

February 26, 2018

Ms. Celine Acord
City of Boise
150 N. Capitol Blvd.
Boise, ID 83702

Subject: Prominence Subdivision
Updated applications for Rezone, Preliminary Plat, PUD

Dear Ms. Acord:

As you are aware, we submitted the subject applications on February 27, 2018, for the Prominence Subdivision, located on both the north and south sides of Hill Road Parkway, between Bogart Lane and Duncan Lane in northwest Boise (4N, 1E, Section 14). The project encompasses 5 parcels that total 38.39 acres and are currently located within the Boise City limits with zoning designations of R-1A and R-1C (single family residential districts). The parcel numbers are: R7498000980, R7498004770, R7498004780, R7498001020 and R7498004752. All of the parcels are currently undeveloped except for R7498004780 / 8633 N. Bogart Lane which is occupied by a single family home and outbuildings.

After our application was submitted we received comments from the City staff. The planning staff suggested adjusting the housing mix, especially mixing single family homes with the townhomes on the south side of the subdivision. Staff also suggested the use of site amenities to reflect the past agricultural use of the land. ACHD staff also responded to our traffic impact study with the recommendation to use the latest edition of the ITE manual, along with some additional requested clarifications.

In response to these comments from both Boise City and ACHD staff, we have made revisions to the plan and have also conducted a new Transportation Impact Study to address the ACHD concerns.

This revised letter of intent incorporates the requested changes to the plan and project, but also includes much of the previous letter.

History of the Properties

All of the parcels in this development were owned and farmed by Mr. and Mrs. Stan Matlock. The Matlocks began to sell some of their farmland beginning in the late 1990s. Those previously sold properties were developed into several adjacent subdivisions, including Matlock Place Subdivisions 1 and 2 to the west and southwest and Stan's Homeplace Subdivisions 1 and 2 to the south.

In 2014, the City annexed approximately 600 acres of land in Boise's northwest area of impact. Some of the parcels, including the "Matlock parcels", were excluded in that round of Category B annexation because they were larger parcels and were not yet surrounded by the City limits. In 2015, the City annexed the subject parcels in a "clean up" annexation (CAR15-25) of approximately 169 acres, since the parcels were now enclaves surrounded by City limits.

The newly annexed properties were generally given a zoning designation that was similar to the zoning category that was designated by Ada County at the time of the annexation. All but one of the parcels was previously zoned RUT (Rural-Urban Transition) in Ada County (1 du/5 acres), so those parcels were given the R-1A (2.1 du/acre) residential zone when annexed. The exception parcel included a single family home, so it was given an R-1C (8 du/acre) zone.

The staff report for the 2015 annexation action, CAR15-25, included this statement:

"The zoning being applied will match the existing Ada County zoning and/or the comprehensive plan. Future decisions on requests for zone changes will be based on the Comprehensive Plan Land Use Map and Zoning Consistency Matrix, as well as the other applicable goals and policies contained in the Plan."

This is a reminder that future decisions about development on the properties should follow the Comprehensive Plan Land Use Map, which in this case designates the parcels north of Hill Road Parkway as Suburban and those south of Hill Road Parkway as Compact. The mix of housing types for these designations are described below from the current Comprehensive Plan/Blueprint Boise.

Suburban: Predominantly single-family detached; however, may include attached single-family and multi-family units as part of a larger neighborhood development. Density Range: 3-5 dwelling units/acre.

Compact: The incorporation of a variety of housing types and price ranges is encouraged to provide choices for neighborhood residents. Density Range: 6-15 dwelling units/acre typical.

Boise's zoning ordinance provides guidance to determine if annexation is appropriate. Included is the understanding that the annexation will: 1) incorporate the Boise sewer planning area, 2) honor the negotiated area of impact agreement with Ada County, 3) attempt to balance the cost of services with anticipated revenue, and 4) promote population balance, contiguous development, and prevention of costs due to leap frog development.

The rezone and development of the Providence Subdivision will fulfill the goals that were set by the annexation of the properties in 2015.

