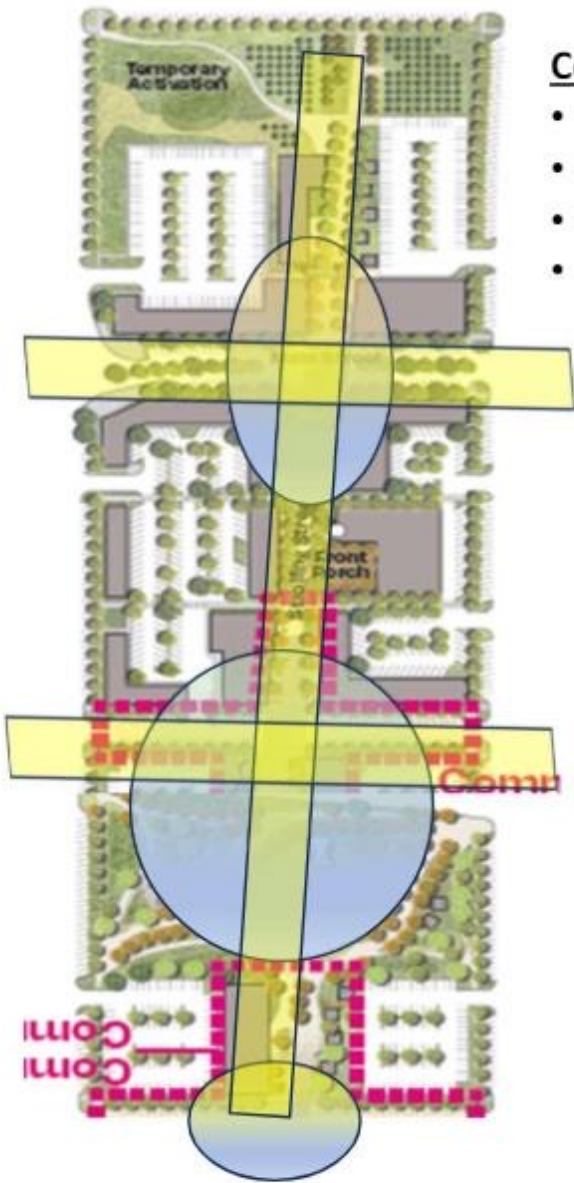


SURFACE PARKING OPTION (LPA)



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



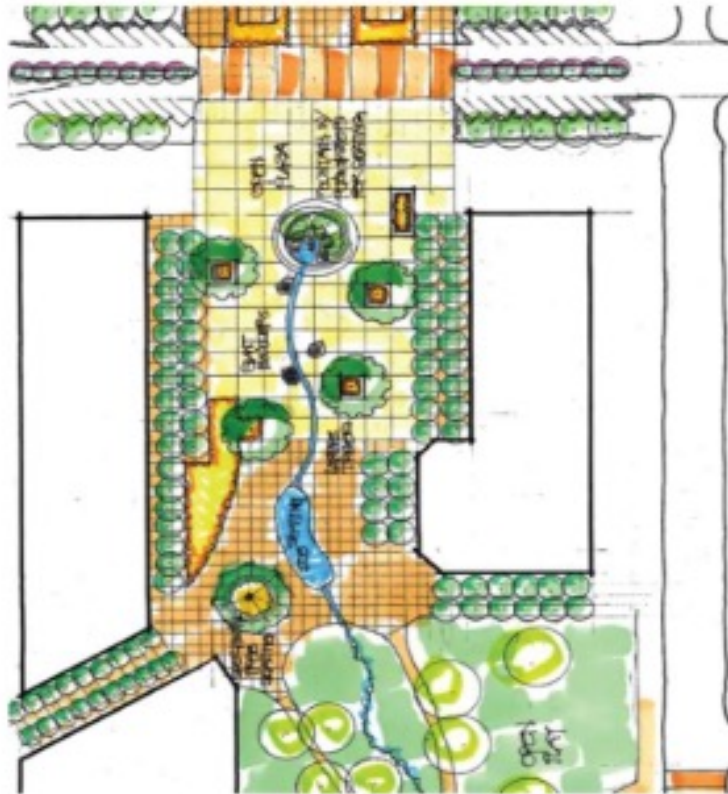
River Trail "Signature Gateway"

