Barber Valley NA Meeting Agenda
11 April 2019 ~ Mill District Clubhouse

• Gateway Reserve
  • Jan Johns, IFPL & Mark Hoflund, Idaho Shakespeare Festival

• Aspen Valley Assisted Living
  • Scott Jenkins, Owner and Neighbor

• Barber Hill Vistas
  • Travis Hunter, Boise Hunter Homes (BVNA Board)

• New Business Proposal
  • Courtney Santillan, Mill District Neighbor

• Committee Updates
  • Transportation
  • New Developments
  • Parks & Trails Update
  • Wayfinding and Signage

• Volunteer Opportunities
  • Neighborhood Access Steering Committee
  • Firewise
What is a Neighborhood Association?

- Voluntary association of neighbors, businesses, and other organizations (e.g. Idaho Shakespeare Festival) who organize and cooperate to improve their neighborhood.

- Voluntary nature differentiates a NA from an HOA which is associated with an individual subdivision and is typically compulsory – designed to retain property values.

- BVNA works with Boise City and Ada County Planners in the Parks Department, Foothills and Open Space, Development Services, and other agencies (e.g. Idaho Fish and Game) to represent community concerns and improve the neighborhood.
Gateway Reserve
Jan Johns
IFPL Exec Director
Mark Hoflund
Managing Director
Idaho Shakespeare Festival
Barber Hill Vistas

John Mooney, BVNA Board
- Boise Hunter Homes (BHH) contacted BVNA
- 2 exploratory meetings
  - 31 March: BVNA Board
  - 7 April: BVNA & EBCC
  - Plus – private meetings with adjacent homeowners
- BHH options
  - Buildout as approved (left)
  - Re-engineer and re-apply for a new subdivision & planned unit development (8-12 month process)
- BHH development concerns
  - Extensive retaining walls
  - Lot sizes too small
Boise Hunter Homes Interest in BHV

- Extensive retaining walls in current approved subdivision
  - BHH believes this will create a very ‘cavernous’ atmosphere; not inviting
  - A more attractive development would involve extensive fill dirt to raise parcel and eliminate many of the planned retaining walls

- Lot sizes are not conducive to an attractive housing product
  - The smallest lot sizes BHH has offered in DHE was 40 x 115’ (next slide)
  - In contrast, BHV lot sizes are 34 x 71’, which BHH considers too small for their residential product; they prefer a 65 x 100’ lot size
Barber Hill Vistas Parcel

Smallest Detached Lots in DHE
- BHH product
- Lot size: 40 x 115’
- Comparison: 34 x 71’ in BHV
Boise Hunter Homes – Barber Hill Vistas

• Connectivity
  • Ped/Bike transit in SE corner was denied by adjacent property owner (Harris Family)
  • If BHH proceeds they recognize this connection is critical to neighborhood connectivity

• Wetlands
  • BHH approach may include an alternative plan for the wetlands area
  • Existing wetlands are ‘low grade’
  • Alternative would be to mitigate wetlands reduction with development of ‘hi-grade’ wetlands along the riverfront (would require Corps of Engineer approval)

• Traffic/Access
  • ACHD indicates only 1 entry/exit will be permitted onto Warm Springs
Approved Site Plan with Lots to be removed
Transportation Committee

Celeste Miller, BVNA Board
Barber Drive Bridge

A great example of NA engagement to make the neighborhood more livable....Thanks to Mike Reineck!!

**Road Projects: Road Closure**

- **ROADWAY**: Barber Dr
- **LOCATION**: Harris Ranch Rd to Old Hickory Way
- **START**: 4/1/2019, 7:00 AM
- **FINISH**: 4/19/2019, 8:00 AM

**Barber Drive Bridge 1335**

- Barber Drive is closed during construction.
- The pre-cast stiff leg structure was set on March 22nd. Crews working on headwalls.
- Pipe replacement at the Penitentiary Canal is complete.