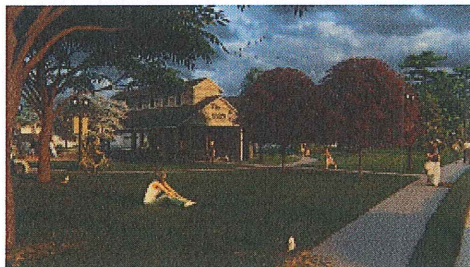
We spoke with the most recent farmer of the property, Mr. John Patton, to determine why he quit farming the land. He allowed us to use his name and his quotes: *"This is a terrible farm property. It is difficult to get water to most of it and the soil type is not good. It has lots of rock as well."* He said he was losing money to farm this property. He exclaimed *"you would have to pay me to farm it again"*. He also said that building houses on this property is the best thing that can happen to it.

Pre-application guidance

Prior to our original application in February 2018, our development team met with City staff on Thursday, September 28, 2017, to discuss the development of the Prominence parcels. At that pre-application meeting we discussed a mix of housing types, including apartments, townhomes, 4-plexes and single family homes at the densities designated on the Comprehensive Plan Future Land Use map as described above.

A day after that meeting the planning staff advised our development team that the density for the entire project could be no more than 8 dwelling units/acre. It is important to note that this density is less than the Comprehensive Plan designates, since 58% of the development is envisioned to be developed with 6-15 units per acre. However, the development team agreed to this limitation on density for the entire project.

Subsequent meetings with City staff 1) clarified the use of passive amenities on-site, since there are active park areas within walking distance, 2) recommended a focus on connectivity within the project and to adjacent properties, and 3) provided suggestions for recognizing the area's rural heritage in the design of the gathering spaces, open spaces/landscaping, and possible agricultural displays.



The Barn – a gathering place



Old farm equipment



Fencing

Rezone and Comprehensive Plan

We are requesting to rezone the subject parcels to R-1C, which is a single family residential district according to the Boise City Code (BCC 11-04-03.1.A). The R-1C zoning designation matches the maximum density of 8 dwelling units/acre that was specified by the City's planning staff. The dimensional standards for each housing type will be detailed as part of the Planned Unit Development (PUD).

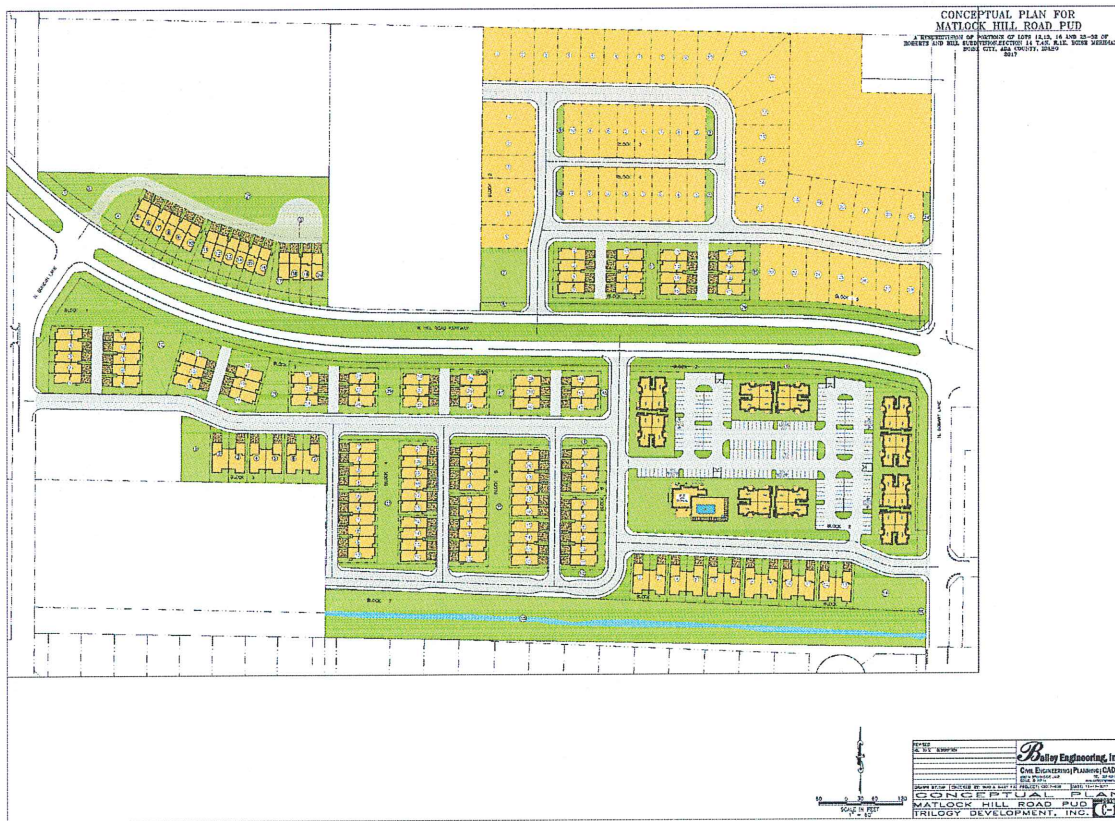
As noted above, some of the properties were given an R-1A zone during the annexation with a clear expectation that future development would rezone the property to a zone that reflects the Comprehensive Plan designation for the area. The requested R-1C does just that.

