

June 27, 2024

TO: City of Boise Planning and Zoning Commissioners via Sebrina Mortensen, [smortensen@cityofboise.org](mailto:smortensen@cityofboise.org)

RE: ZOA23-00010 (Late) Testimony



Commissioners and Ms. Mortensen,

BVNA would like to thank the staff and developer for their collaborative efforts to get this project in front of you. **BVNA supports this application** and looks forward to a long-awaited project that will make housing, goods, and services available in the Barber Valley. We feel that some minor modifications are necessary and urge their consideration by staff and the commission. *We will be prepared to support these recommendations in our verbal testimony* but these should be fairly self-explanatory.

• **Packet Page 187, Recommendation 1. a):**

- Staff Recommendation: The proposed amendments shall be updated according to the following agencies' comments: a) ACHD
- BVNA Recommendation: Prior to the city council hearing, the proposed amendments shall be updated according to the following agencies' comments: a) ACHD

• **Packet Page 188, Recommendation 2. b):**

- Staff Recommendation: The name of proposed street section 7A be updated to 7AA.
- BVNA Recommendation: The name of proposed street section 7A be updated to 7AA. A car overhang meeting ACHD's standards shall be provided as an extension of the proposed sidewalk, bike lane, or landscape planter and said overhang shall not overlap with these elements.

• **Packet Page 188, Recommendation 2. c):**

- Staff Recommendation: The proposed street sections 8AA and 8AAA be updated to increase the width of the landscaping area and sidewalk to be consistent with the existing Street Section 8.
- BVNA Recommendation: The proposed street sections 8AA and 8AAA be updated to increase the width of the landscaping area and sidewalk to be consistent with the existing Street Section 8. A car overhang meeting ACHD's standards shall be provided as an extension of the proposed sidewalk, bike lane, or landscape planter and said overhang shall not overlap with these elements.

• **Packet Page 188, Recommendation 2. g):**

- Staff Recommendation: A note be added requiring a minimum total open space area, to include the main village green and any supplemental open spaces within the mixed-use village center, of five acres be provided.
- BVNA Recommendation: A note be added to Block Prototype 13, 14, and 15 requiring a minimum total open space area for TC10 of 4 acres and that a minimum of 2 acres of open space shall be provided in the north-south linear open space that splits TC4 and TC5 and TC6 and TC7. No public or private streets shall be included in this footage.

• **Requested Additional Recommendation:**

- BVNA Recommendation: Subject to ACHD approval, applicant shall provide 60° diagonal parking on the Parkcenter frontages. All diagonal parking provided at the perimeter of the property shall be back-in angled parking.

• **Requested Additional Recommendation:**

- **Packet Page 46** - applicant's communication with the Ms. Mortensen dated May 2, 2024:  
"Enhanced Access to Greenbelt: The Harris Ranch Town Center will be a primary destination for riders and walkers on the River Greenbelt trail system. The proposed plan includes an active connection to the trails located directly across Warm Springs – likely by a bridge spanning the roadway allowing access safe from traffic.". We cannot find a reference to "enhanced access".
- BVNA Recommendation: Prior to the city council hearing, graphically depict the proposed "Enhanced Crossing" at the Warm Springs bypass to connect the greenbelt and Town Center.

We feel the above helps clarify the intent of the amendment we have been discussing with the applicant. Thank you for your consideration.

Barber Valley Neighborhood Association Board

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