Barber Valley NA Meeting Agenda
10 May 2018 ~ Mill District Clubhouse

• Intermountain Bird Observatory - Gregory Kaltenecker, BSU IBO
• Development Status – John Mooney, BVNA Board
  • Wolf Tree Square
  • Pheasant Heights
  • Finis Terra
  • Senior Living (Veranda & Aspen Valley)
  • Council Springs Apartments
• Transportation – Celeste Miller, BVNA Board
  • WSA Traffic Committee
  • ACHD Road Work in the Area (RITA)
• Wayfinding and Signage Contract – Kay Nice
• Barber Valley Trails/Paths – Steve Moore
• Board Issues
  • Adjust Bylaws for annual election
  • Social Media Policy?
Intermountain Bird Observatory

Gregory Kaltenecker, Boise State University
Intermountain Bird Observatory Executive Director
- 6’ gravel pathways: 37,770 sq. ft. x $1.00/sq. ft. = $37,770.00
- Boardwalks: 575 lineal feet x $700/ft. = $402,500.00
- Total Requested Levy Funds: $440,270.00
Wolf Tree Square
Pheasant Heights Status

John Mooney, BVNA Board
Pheasant Heights

- Series of neighborhood meetings
  - Most neighbor request accommodated by the applicant
    - West side setbacks for Privada
    - Barber Drive frontage widths to match Harris Ranch properties on south side of Barber Dr

- City Planning and Zoning Commission Hearing: 4 June, 6pm, City Hall
  - BVNA supports but requests conditions of approval
    - Parking lot for trailhead
    - Hike/bike trail connecting to private parcels north of subdivision (Boulder Heights)
2350 S. Pheasant Lane

Series of Developer-Led “Charettes” conducted in November
Pheasant Heights Notes

- ACHD Review
  - This development is estimated to generate 162 additional vehicle trips per day
  - **WSA recommendation:** Warm Springs Avenue is improved with two 12-foot wide travel lanes, and 5-foot wide paved shoulders meeting the intent of the Master Street Map, as such, staff does not recommend any additional right-of-way dedication or street improvements as part of this application.
  - **Barber Drive recommendation:** The applicant has proposed to construct vertical curb, gutter, a planter strip, and detached sidewalk on Barber Drive abutting the site to match the improvements on the south side of the roadway.
    - ACHD Recommendation: The applicant’s proposal meets District policy and should be approved, as proposed. If street trees are desired then an 8-foot wide planter strip should be provided.
  - **Private Drives:** The applicant has proposed to construct two 28-foot wide private roads onto Barber Drive. The private roads are proposed to align centerline to centerline with WSA and Palmatier Way on the south side of Barber Drive across from the site.
    - ACHD Recommendations: The location of the proposed private roads meets District policy and should be approved, as proposed. The private roads should be constructed as curb return type driveways and be paved their full width at least 30-feet into the site beyond the edge of Barber Drive. If the City of Boise approves the private road, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge.
Pheasant Heights Notes2

• Street Lighting
  • 2 required (Lots 4 & 19) – Dark Skies?

• Parking/Trails
  • No details in the application
  • If PZC does not condition the approval, a future trail connection to suburban parcels to the north will not be possible
Finis Terra Status
Finis Terra

• Series of neighborhood meetings January – February
  • Some accommodations and inputs incorporated in the application

• City Annexation Request
  • Annex and Rezone the property to R-1C/DA; subdivide into 45 single family build-able lots, and 3 common lots.

• Subdivision (first two planning principles from detailed letter of explanation)
  • Develop a single-family community consistent with the density of the Terrace plan in SP-02 (River Heights)
  • Create a density transition from the East Valley and Ben’s Crow Inn projects to the rural Brian subdivision

• City Planning and Zoning Commission Hearing: 11 June, 6pm, City Hall
  • BVNA recommends that this application be denied, and we request that the applicant return with a Planned Unit Development (PUD) that includes a Development Agreement (DA). BVNA opposes for the following rationale:
    • Compatibility with SP01 and SP02. The current design more closely resembles a typical subdivision on a grid for flat ground than it does existing SP01 or SP02 projects. It is not configured to protect wildlife; it does not conform to wildland-urban interface (WUI) standards; and it fails to provide amenities to existing neighborhoods.
    • Wildlife Corridors. Wildlife passage has not been provided through this subdivision, as has been required with every other project in the Barber Valley. Particularly with the new green space that will emerge with the Sue Howell Park, deer will need multiple avenues to make their way. We fully support the recommendations of the Idaho Department of Fish and Game (IDFG), and request that the City rely on their expertise to protect Idaho’s largest wintering deer herd.
    • WUI Firebreak and Continuation of Barber Valley Trail. All projects have provided a combination firebreak and trail. The same should be provided on the foothills-edge of this project. The Barber Valley Trail has become an important asset to route recreationists to the established Ridge to Rivers trails at Highland Valley and Homestead.
    • Asphalt Path from Theresa Street to Highland Valley Road. Given the number of units proposed for this property, it must provide residents with a safe place to walk. We are not requesting full curb-gutter-sidewalk, but rather a hard surface similar to what crosses the Penitentiary Canal between phases of River Heights. When the Greenbelt was closed this winter for construction, the lack of safe alternatives became painfully obvious and was quite difficult, as there literally was no detour option for pedestrians.
    • Participation in the SP02 Wildlife Mitigation Fund.
Barber Valley Path