We have prepared an analysis of Prominence Subdivision's compatibility to the Blueprint Boise Northwest Planning Area Chapter; responding to the goals and policies that are applicable to the project. The analysis is an addendum to this letter.

Meeting attendees did not register their attendance on the sign-up sheets provided, but instead signed the opposition petition.

A second neighborhood meeting was held on Monday, January 15, 2018, at 6:30 pm, with representatives of the newly re-formed North West Neighborhood Association (NWN). The meeting was hosted by Mr. and Mrs. Dennis Dunn, 8441 N. Duncan Lane, and was attended by NWN Board members and neighbors.

An updated site plan, shown below, was presented that provided additional details about the housing types, lots and open spaces.

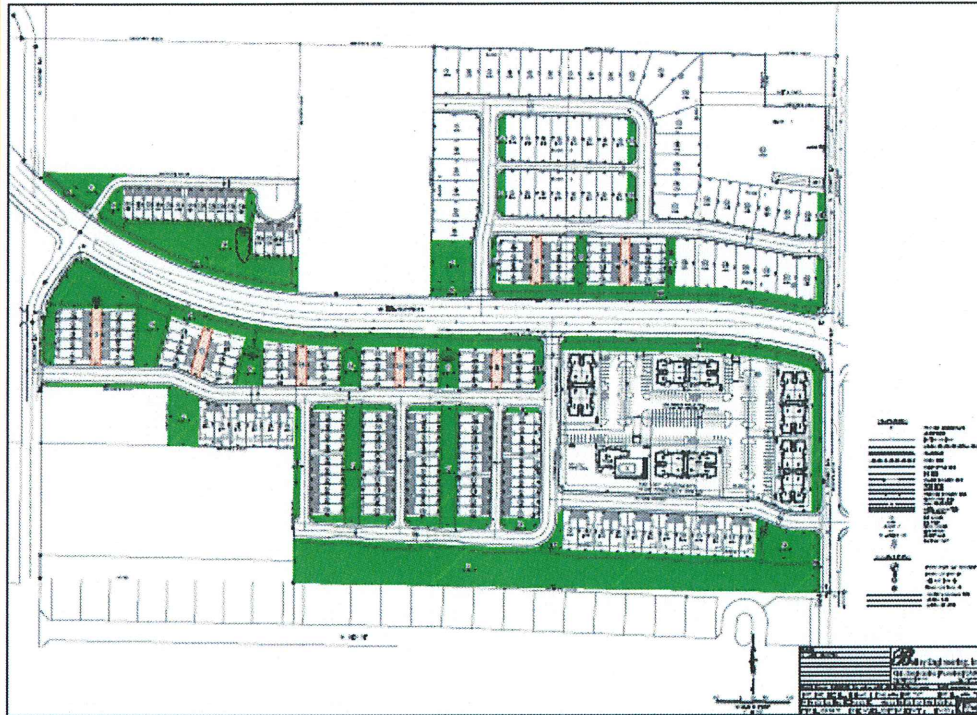


At this smaller meeting, neighbors had more specific questions regarding traffic, townhomes for sale or rental, and density of the project. At this meeting the neighbors still maintained that the density of development should be less than 1/2 than the density that is proposed.

After that meeting, any contact with the neighborhood has been via Mr. Richard Llewellyn, the president of the North West Neighborhood Association. We have exchanged some emails to keep the NWN apprised of our application schedule and to answer specific questions raised at the neighborhood meetings. As always, we were and are open to questions about the project.

Previous application in 2018

We submitted this plat, along with the appropriate applications, drawings and documents on February 27, 2018.