- 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

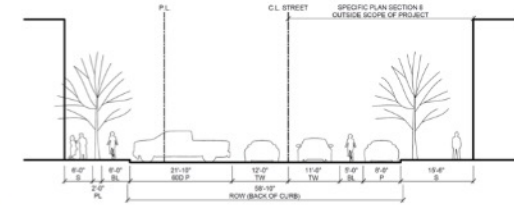
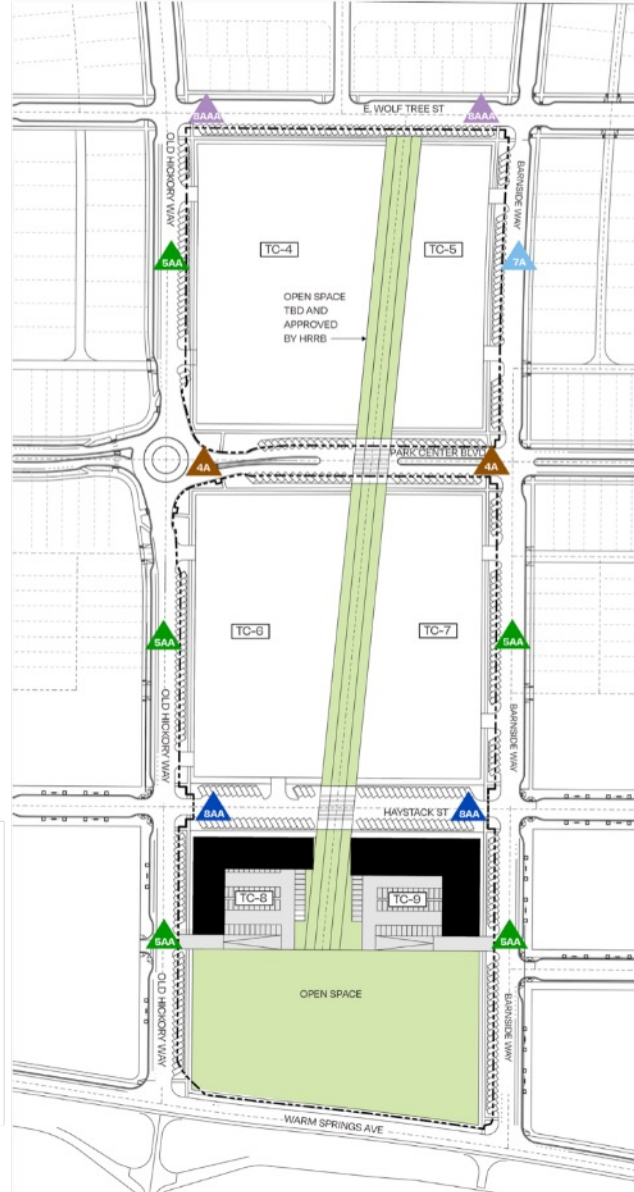
Block Prototype 13 depicts the Village Center and Village Green blocks with buildings containing Residential, Live/Work, Mixed Use or Commercial uses facing the perimeter streets. The building faces are set near the sidewalk with entrances at Street sides, creating a vibrant street scape. All parking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

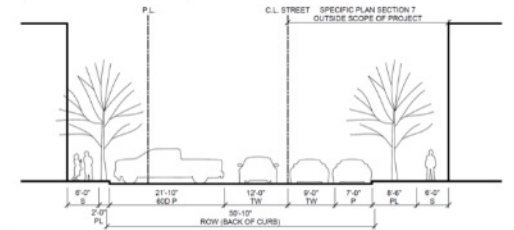
Alternate Building Configuration Option



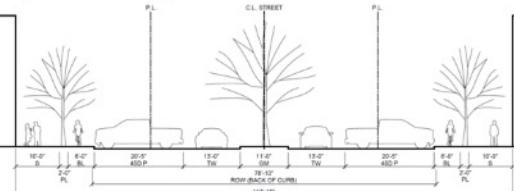
- LEGEND**
- TW Travel Way
 - BL Bicycle Lane
 - P Parking
 - PL Planting
 - M Median
 - S Sidewalk
 - GM Green Median
 - ROW Right of Way
 - BCC Back of Curb
 - SB Setback