**Knife River**

- Cost: $429,000
- Date: April 2019
Upcoming Transportation Projects in the BV

https://achd.maps.arcgis.com/apps/MapSeries/index.html?appid=7c8aa5d33c554f5181340d5be044c20b
Objective: Add ROW landscaping to new park  
*Improve streetscape at south valley entrance*

- Licensing Agreement to allow improvements in ACHD ROW
- Influencing to add ROW landscaping project to Sue Howell Park plans/budget
- Primary coordination
  - City Park Planners
  - City Transportation Planners
  - ACHD ROW licensing/planners
- Stakeholders
  - Brian subdivision
  - Idaho Fish & Game
- Thanks to LeNir
  - Landscaping Concepts
Development Updates
Barber Station Activity – Specific Plan 02

- Pivot KA Fitness
  3077 E. Barber Valley Dr

- Urgent Care
  3035 E. Barber Valley Dr

- Dental Office
  3122 E. Barber Valley Dr

- Yoga Studio
  3191 E. Barber Valley Dr
Design Review – Pivot KA Fitness (SP-02)

• Pivot Lifestyle and Fitness center.
  • 1-story, 10,500sf; Pivot KA is spearheaded by Kristin Armstrong and will provide fitness equipment, fitness and health coaches, nutritional counseling, preventative health screening through community partners, and counseling for sports injuries and recovery.
  • 3077 E. Barber Valley Dr

• Design Review Hearing was 13 March - approved
  • Staff recommended minor modifications in regard to: site configuration, cross access, bicycle parking, pole lighting and written approval of the final design from Barber Valley Design Review Board (SP-02)

• Property being developed by Ball Ventures Ahlquist, Meridian
  • Tonn Peterson is applicant

• Details at this City PDS Link (DRH 19-00056)
Pivot KA Fitness
Design Review – Urgent Care Medical Office (SP-02)

- 3035 E Barber Valley Drive
  - intersection of E. Barber Valley Dr and Parkcenter Boulevard
- Property being developed by BVA Development (Tonn Peterson is applicant)
- Details at this Boise PDS Link (DRH19-00097):
Barber Station Urgent Care

Proposed Pivot KA Fitness

Proposed Urgent Care

E. Parkcenter Blvd
Urgent Care Facility: Approved 11 April

- Property line configuration does not currently exist
  - Applicant required to complete a subdivision or a lot line adjustment
- Coordinate a recorded cross access agreement among the adjacent property owners for access into and out of the site
- Install 3 Class II or Class III street trees along Parkcenter Blvd
- Install 6 Class II street trees along E. Barber Valley Drive
- Replace the proposed Capital Callery Pear trees located within the interior planter islands with an approved Class II tree
- Install a weather protection device that is a minimum of three-feet in depth over the building’s primary entrance
- All pole lighting must be located outside of the required setbacks and any required interior planter islands to avoid any conflict with tree canopies
- Written approval from Barber Valley Design Review Board before building permit will be issued
Design Review – Dental Office (SP-02)

- Dental office (4700sf)
  - 3122 E. Barber Valley Dr
  - Across street from existing Dance Studio

- Applicant/Developer:
  - Ball Ventures Ahlquist, Meridian
  - Tonn Peterson is applicant

- Details at this City PDS Link (DRH 19-00055)

- Approved on 7 March
Dental Office
Design Review – Yoga Studio (SP-02)

• 3191 E. Barber Valley Dr
• Namaste Yoga Studio at Barber Station
• Applicant is Sallie Herrold
  • 5120 sf single story building to contain yoga and Pilates studio
• Details at this Boise PDS Link (DRH19-00084):
Yoga Studio
Yoga Studio: Approved 11 April

• Submit a recorded cross access agreement among the adjacent property owners for access into and out of the site to be included in the Design Review file.

• Provide a five-foot concrete sidewalk on the east side of the building connecting the internal parking lot with Barber Valley Drive.

• Reduce the amount of parking (21 max) - 1 van accessible space shall be provided

• Install 4 Class II street trees along E. Barber Valley Drive.

• Construct interior planter islands to be the entire length of the parking stall.

• Replace the proposed Palo Alto Sweetgum trees with Moraine Sweetgum.

• Install a minimum of one building entrance (north elevation) to access Barber Valley Dr.

• Utilize one type of awning on the building to present a cohesive appearance.
  • Awning shall be a minimum of three feet in depth and solid to provide weather protection over the main entrances to the building.

• All pole lighting is required to be located outside of the required setbacks and any required interior planter islands to avoid any conflict with tree canopies.
Dallas Harris Estates

South of Parkcenter Blvd (where the cows live)
Dallas Harris Estates Townhomes #9

- Questions about activity just south of E. Parkcenter Blvd
  - (yellow highlighting in image below)
- 3850 E. Warm Springs Ave
  - 34 units on 6.81 ac (SP-01)
- Final Plat approved in January
Dallas Harris Estates Townhomes #10
Harris Ranch – Doug Fowler

- Barber Valley Dev Co
  - 13 acres, 184 units (SP-01)
  - 4560 E. Warm Springs Ave
- Details at this link (SUB19-00013):
PZC Hearing (8 Apr): Recommended approved

- Preliminary Plat approved – City Council hearing set for 7 May
- BVNA written testimony
- PZC Conditions of Approval didn’t address traffic flow

BVNA supports this proposal but would appreciate some preliminary discussions of the traffic flow expectations of the applicant and City Planners as it relates to the Village Green, elementary school, and access to the Warm Springs Avenue ‘bypass’.