After receiving comments from City staff and ACHD, our development team decided to update our Traffic Impact Study and to make adjustments to the project plan. These revisions continued through the rest of 2018.

Additional Neighborhood Meeting

We held an additional neighborhood meeting on Wednesday, February 20, 2019. This was not a required meeting, but we wanted to show the neighbors the changes that we had made to the plan. The meeting was well attended and neighbors did register their attendance on the sign-up sheets (included in our application materials). Neighbors' concerns continue to be density, traffic, school overcrowding, open space, and wildlife.

The Plan/Plat

The updated Prominence preliminary plat shows a mix of housing types, including standard single family detached homes with front loaded garages, single family detached homes with rear loaded garages from an alley, townhomes in 2 to 6 unit clusters that are both front and rear loaded, and apartments. The location of the previously planned apartments is now shown as a 5.97 acre lot. This lot will be the location of up to 130 apartment units that are described below. We are including the apartment units in our density calculations, even though we will be submitting a CUP application for approval of the apartments at a future date. With the apartments, the density of the Prominence is 7.5 dwelling units/acre.

	Original layout	Revised layout
Total area:	38.39 acres	38.39 acres
Total number of lots:	233	197
Total number of building lots:	193	157
Total number of new dwelling units:	307	286 (with apartments)
Apartments:	120	130 (active senior)
Townhomes, rear load:	116	77
Townhomes, front load:	18	6
Single Family, front load:	37	31
Single Family, rear load:	16	42
Overall Density w/apartments:	$307/38.39 = 7.997$ or 8 du/acre	$286/38.39 = 7.45$ du/acre
Density w/o apts and Lot 2, Block 2 (5.97 acres)		$156/32.42 = 4.81$ du/acre

Sheet 1 of the preliminary plat also shows the development data and density without the apartments. As noted above, if the 5.97 acre apartment lot and 130 apartment units are removed from the density calculation, then the density of Prominence is 4.87 du/acre, which is similar to the densities of the surrounding neighborhoods, such as Matlock Place, Stan's Homeplace No. 2, Sunpoint and Sunstone Subdivisions.

As shown on the plat, each single family home and each townhome will have a 2 car garage, with a 20' driveway apron in front of the garage.

Planned Unit Development

Prominence Subdivision is designed using the PUD process which allows the efficient provision of urban services and provides for open space and amenities not found in traditional lot by lot development. Through the PUD we are providing a variety of housing types including attached units, detached units, single family units and multi-family units. This variety of housing types and lot sizes is the best way to address our community's concerns with housing availability and affordability. We cannot make housing more affordable by limiting the number of homes built in Boise or building homes on ½ acre lots.

Via the PUD, we are reducing the lot sizes, modifying setbacks, and increasing common open space; however, we are still within the density limit of 8 du/acre of the R-1C zoning district. The design of Prominence Subdivision allows for open spaces and view corridors throughout the development. We have also designed vehicular and pedestrian connectivity within the project and to adjacent properties.

As designed, Prominence Subdivision is compatible to the other uses in the general neighborhood, does not unduly burden public services, is large enough to accommodate the various housing types and amenities, and most importantly, is in compliance with the Comprehensive Plan.

The Apartments at Prominence

One of the more significant updates to Prominence is found in the Apartments at Prominence. The preliminary plat does not show the apartments, but the landscape plan/site plan does show the conceptual design of the Apartments at Prominence. We will submit a Conditional Use Permit application for apartment approval at a future date. The CUP will provide more details about the apartments; however, we currently plan a maximum of 130 apartment units that will be designed for and occupied by active, independent, over-55 seniors. Our research shows that seniors prefer quieter, age-appropriate lifestyle housing. The Apartments at Prominence will provide secure, low-maintenance housing that is modeled after resort living. The 2 and 3 story building will house one and two bedroom units, along with many on-site amenities. We are currently exploring amenities such as a large community/gathering/living room, media room, garden, exercise facility, swimming pool (for residents only), common kitchen, and free bike share.

Ample parking will be provided for the apartment residents, 1.5 spaces per unit or more. Some parking spaces will be covered. Hill Road Parkway is an active bicycle route, so the Apartments at Prominence will have plenty of bicycle parking areas and storage.

