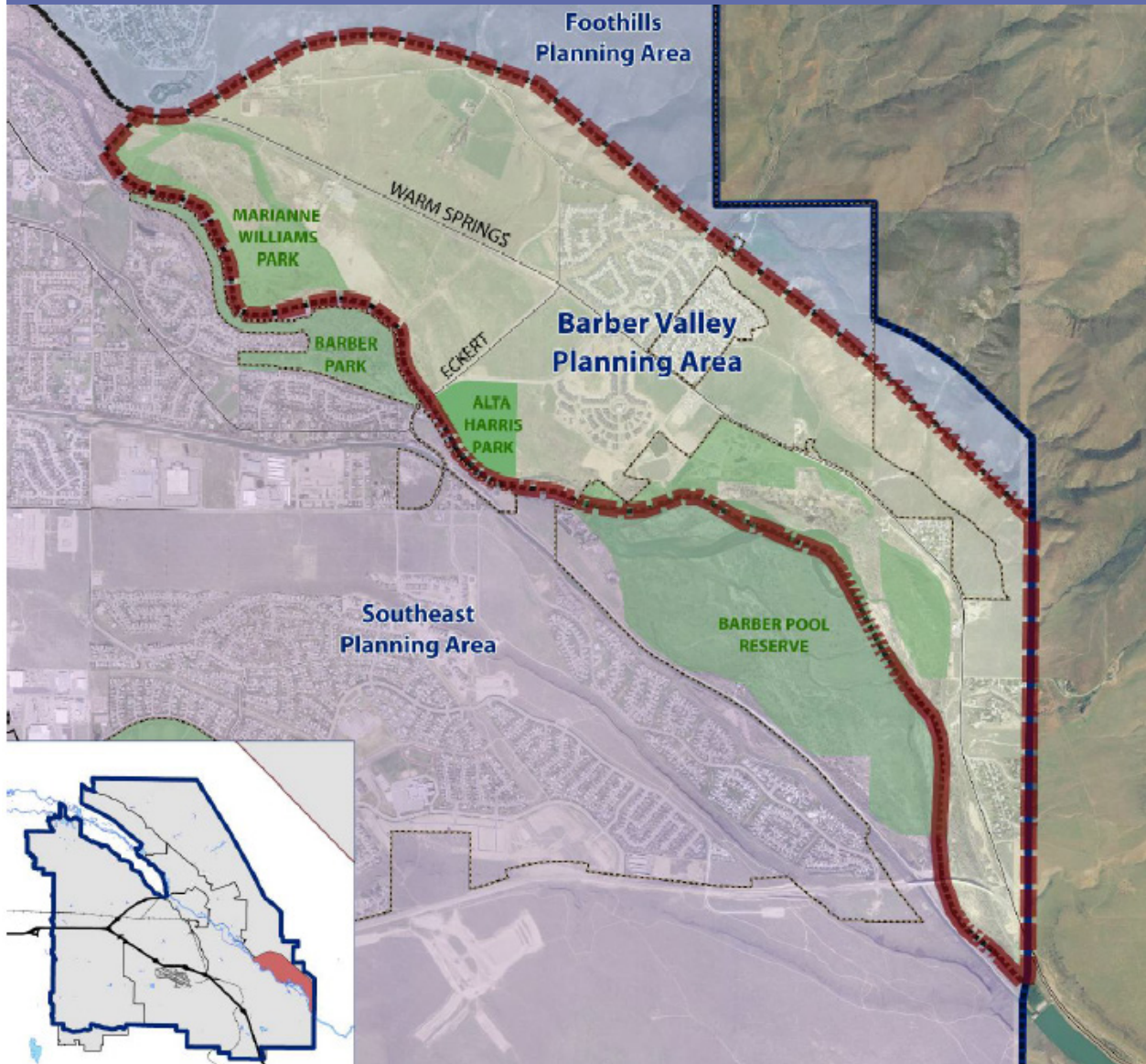


Barber Valley Planning Area



Location and Context

The Barber Valley Planning Area ("Barber Valley") encompasses 1,705 acres southeast of Downtown. The Barber Valley is home to two planned communities, Harris Ranch and Barber Valley, that at buildout will include an additional 3,300 dwelling units. The Barber Valley is a gateway to the Foothills and is the eastern gateway into the City of Boise. The area has a rich history and was formerly home to the town of Barberton (shortened to Barber in 1909 by the post office) a company mill town developed in conjunction with the Barber Lumber Company. With 650 residents, Barber was the second largest city in

Ada County; however, in 1935, the Barber mill was shut down and the town was torn down in 1935 and 1936 and many of the homes were moved to Boise. The Barber Valley is also home to a diverse array of wildlife including mule deer, elk, American pronghorn, migratory birds, upland game birds and the bald eagle. Lower elevation portions of the foothills are designated as big game winter range, are primarily in the ownership of the Idaho Department of Fish and Game, and host the largest wintering deer herd in the state of Idaho. The Boise River Wildlife Management Area is also located in the Barber Valley.