We do expect that we will continue to have to educate our neighbors, especially recent arrivals, about the unique nature of the Specific Plan developments. In pursuit of that educational goal, we will present this project at our 11 April monthly meeting and ensure our membership is aware of the recommendations you reach for City Council, and the future date of the City Council public hearing.
Dallas Harris Estates Townhomes #11
Harris Ranch – Doug Fowler

• Barber Valley Dev Co
  • Requires a Floodplain review
    • Multi-family housing in Floodplain
    • Portions of the south 1/2 of the property fall within the 100-year floodplain of the Boise River. This property will be filled and a FEMA map revision will be filed following site grading.
      • 1.1 ac, 11 units (SP-01)
  • 3006 S. Wise Way
    • Adjacent to the proposed self storage project at 3000 S. Wise Way

• PZC Hearing – 8 April

• Details at this link (SUB19-00014)
Barber Valley Dev Co
SUB19-00014 (SP-01)
Harris Ranch – Doug Fowler
PZC Hearing (8 Apr): Recommended approval

- Preliminary Plat approved – City Council hearing set for 7 May
- BVNA written testimony – support for application
- Preliminary Plat was revised to move common park to south
  - Revised plat calls for the common lot and future park site to be relocated to the southern end of the property
Boise Hunter Homes
SUB19-00020

• Harris Ranch North Subdivision #4
• Final Plat: 40 lots on 12 acres
• City Council Hearing: 16 April
  • Written testimony NLT tomorrow (Friday)
• Details at this link:
Specific Plan Amendment (ZOA18-00004)

• Code amendment to the Harris Ranch Specific Plan (SP-01) including changes to block prototypes, maps, and minor modifications to the allowed uses table.
  • Details at this link: http://pdsonline.cityofboise.org/pdsonline/details.aspx?id=ZOA18-00004

• BVNA was invited to two meetings with Barber Valley Dev Co. in November and December

• BVNA testified at City Council in support of amendments with two concerns:
  • SE Quadrant Traffic Circulation
  • Definition of Townhome
Future Elementary School
Tentative Planned Opening Fall 2022

Proposed, Feb 2019
Exhibit A-2
With PDS Modified Millbrook Connection
Future Elementary School
Tentative Planned Opening Fall 2022

Proposed, Feb 2019
Exhibit A-2
SP-01 Amendments approved on 9 April

- **Townhome Definition**
  - City Council approved applicant’s request to develop a “SP-01” definition of townhome: issue was fiscal compensation to the Community Infrastructure District and conflict between state and local code

- **SE Quadrant Traffic Flow**
  - City Council decided to retain grid as proposed but will require ped/bike connections to be developed in conjunction with the new street grid

- **Harris Ranch/LeNir Testimony of interest:**
  - 1500 residential units remain to be developed (almost all south of Parkcenter)
  - 800,000sf of commercial space to be developed
  - 400 unit apartment in escrow to be developed
  - Foothills East was also mentioned (see next slide)......
Parks and Trails Committee

Steve Moore, BVNA Board
Foothills Recreation
Foothills Access continues to be threatened by users not complying with management rules.
Alta Harris Park

- Greenup in March delayed to ‘early summer’
  - Will include turf, parking, irrigation
  - May include restroom facility
  - Will NOT include amenities (e.g. pickleball)
- Eckert Underpass
- Greenbelt Alignment
Wayfinding & Signage Committee
(Sub-Transportation)
Kay Nice, BVNA Board
Volunteer Opportunities

• Firewise
  • We need to reduce the risk of wildfire, especially given that we are ‘sandwiched’ between two huge conservation areas (WMA and Barber Pool)
  • Harris Ranch North is developing an HOA-based Firewise committee
  • BVNA believes Firewise is best ‘led’ by individual HOAs
    • Preserving property value and protecting private property is a focus of HOAs
  • BVNA hopes to be able to ‘coordinate’ the various HOA efforts and encourage collaboration – we need someone to be our ‘organizer’