A special feature of the Apartments at Prominence will be the community gathering space on the corner of Hill Road Parkway and Bogart Lane. This will be a public space that is designed to host pop-up quasi-commercial activities, such as a coffee kiosk or pop-up bakery. These community building services are expected to be provided by the apartment residents.

Townhomes at Prominence

Our current plan includes 77 two-story rear-loaded townhomes (reduced from 116). These are similar to the townhome designs that are under construction on Roe Street (approved in November 2016). All of the townhomes front on an open space. Each of these homes will have 2-3 bedrooms and a 2 car garage that is accessed via a minor urban local street or a service drive. The design includes a 20' driveway/apron in front of the garage that can be used for additional parking.

There are 15 townhomes in northwest Prominence that will face Hill Road Parkway and be accessed by a minor urban local street along the rear of the homes. We've left the area in front of the townhomes, about 520 feet of frontage along Hill Road Parkway, as open space that will be planted with ornamental fruit trees; just one of the landscape design elements that harkens back to the past agricultural use of the land.

We are sensitive to the impact the townhomes may have on the existing homes on Ben Street to the south. We have oriented the layout of the 6 unit, 2 story townhomes on Block 3, so that neighbors see a narrower side elevation and more open spaces, instead of a front or back elevation. The Spoil Banks Canal and open space provide a buffer between the Ben Street homes and the townhomes of \pm 150 feet.

Renderings and Visualizations

Chuck B. Edwards Landscape Architecture and 3D Visualizations has prepared renderings of the streetscapes, such as the one below. More renderings will be presented at the public hearings.



Townhomes facing common open space

Traffic

Traffic impact was one of the biggest concerns from area residents. As noted previously, a Traffic Impact Study (TIS) was prepared prior to our 2018 application. This TIS assessed traffic 1) currently, 2) in the buildout year of 2025 without the development (called background conditions), and 3) in 2025 with the development. We received feedback from ACHD that some additional study was needed and we worked with Kittelson & Associates to refine the TIS. The results of both studies was the same; “site-generated trips do not result in any additional operational deficiency or cause any intersections to not meet agency operational standards beyond those that already exist or are projected to exist in the future”.

As expected, the study found that the intersection of Duncan Lane and State Street already exceeds minimum operational thresholds today. Additionally, both intersections at Duncan Lane/State Street and Bogart Lane/State Street exceed operational thresholds in 2025 even if the development is not built. With the development of Prominence Subdivision, those two State Street intersections will continue to exceed operational thresholds. Possible solutions include: a traffic signal at Duncan/State, which may not meet ITD safety standards, and/or constructing State Street as 3 lanes in each direction. However, these projects are not currently funded by ITD or ACHD for the buildout year.

Our updated TIS also determined that the Hill Road Parkway and Seamans Gulch Road intersection is projected to meet signal warrants under background conditions. A double lane roundabout is currently planned by ACHD in 2021-2025.

Schools

Elementary aged students in Prominence will attend Shadow Hills Elementary School located on Sloan Street, less than ½ mile from the subdivision. As of February 2019 the enrollment of Shadow Hills is 554 students. In the Boise School District 2016 Capacity and School Utilization Report, Shadow Hills has a program capacity of 664 students and a design capacity of 729 students. Shadow Hills is currently under capacity.

Junior High students will attend Riverglen Junior High on Gary Lane at Gillis Road. Riverglen is a little over a mile from the subdivision, with a current student population of 556 students. Program capacity is 786 and design capacity is 850. Riverglen is currently under capacity.

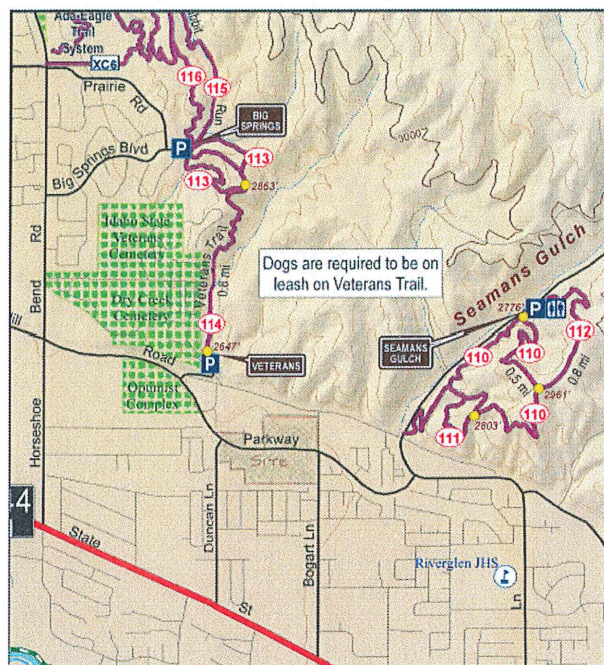
Capital High School will serve high schoolers. Capital is at Goddard and Milwaukee with a student population of 1305 students, a program capacity of 1386 students and design capacity of 1423 students. The use of portable classrooms at Capital increases the program capacity to 1484 students and design capacity to 1532 students. Capital High is currently under capacity.