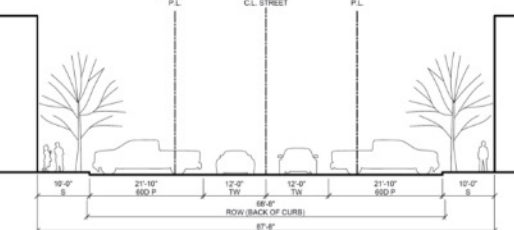
8AAA: Two Lane Local Street with Angled Parking and Protected Bike Lane on One Side (E Wolf Tree Street)



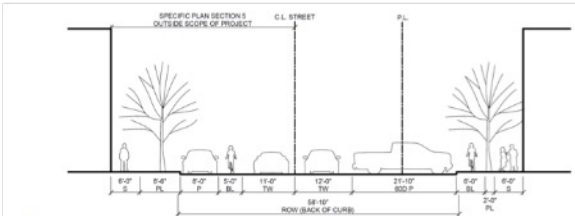
7A: Two Lane Collector with Angled Parking on One Side (Barnside Way)



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.

BLOCK PROTOTYPE 14

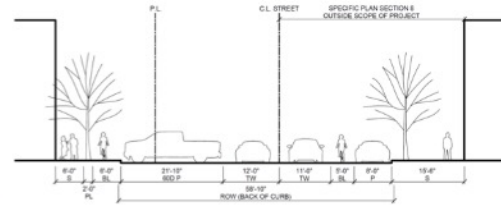
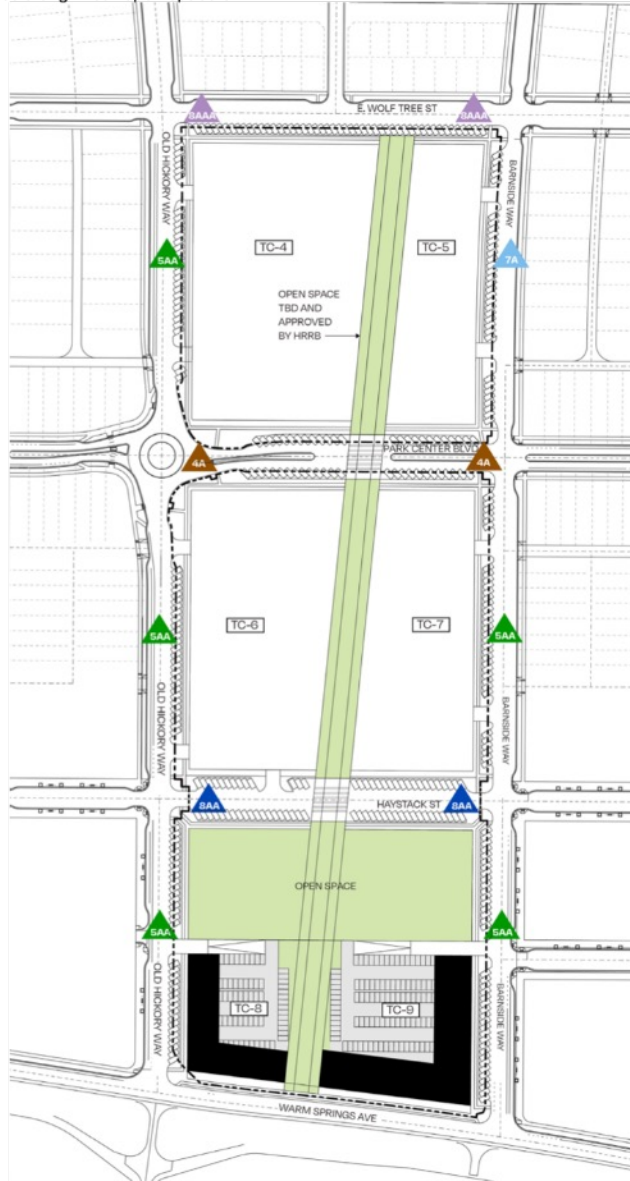
SUMMARY