• Neighborhood Access Review Steering Committee
  • We need a volunteer to attend 3 meetings (2 May, 6 June, 18 July)
  • Idaho Access Project (IAP) envisions a future where people with disabilities have equal access to live, play, and work.
  • New approach developed by the IAP for systematically evaluating how livable and welcoming a neighborhood is for people with disabilities. The steering committee will identify (1) barriers to amenities that may limit the experience or quality of life for people with disabilities, (2) opportunities to incorporate emerging accessible design features and technology into future developments (e.g. digital wayfinding)
Volunteer Opportunities - continued

• Neighborhood Outreach to disadvantaged neighbors
  • Coordinate program with City Code Compliance officer to assist neighbors with
    yard clean-up and maintenance when their properties are reported for code
    compliance violations

• If interested in Firewise, Neighborhood Access, or Neighborhood
  Outreach, please contact any BVNA Board member or via
  BVNABoise@gmail.com
Upcoming Events

- Tomorrow – Friday, 9am, Daffodil Dedication (Holocaust Remembrance)
- Mobile Farmer’s Market
  - Coming back in May – same location
- City Council: Public Hearing on April 16
  - Please attend and express your opinion on current and future funding for transit in Boise. The council will use this information in preparing for this year’s budget recommendations.
Board Business

• BVNA Election Lessons
• Wayfinding Committee Status
• Past/Overdue 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?
  • Election Lessons incorporated into bylaws. The by-laws say that each "residence" shall have one vote. Shall the board correct the wording to reflect “each resident” (renter or owner). The bylaws also do not account for how votes are allocated. The past two elections, we permitted 10 votes per voter.
    • Action: Secretary NLT Oct 2019
New Business

• Volunteer Opportunities
  • Barber Valley Access – Jeremy Max and Steering Committee
  • Firewise – HOA leads

• Code Compliance Offer from City
Current BVNA Committees – April 2018
Volunteers Welcome Anytime!

- **Wildfire Mitigation**
  - Dick Stauber
  - Larry Satterwhite
  - Joe Silva
  - Justin Milander
  - Ellen Blackman
  - Dave Ferguson
  - Thomas Burns (WSMNA Consultant)
  - Joni Reget
  - Patrick Wilder

- **Current Development Applications**
  - Pheasant Lane
    - TBD
  - Finis Terra
    - Phil Carrillo

- **Transportation**
  - Includes Parks, Paths, Wayfinding/Signage
  - Celeste Miller
  - Kay Nice
  - Mike Bailey
  - Shaylee Healy
  - Elana Story
  - Mike Reineck
  - Joe and Celeste Miller
  - Erin McClellan
  - Chadd Cripe
  - Ann Sargent
  - Kelly McKenna
  - Michelle Ihmels

- **Elections**
  - Hank – Joni - Rob

- **Parks & Trails**
  - Hank
  - Steve
<table>
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<tr>
<th>Committee Name</th>
<th>Purpose</th>
<th>Chair Person</th>
<th>Email</th>
<th>Phone #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Example: Events Committee</td>
<td>Coordinate all neighborhood events including advertising, food donations, location and scheduling.</td>
<td>Joe Gonzalez</td>
<td><a href="mailto:jognalez@gmail.com">jognalez@gmail.com</a></td>
<td>208-123-5678</td>
</tr>
<tr>
<td>Transportation</td>
<td>Coordinate ACHD interaction.</td>
<td>Celeste Miller</td>
<td><a href="mailto:cmill2@gmail.com">cmill2@gmail.com</a></td>
<td>208-857-1246</td>
</tr>
<tr>
<td>Firewise</td>
<td>Coordinate Firewise efforts.</td>
<td>Patrick Wilder Joni Reget</td>
<td><a href="mailto:pzwildem@icloud.com">pzwildem@icloud.com</a> <a href="mailto:jmatia@mac.com">jmatia@mac.com</a></td>
<td>503-318-9493</td>
</tr>
<tr>
<td>Parks &amp; Trails</td>
<td>Coordinate Park Planning, Greenbelt Maintenance, Ridge to River interactions.</td>
<td>Steve Moore</td>
<td><a href="mailto:star_garnet@msn.com">star_garnet@msn.com</a></td>
<td>208-881-9732</td>
</tr>
<tr>
<td>Development</td>
<td>Coordinate NA interactions with developers and develop NA response to City &amp; County development applications</td>
<td>Gary Veasy</td>
<td><a href="mailto:veasyBVNA@icloud.com">veasyBVNA@icloud.com</a></td>
<td>925.588.4077</td>
</tr>
</tbody>
</table>
Backup Slides
The Barber Lumber Mill and Barberton near Boise, Idaho.