Recreation

The close proximity to recreation is a significant amenity for Prominence residents and is a clear reason to develop the property with the proposed density and a mix of housing types. Prominence is easy walking distance to Boise's 51-acre Optimist Youth Sports Complex. The park includes sports fields for football and soccer, open play areas, tennis court, fishing, walking paths and restrooms.

Magnolia Park is just a couple of blocks away to the southeast at 7136 Bogart Lane, next to Shadow Hills Elementary. Current amenities include a pond, open play area and walking path. Future plans include an off-leash dog area, picnic shelter, playground, splash pad and restroom.

Prominence residents will enjoy the convenience of hiking and biking in the Boise foothills. Ridge to Rivers trailheads are located just to the north of the subdivision. The Veterans Trail is accessed via the Dry Creek Cemetery Road and the Seamans Gulch Trail is accessible via N. Seamans Gulch Road; both within walking distance.



Due to the extensive parks, trails and open space within a close walking distance, we have designed passive gathering spaces and a loop walkway as our on-site amenities. A walkway along the Spoil Banks Canal will connect to sidewalks in Prominence and continue onto

sidewalks on Duncan Lane, Hill Road Parkway, and Bogart Lane; to provide a loop of almost one mile for active residents and neighbors.

All open spaces will be landscaped and maintained. Even those spaces between the townhomes will serve as storm water management facilities and are designed as open play areas and gathering spots.

Utilities, Urban Services and Transit

Of course, all urban services such as water, sewer, power and pressurized irrigation will be provided to Prominence lots. The development of Prominence will utilize the services that have already been planned and constructed for this area of northwest Boise, including the construction of Hill Road Parkway as a minor arterial with roundabouts at both the Bogart and Duncan intersections. Both the current roadway cross section and the future plan for Hill Road Parkway are designed to accommodate the density of development that is being proposed.

We have worked with Valley Regional Transit (VRT) to determine potential transit service in and around Prominence Subdivision. VRT has recently completed a mid-range future transit plan called ValleyConnect 2.0 (<https://www.valleyregionaltransit.org/projects-plans/valleyconnect-20/>). As part of this planning process transit in this developing area between State Street and Hill Road Parkway will be considered. (see Growth Scenario Secondary Network (300 series routes) Final (After Public Comment))

In the meantime, VRT has recently expanded service times and frequency along the State Street corridor that will benefit Prominence Subdivision residents.

Natural Areas

Drainage District No. 2 maintains the Spoil Banks Canal which is located along the south boundary of Prominence Subdivision. The canal is a drain that will remain open. The Canal and easement will be located in Lot 45, Block 3south and will be 76' to 105' wide. A pathway along the canal will connect to Bogart Lane to the east and will connect to a sidewalk along the southwest boundary of the property in Lot 8, Block 3south. These connecting sidewalks allow for a pedestrian loop around the southern portion of Prominence.

Neighbors were concerned about wildlife in the area. Even though it is not required by the City's application process, we contacted Krista Biorn at Idaho Department of Fish and Game (IDFG). Krista is a Regional Wildlife Biologist in the Boise River Habitat District. The IDFG response to our request for comments is included in our application materials.

The design of Prominence Subdivision includes an abundance of open spaces. Over 9 acres of common open area includes gathering spaces, open play areas, landscaped buffers and pathways, storm water management and the canal area.