TRENDS AND KEY ISSUES

Population

- About 1,386 residents lived in the Barber Valley in 2009. The population is projected to increase to 10,494 by 2025, assuming full build-out of Harris Ranch and Barber Valley planned communities.

Employment

- Barber Valley jobs are projected to increase from 273 in 2007, to 3,190 jobs by 2025.

Growth Trends

- Barber Valley households are projected to increase from 550 to 4,462 between 2009 and 2025, as build out occurs.
- Approximately 420 dwelling units have been built in the Harris Ranch planned community since 2000.
- Entitlements for 1,655,000 square feet of commercial, office and institutional uses are in place for 195 acres in the central part of the Barber Valley.

Development Constraints

- Development in the Barber Valley is constrained by a variety of conditions, including slopes, the Boise River System, and habitat areas.

Location and Context (continued)

Demographic Profile

Population

Population: In 2010, the population of the Barber Valley was 1,377.

Median Age: Barber Valley residents are older (44.4) than Boise residents.

Housing

Total Households: In 2010, the Barber Valley was home to 604 households. This accounts for less than one percent of the households in Boise.

Household Composition: Fewer families with children reside in the Barber Valley, with 26.3 percent of residents falling under age of 20.

Median Home Value: Median home value in the Barber Valley (\$216,964) is 10 percent higher than in Boise as a whole.

Tenancy: Most Barber Valley residents own their homes (84%). Renters represent just 5.7 percent of Barber Valley households, while they represent 30.4 percent of Boise households overall.

Income

Median Household Income: In 2009, the median household income for the Barber Valley was \$70,605.

Employment

Jobs: The Barber Valley contains no major employment centers today; however, major employment centers are planned as part of the Harris Ranch and Barber Valley planned communities. As a newly developing area only a few hundred jobs are currently located in the Barber Valley.

Workforce: Barber Valley workers represent less than one percent of the Boise workforce.

Land Use Characteristics

Existing Land Use

- The Barber Valley contains 1,705 acres, making up two percent of Boise's total acres.
- Residential uses account for 37.5 percent of the land in the Barber Valley. Much of that percentage is comprised of single-family residential uses (856 acres), with multi-family residential uses comprising 50 acres.

- Planned commercial and office uses are expansive within the planned communities, with 1,099,000 square feet proposed in Harris Ranch and 556,000 square feet proposed for Barber Station. This would occupy 195 acres or 8.1 percent of the Barber Valley.
- An additional 44.3 percent (1,070 acres) of Barber Valley is devoted to park, recreation and open space use, and 8.6 percent (208 acres) are in Public/Semi-Public use.
- Historic industrial uses in the Barber Valley, such as lumber mills, will give way to the planned developments of the Harris Ranch and Barber Valley specific plans.
- Build-out projections for the planned communities of Harris Ranch and Barber Valley are 2,515 and 862 households respectively.

Utilities

- A significant portion of the Barber Valley is located within the seasonal flood plain. Flood hazard control structures along several gulches were upgraded in the early 2000s; however, there is the possibility of some flood risk along the gulches in an extreme rain event.
- Response time for emergency services will be improved in the Barber Valley resulting from a new fire station and other public infrastructure provided by Harris Ranch and Barber Valley planned developments.

Transportation

- Several new roadways are proposed in the Barber Valley including a widened Warm Springs Avenue, South Parkway Boulevard, and the local roads that will provide access for the planned communities.

Parks and Recreation

The Barber Valley is home to a variety of recreational amenities, including:

- The Boise River and its associated Greenbelt Path;
- Access to the Foothills and its regional trails network;
- Barber Valley Park (managed by Ada County);
- Barber Pool Reserve; and
- Two city parks in development, the Marianne Williams and Alta Harris Park.