- Currently terminates at Highland Valley Road
- Finis Terra Subdivision application does not accommodate for a future path
- Path crossing gulch would be problematic (slope and drainage issues)
- South terminus of the BVP is complicated by IDFG on east and private property in Brian subdivision to the south

Possible conservation easement in gulch

Property Owner (K. Duesman) is interested in a conservation easement and is also agreeable to discussions in pursuit of a continuation of the Barber Valley Path (10’ easement) as indicated

Finis Terra Subdivision
PZC Hearing 11 June 2018

Finis Terra Developer has stated they are in negotiations to purchase this parcel (S. Englesby is owner)

If annexed to City of Boise, Barber Valley Path continuation would be possible if further development is conditioned to support this ped/bike connectivity option
Senior Living

Veranda and Aspen Valley
Veranda at Barber Station

• Specific Plan 02 – Barber Valley
  • Building Permit issued 1 March
• 36,087 sq ft, 45 room memory care center
• 73,325 sq ft, 84 unit Senior Living Center
Aspen Valley Senior Living

- Specific Plan 01 – Harris Ranch
- Building Permit issued
- 33’ high (single story), 48,000sf facility, 66 units
- City Planner: Carl Westfall
Council Springs Apartments

- 3-story, 11 apartment units
  - With clubhouse
- Previously approved by Design Review in 2017 (Conger)
- Building Permit received 27 April from Mike Keller (not Conger)
- Big Trees on corner remain!
Transportation

Celeste Miller, BVNA Board
Ada County Highway District (ACHD) Road Work in the Area (RITA) – http://achd.maps.arcgis.com/apps/webappviewer/index.html?id=2de7a5bc4fe842fab9020b4647343ebf

ParkCenter Complete NLT 30 June 2018

Marianne Williams Bridge Complete NLT 11 May?
Barber Valley Transportation Notes

• Barber Drive Bridge over Warm Springs Creek
  • Scheduled in the Integrated Five Year Work Plan: replaced and widened in 2019

• Finis Terra Intersection
  • ACHD Commissioners deferred public hearing from 9 May to 23 May in order to allow more public testimony and coordination
    • Please attend and voice your concerns regarding Warm Springs Avenue

• Warm Springs Avenue Traffic Committee
  • Strategic discussions between Warm Springs Mesa, East End, and Barber Valley Neighborhood Associations
  • Goal to find possible solutions to slowing/calming/reducing traffic on WSA
    • BVNA is advocating for an expanded approach to WSA and not make it EENA-centric
    • BVNA goal is to reduce ‘cut-through’ traffic from to/from Highway 21 into the Valley, AS WELL AS AROUND THE MESA into downtown
Wayfinding & Signage

Link to PPT
Kay Nice, BVNA Transportation Committee
Barber Valley Trails, Paths, & Parks
4 Significant “Park Projects” Ongoing

• Alta Harris
• Sue Howell
• Intermountain Bird Observatory
• Maynard? (aka Ramaker)
• Foothills Parcel Steering Committee met in April – next meeting not yet announced by the City but expected in ‘mid-May’
• Loan re-payment is on track and payoff should be this year (2018)
Upcoming Events

• 23 May, 6pm, ACHD Headquarters, Garden City
  • Warm Springs and Teresa Dr intersection plans for Finis Terra

• 4 June, 6pm, City Hall
  • Pheasant Heights PZC Public Hearing

• 6 June, 6pm, Idaho Water Center (322 E. Front St)
  • Citizen’s Planning Academy (live streaming if you can’t attend!)
    • Sharon Patterson Grant will join us to discuss Turning Green: How Communities Can Plan for Sustainability.

• 11 June, 6pm, City Hall
  • Finis Terra PZC Public Hearing – please attend and testify!
Board Business

• The BVNA by-laws designate January as the annual meeting due to the elections of the board members (Section 2.4 and 4.3). However, it does not establish a specific day for the annual meeting, such as the second Thursday of the month. Could BVNA amend the by-laws to designate that specific day at an upcoming meeting, per the standards in Section 7.1?

• Social Media Policy?