Area Development

We analyzed existing development that surrounds Prominence Subdivision. To the west and southwest, Matlock Place 1 was platted in 2000 and includes 93 single family detached and attached patio homes on 19.2 acres and a density of 4.8 dwelling units per acre. Matlock Place 2

was platted in 2002 and includes 69 single family detached and attached patio homes on 14.77 acres and a density of 4.7 du/acre. To the south, Stan's Homeplace was platted in 2006 and includes 56 single family homes that are front load detached, rear load detached and front load attached, on 14.78 acres for a density of 3.8 du/acre. Stan's Homeplace 2 was platted in 2007 and includes 113 homes that are both front load and rear load detached single family houses on 25.17 acres and a density of 4.5 du/acre.

To the east, Sunpoint Subdivision was platted in 2003 and includes 20 front load detached single family homes on 2 short cul-de-sacs located on 4.98 acres, resulting in a density of 4.0 du/acre. The 41 homes in the Sunstone Subdivision on the north side of Hill Road Parkway was platted in 2000. Those homes are also front load single family detached on 7.9 acres, with a density of 5.2 du/acre.

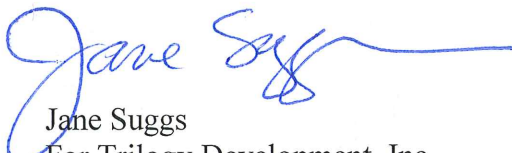
In October 2017, the City Council approved a 4-plex project on the corner of Bogart Lane and Sloan Street. The approval included rezoning the 2.1 acre property from R-1A (single family residential) to R-2D (multifamily with design review) and a subdivision with six 4-plexes, four duplexes and one single family home, for a density of 13.6 du/acre.

Other recent completed and planned development projects are located at 8645 N. Duncan Lane – a rezone from R-1A to R-1B, 9660 W. Arnold – a minor land division for 4 lots on 1.08 acres; and 9689/9731 Shields Avenue – a 18 unit PUD on 2.4 acres.

With the design, housing variety and amenities that we have proposed, Prominence Subdivision is exactly what the City of Boise has envisioned for this area of northwest Boise. Prominence Subdivision will be a significant asset to Boise

We look forward to working with you, your staff, the P&Z Commissioners and the City Council through the approval process. And as always, do not hesitate to contact me at 208-275-8729 or jsuggs@whpacific.com if you have questions about the project or the applications.

Sincerely,



Jane Suggs
For Trilogy Development, Inc.

Addendum: Prominence/Blueprint Boise analysis

An Analysis comparing Prominence Subdivision to the Blueprint Boise Northwest Planning Area Chapter

The Northwest has sewer service available, but some pockets in the far northwest do not have sewer service, however, there are current plans for extensions.

Adequate sewer service is available to Prominence Subdivision.

Development in the northwest areas of Ada County and the City of Eagle has resulted in increased travel along Hill Road and State Street. Both of these corridors currently operate at Level of Service F during the peak hour.

The recent Traffic Impact Study found that the traffic on Hill Road Parkway in the vicinity of the development was better than Level of Service E. As noted in the Traffic Impact Study, the intersections of Duncan Lane/State Street and Bogart Lane/State Street are at a level of service F with or without the Prominence Subdivision.

There are remnant pastures in the Northwest planning area that could be preserved for their small scale urban agricultural characteristics.

This is a key issue that has been used by those who are opposed to this new development. Prominence Subdivision is made up of some of these remnant pastures and neighbors would like them to remain as open space.

As noted previously, much of the area around Prominence was pasture and crop land, farmed by the Matlock family, until it was developed as single family home subdivisions in the 1990s and 2000s. As the subdivisions to the east, west and south were developed, it became more difficult to farm the remaining Matlock parcels.

The use of the land is informed by Blueprint Boise. The Comprehensive Plan Future Land Use map shows this Northwest area to be developed with Compact (6-15 du/acre) and Suburban (3-5 du/acre) residential uses. We cannot preserve these specific parcels for pasture and agricultural use AND provide an urban development that meets the Comp Plan Future Land Use map.

There are other remnant pastures in the Northwest planning area that may be better suited for continued pasture and agricultural uses.

The Northwest is the city's second smallest planning area. It contains 2,286 acres, making up almost 3.5 percent of Boise's total acreage.

By comparison, with an area of 38.39 acres, Prominence Subdivision is 1.7% of the Northwest Planning area.

There are remnant pasture lands and parks that each occupy 7 percent of the land within the Northwest at 166 acres and 160 acres, respectively.

