



August 25, 2016

Mr. Hal Simmons  
Boise City Planning & Development Services  
P.O. Box 500  
Boise, ID 83701-0500

RE: Proposed Warm Springs Village  
(Gate City Steel Property)  
SUB16-00052, PUD16-00024

Dear Mr. Simmons:

On behalf of the Warm Springs Enterprises, LLC, owner and applicant of the proposed Warm Springs Village development, I am submitting the following associated detailed letter to accompany the applications.

These applications are being submitted after having completed the pre-application requirement and having conducted the required neighborhood meeting.

The following is a detailed description of each of the proposed applications:

1. Subdivision Application – The Preliminary Plat application is being requested at this time. The current zoning of the property is R-1C. The allowed density of the property (14.45 acres) is 8.0 units per acre. This proposal calls for a density of 4.15 units per acre.

The north to east boundary of the project is Boise City Parks property. The south boundary of the project is made up of Windsong Drive and a 2 to 1 slope leading from the building lots up to the Windsong Drive. The development will provide for a buffer along this entire Park boundary consisting of a combination rock cut-off swale and drainage swale. A Rock Fall Analysis was performed by Strata that identified several rocks on the upper slope within the Parks property that have the potential over time to slough down slope into the property. To capture these rocks, Strata has recommended the construction of either a berm or a swale to prevent these rocks from moving past the project perimeter into the adjacent building lots. This cut off swale accomplishes this goal. Since we have the swale, we will also route all upstream storm water runoff from the Parks property to this swale and through the site, which will also protect the adjacent building lots from nuisance storm water.

The entire 2 to 1 slope along the south boundary of the property will be retained as open space providing a natural landscaped buffer from this roadway to the building lots below.

The entire west boundary of the project is frontage along Warm Springs Avenue. There is a 33' wide right-of-way from centerline to the building lots that will be retained, along with the rural character of the existing roadway. ACHD has indicated that this is ample right-of-way for their ultimate needs and that the addition of a detached 5' wide sidewalk will be the only right-of-way

improvements required. The project proposes to provide a borrow adjacent to the east edge of pavement, followed by an 8' wide landscape buffer to be drought tolerant vegetation and then a 5' wide concrete sidewalk that backs up to the existing right-of-way. The project will then provide a minimum 2' high vertical rock wall that will elevate all home sites a minimum of 2' above the adjacent roadway. All lots fronting Warm Springs Avenue will provide for a home front that faces Warm Springs Avenue with all cars accessing the garage to be located off the rear alley. Each house will have an individual sidewalk leading to the sidewalk that runs the entire frontage length of Warm Springs Avenue.

As determined previously by the City of Boise Public Works Department and expressed to Warm Springs Enterprises, although there are portions of this site (limited to common areas) that exceed 15% slopes, this application does not require a Hillside Application. There are no portions of the property that fall within the flood plain of the Boise River.

The accesses into the project will consist of a private looped roadway with 24' of width from back of curb to back of curb and 40' of right-of-way and sidewalks on both sides. Private 20' wide concrete alleys will provide rear lot access to all lots fronting Warm Springs Avenue to provide a front door look to all frontage lots in the project. These 20' wide alleys will allow for emergency vehicle to the rear of these units.

The entire project is within Zone A of the WUI. All buildings will be designed to conform with the WUI requirements for access and building materials.

Environmental Remediation – over the years, the current and previous owners have worked with local professionals, the City of Boise, and The Idaho Department of Environmental Quality to evaluate the site for presence of contaminants related to the old Gate City Steel Fabrication operations. Voluntary actions were performed to remove and remediate soils contamination. A portion of the far southeast end of the site was identified as a waste area related to the steel fabrication operations. This site was remediated with the placement of an earth cap to cover the site and protect against future excavations. With this project and in coordination with IDEQ, this project proposes to place additional cap materials over the site and improve site grading to manage drainage safely away from the site. This entire area is part of the open space area that will be protected permanently from future disturbance and development. Also a part of the ongoing mitigation plan will be the removal of remaining contaminants. IDEQ will monitor this remediation work and upon satisfactory removal, will provide verification of removal and compliance with their approved mitigation plan. All of this cleanup work will be accomplished and IDEQ sign-off will be provided before any housing development.

2. Planned Unit Development Application. This PUD Application is for a 60-lot single family subdivision as depicted on the supporting documents. The specific design standard modifications that are being requested consist of:
  - a. Reduction of lot frontage to 40' minimum for those lots fronting on to Warm Springs Avenue. (50' required).
  - b. Front yard setbacks of 10' for the lots. (20' required).
  - c. Front yard house setbacks of 20' from back of walk to perpendicular garage face (16' from back of right-of-way where 20' from back of right-of-way is required). This will allow 20' of parking from the face of the garage to the back of walk without portion of vehicle extending into sidewalk zone.
  - d. Side yard setbacks of 3' for the lots fronting on to Warm Springs Avenue. (5' required).



- e. 24' back of curb to back of curb (28' required) private roadway with 40' private right-of-way to be owned and maintained by the Warm Springs Village Homeowners Association.
- f. Private alleys as shown on the plans that are 20' wide and are in accordance with Boise Fire Department requirements.

Existing Local Amenities - This project site is directly across Warm Springs Avenue from the 12' greenbelt and immediately adjacent to Warm Springs Golf Course. The site is also immediately adjacent to the Boise City Parks Trailhead and miles of trails that leads up to and around the open space of Tablerock.

We look forward to ongoing coordination with staff and the Planning and Zoning Commission with the goal of approved annexation, zoning and a positive recommendation of plan approval.

Your help on this submittal and past meetings and guidance is greatly appreciated.

Sincerely,

A handwritten signature in blue ink, reading "David G. Powell".

David G. Powell, P.E.  
Project Engineer  
RiveRidge Engineering Company