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

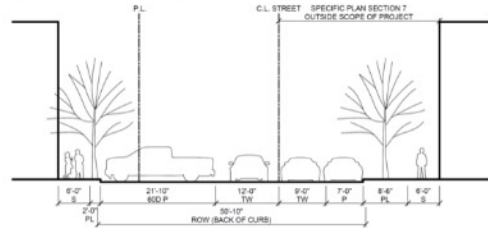
Alternate Building Configuration Option



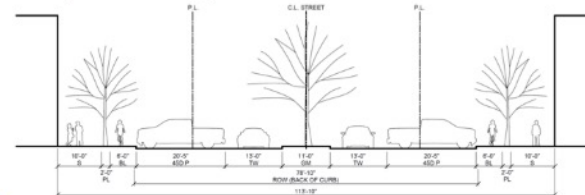
- LEGEND**
- TW Travel Way
 - BL Bicycle Lane
 - P Parking
 - PL Planting
 - M Median
 - S Sidewalk
 - GM Green Median
 - RCW Right of Way
 - BOC Back of Curb
 - SB Setback



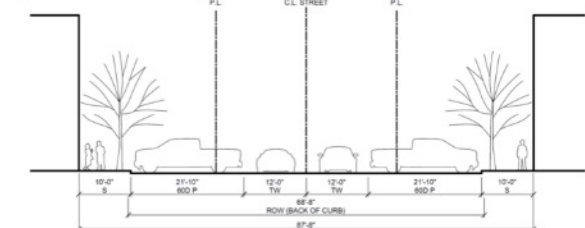
8AAA: Two Lane Local Street with Angled Parking and Protected Bike Lane on One Side (E. Wolf Tree Street)



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

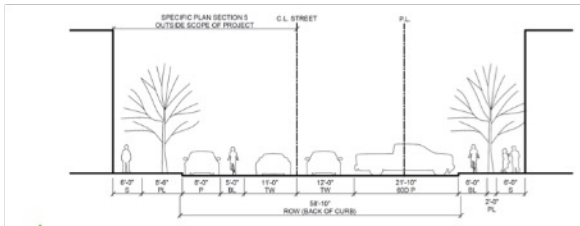


4A: Two Lane Collector with Green Median and Urban Sidewalk with Angled Parking and Protected Bike Lane (ParkCenter Boulevard)



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

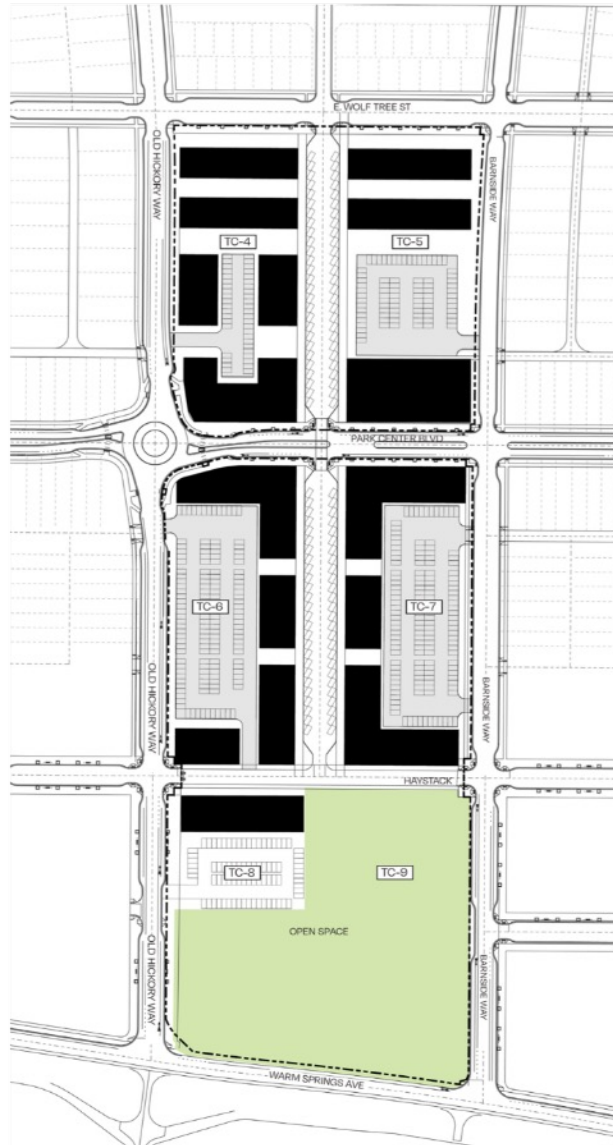


BLOCK PROTOTYPE 15 SUMMARY

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.