Prominence represents a portion of the remnant pasture land, but is also within a very short walk to one of largest parks in Boise City and the largest park in the Northwest area of Boise. Parks are like schools and commercial areas. They should be surrounded by homes and residents, not open space or low density housing.

The Northwest includes neighborhood parks and one large urban park, the 51 acre Optimist Youth Sports Complex. The park features sports fields, open play areas, public art, and a fishing

pond. Residents in the Northwest have close access to outdoor recreation opportunities in the Boise Foothills.

The pond at the Optimist Youth Sports Complex is stocked with fish by the Idaho FGD, and can be enjoyed by youth on a catch and release basis.

Recreational connections to the Foothills are important for Northwest residents. Access to the Foothills is provided by Seamans Gulch Road, Collister Road, Pierce Park Road, and 36th Street.

Prominence residents will be within walking distance to all of these recreation amenities.

NW-CCN 1.3 NEIGHBORHOODS

A mix of housing types and lot sizes will be encouraged in the Northwest to maintain the area's diverse character.

Prominence Subdivision features a significant mix of housing types including: single family homes, both front load and rear load, townhomes that are grouped in 2 to 6 unit clusters and are both front load and rear load, and apartments for over-55 active seniors.

NW-C 1.3: PEDESTRIAN/ VEHICULAR CONNECTIONS

Ensure new commercial and residential developments provide connections to adjacent properties to promote movement between neighborhoods.

Street, sidewalks and walkways will connect Prominence to adjacent properties. The sidewalk-walkway loop around south Prominence is almost a mile in length and has potential to connect to property to the west in the future.

Goal NW-C-2: Facilitate the expansion of transit facilities.

NW-C 2.1: INTEGRATION OF TRANSIT FACILITIES

Integrate current and future transit service into the layout of new development along major corridors and near activity centers.

Valley Regional Transit (VRT) has recently completed ValleyConnect 2.0. This mid-range future transit plan now includes transit service along Hill Road Parkway as secondary service in its Growth Scenario Conceptual Network.

NW-C 3.1: ON-STREET PARKING STANDARDS

Maintain on-street parking in the Northwest.

All homes in Prominence will have a 2 car garage and guest parking on the apron in front of the garage. There is ample on-street parking throughout the subdivision as well.

NW-C 3.3: STREET CLASSIFICATIONS

Discourage upgrading of local streets and collectors to higher classifications to accommodate development in the Foothills.

Hill Road Parkway is classified as a minor arterial and both Bogart Lane and Duncan Lane are classified as collector streets. These classifications will not be upgraded to accommodate this development. All the streets internal to Prominence will be classified as local streets.

Goal NW-PSF1: Maintain existing public facilities and services and expand as needed to serve existing and future Northwest residents.

Suez water will be extended to the residences from the existing mains in Bogart Lane and Duncan Lane.

NW-PSF 1.3: TRANSIT STOPS

Support the improvement of existing transit stops. Ensure all transit stops are connected to sidewalks or other pedestrian facilities.

We are committed to working with Valley Regional Transit to encourage transit in the area.

NW-NC 1.2: PUBLIC RECREATION FACILITIES

Provide connectivity to recreation facilities from new development and redeveloping sites within the Northwest.

Residents in Prominence Subdivision will enjoy excellent connectivity to recreation facilities. A multi-use pathway along Hill Road Parkway connects future residents to the Optimist Park and Youth Sports Complex. A new development at Bogart Lane and Sloan Street will add sidewalks that will provide the last connection to Magnolia Park. Bike lanes and sidewalks also connect Prominence to the Seamans Gulch Ridge to Rivers trails.

Sidewalks and walkways in Prominence will connect residents within the subdivision and can be expanded with future development/redevelopment of adjacent parcels.

NW-NC 1.3: URBAN AGRICULTURAL LANDS

Support the retention of urban agricultural lands and activities in the Northwest.

As noted previously, the Comprehensive Plan envisions these parcels to be developed with residential uses that are 3-15 dwellings per acre. In addition, these parcels are located adjacent to a minor arterial roadway, Hill Road Parkway. These particular parcels are not situated nor planned for agricultural activities.

In fact, we reached out to the last person to farm these parcels. These are his remarks: "This is a terrible farm property. It is difficult to get water to most of it and the soil type is not good. It has lots of rock as well." He said he was losing money to farm this property. He exclaimed "you would have to pay me to farm it again". He also said that building houses on this property is the best thing that can happen to it.