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Lauren McLean

Maryanne Jordan  
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TJ Thomson

## Boise Parks & Recreation

TO: Cody Riddle, Current Planning Manager  
FROM: Jennifer Tomlinson, Parks Planner  
DATE: September 15, 2016  
RE: Ben's Crow Inn Subdivision

### Background

The Ben's Crow Inn parcel provides a pedestrian access point to the greenbelt that was constructed by the previous owners. The access point is not ADA accessible and has signs of deferred maintenance. The access point meets the greenbelt currently maintained by Ada County on an easement from the Bureau of Reclamation for the Old Penitentiary Canal. The grade in the area makes greenbelt access difficult to achieve. The current application for a planned unit development indicates that the applicant intends to preserve this pedestrian access point for the public, however the informal parking located on site will be lost. During the hearing process, neighbors objected to losing greenbelt parking onsite.



### Current Proposal

Parks and Recreation was approached by the developer of the planned unit development to determine what /if any partnership opportunities there are to jointly develop parking in the area to serve the pedestrian access point to the greenbelt. A lot was identified that aligns with East Highland Valley Drive. The parking lot can accommodate 6 vehicles. The location of the lot would direct pedestrians to walk about 700 feet along the improved sidewalk on Warm Springs to access the existing access point to the greenbelt.

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The location of this parking lot can also serve the nearby Ridge to Rivers trail system. A trailhead located at the end of Highland Valley Drive is a popular starting point for a mountain bike loop from Highland Valley trailhead to the Homestead Trail and then along Warm Springs.

The developer has agreed to the following:

- Deed over the required parking lot land to the City of Boise
- Install the Warm Springs Roadway sidewalk that fronts this parking lot
- Install the landscape buffer as required along Warm Springs Roadway
- Install a Water Service for landscape water
- Install the entry road off of Warm Springs: this will be a paved roadway that will provide direct access to entry / exit points of the parking lot.

Parks and Recreation will need to secure approximately \$25,000 to develop the parking lot and would then maintain the property after construction. The applicant projects the need for this improvement approximately 2 years after approval of the final plat when the development is complete.