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Re: ACHD Project/File: BPP20-0006 / City of Boise SUB19-00056 (Dallas Harris Estates No. 18)

The Barber Valley Neighborhood Association (BVNA) board supports the referenced preliminary plat application in the Harris Ranch area of the City of Boise. This preliminary plat application requests approval to allow the development of 6 multi-family lots and 2 common lots on 7.45 acres within the SP-01 planning area. The BVNA testified in support of this preliminary plat application before the City of Boise Planning and Zoning Commission on 18 November 2019.

The BVNA supports this application but with reservations and concerns about the long-term approach to the development of E. Warm Springs Avenue as a “Town Center arterial” in the immediate area of this preliminary plat. We strongly urge the City and ACHD begin immediate discussions to address the Master Street Map (MSM) and our concern that a 5-lane arterial will jeopardize the connectivity and safety of our neighborhood.

The BVNA understands that a preliminary plat application may not be the ideal administrative forum to begin this conversation. However, the referenced ACHD Project report highlighted the issue with references to the Master Street Map. The City’s Harris Ranch Specific Plan (SP-01) also references Warm Springs Avenue as a 5-lane arterial. We believe the City must amend the Specific Plan to reflect a 3-lane minor arterial and then the ACHD Master Street Map can be amended at the same time. We recognize that conditioning the applicant/developer to “*dedicate additional right-of-wayto accommodate the future construction of a dual lane roundabout at the intersection*” (Section C Findings for Consideration, paragraph C2) is complying with existing ACHD and City policies and ordinances, but this approach is deeply flawed in pursuit of the preferred long-term solution of a connected and safe community with a 3-lane arterial.

The Harris Ranch Specific Plan is an outstanding ‘master plan’ and the Harris family has been an exceptional steward of the environment, development process, and has taken great care to proceed forward in the best interest of future residents of their former ranch. The developer’s resources, in this instance, will be most efficiently leveraged to benefit the public and build-out of Warm Springs Avenue if the City amends SP-01 to reflect a 3-lane minor arterial while preserving a 5-lane right-of-way. We believe the City should accept the future consequences of this decision by adopting a resolution/agreement with ACHD. We specifically request the following:

- 1. City of Boise amend Specific Plan 01 to change E. Warm Springs Avenue from a 5-lane Town Center arterial to a 3-lane arterial.**
- 2. City of Boise adopt a resolution absolving ACHD of future costs that may be incurred as a result of this Master Street Map amendment.**

Rationale/Discussion. The BVNA did not realize that the most effective time to address the MSM issue would have been during the deliberations for the latest SP-01 amendment - we regret that oversight. We did, however, express our concerns about connectivity and traffic flow to/from the Town Center during the SP-01 amendment hearings in early 2019 (PZC and City Council). Council heard our concerns and Councilmember Clegg directed the staff and developer to address pedestrian connectivity with each subsequent preliminary plat application. The result of that was a welcome additional pedestrian connection along Warm Springs Creek for which we commend the planners, applicant, and City Council. However, our concerns about the 'bigger picture' connectivity to/from the Harris Ranch Town Center were not addressed and thus we continue to voice our request for improved infrastructure that supports connectivity while preserving a reasonable vehicular traffic flow through our neighborhood.

Our rationale for a 3-lane arterial:

1. A dual-lane parkway (5-lane MSM) will adversely affect the very nature and vision of Harris Ranch as being a pedestrian and family-friendly community designed to provide its residents open and easy access to the natural resources of the Barber Valley and the other amenities that are part of the SP-01 plan for Harris Ranch.
2. A dual-lane parkway will in effect bisect the Harris Ranch community and create an enormous barrier that will make safe crossings to and from the Town Center extremely difficult. A dual-lane parkway will reduce connectivity between two major community assets - the Greenbelt and the Town Center (and ultimately the elementary school, once approved).
3. A dual-lane parkway will encourage higher, rather than lower, vehicle traffic speed, increasing the risk to bicycle and pedestrian crossing.
4. A dual-lane parkway is not supported by traffic studies or projections. While we believe we understand ACHD's charter to accommodate future traffic projections, we disagree that a dual-lane parkway will be a reasonable future public investment. The Barber Valley east of Eckert Road is effectively fully developed now with only 42 new homes remaining to be built 2 miles to the east on E. Warm Springs Avenue (Finis Terra subdivision).
5. All new traffic attributed to the additional construction in Harris Ranch will originate from the Town Center area and will have an extensive and efficient traffic grid to distribute vehicle trips.

The BVNA has included this as an agenda topic at eight monthly membership meetings over the past 18 months and the discussion has revealed that an overwhelming majority of our membership/neighbors do not want a dual-lane parkway on the 'bypass'. We know the Master Street Map is developed by ACHD in conjunction with the City and represents a shared vision to meet future transportation needs for all modes. We believe now is the time to reassess "shared vision" as well as the transportation needs "for all modes", especially in a new neighborhood with a master plan focused on density and walkability. The supporting graphics depicting this topic are attached. Thank you for your consideration.

Barber Valley Neighborhood Association Board

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