SE5 Condo Project – Concept Review w/City

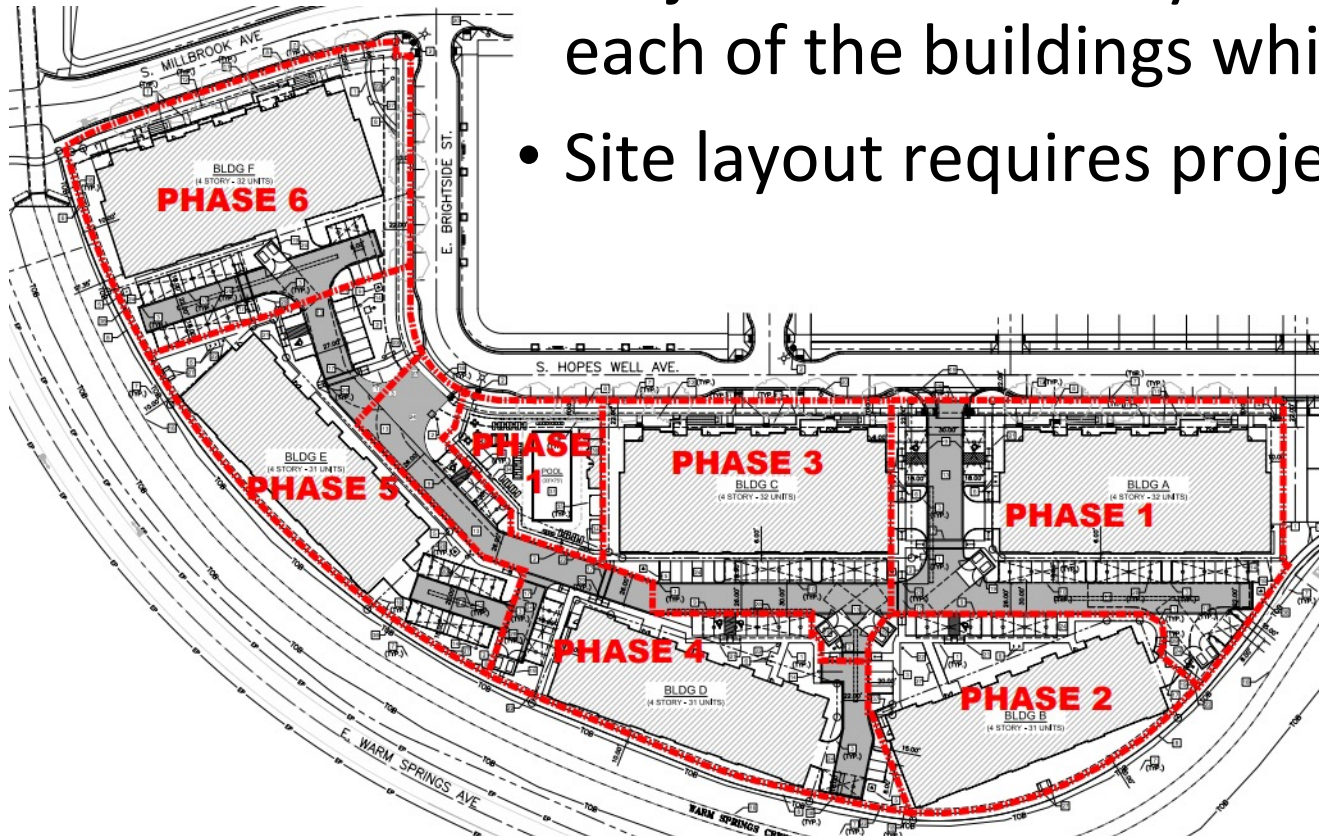


- Vision/Project Description
 - Layout is consistent with the SP-01 block prototype
 - Will contain a total of 189 condo units, including 1, 2, and 3 bedroom units
 - Building designs will be submitted under separate DR application(s)
- Access/Parking Information
 - Access will be from Hopes Well Way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



RAB versus signalized intersections

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