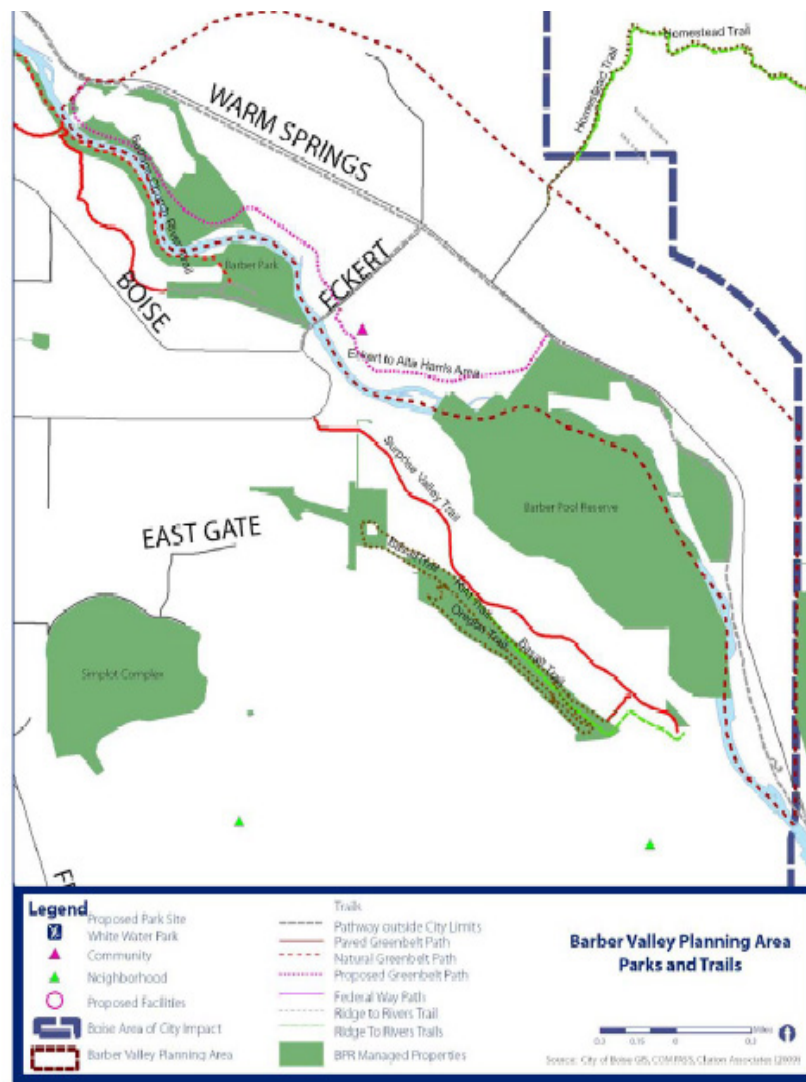
TRENDS AND KEY ISSUES

Utilities

- The Boise River System presents a seasonal potential for flooding and a significant portion of the Barber Valley is located within the flood plain

Transportation

- Several new roadways are proposed in the Barber Valley.
- Most Barber Valley residents commute to work elsewhere in the community.
- The Barber Valley is not currently served by public transit.
- Barber Valley roads experience through traffic traveling to Boise County and Stanley area destinations on Highway 21.



Location and Context (continued)

Schools

There are two schools in the Barber Valley:

- **East Junior High School** has recently relocated from the corner of E. Warm Springs Avenue and Broadway Avenue to the north side of E. Warm Springs Avenue east of Lysted Road. East Junior High School opened at the new location in the fall of 2009 and has an enrollment of 514. The old East Junior High was constructed in 1953 to relieve crowding at Boise Junior High (North). East was constructed on the old Public School Field grounds on Warm Springs Avenue. The old East Junior High will be transformed back into an Athletic Complex by BSU. The Boise Schools will use the new Athletic Complex for high school football and for larger track and field meets. It will also be the home facility of the BSU Track and Field Team.
- **Riverstone International School** is located at the southeast corner of E. Warm Springs Avenue and S. Lysted Road. In 2001, the school was accredited by the Northwest Association of Schools and Colleges and Universities (NASCU) and the State of Idaho. In that same year the school approached the International Baccalaureate Organization (IBO) to begin the rigorous authorization process that would permit the School to offer the IB Diploma Programme. This required adding grades ten through twelve to the Upper School. To develop a global student body, the school's first international exchange students arrived in 2002. The school continues to grow and enrollment for the 2010-2011 school year is at 316 including 32 international students from 16 countries.

Sources:

COMPASS Community Choice Growth Projections, August 2007.

2010 Census Data for Population and Households.

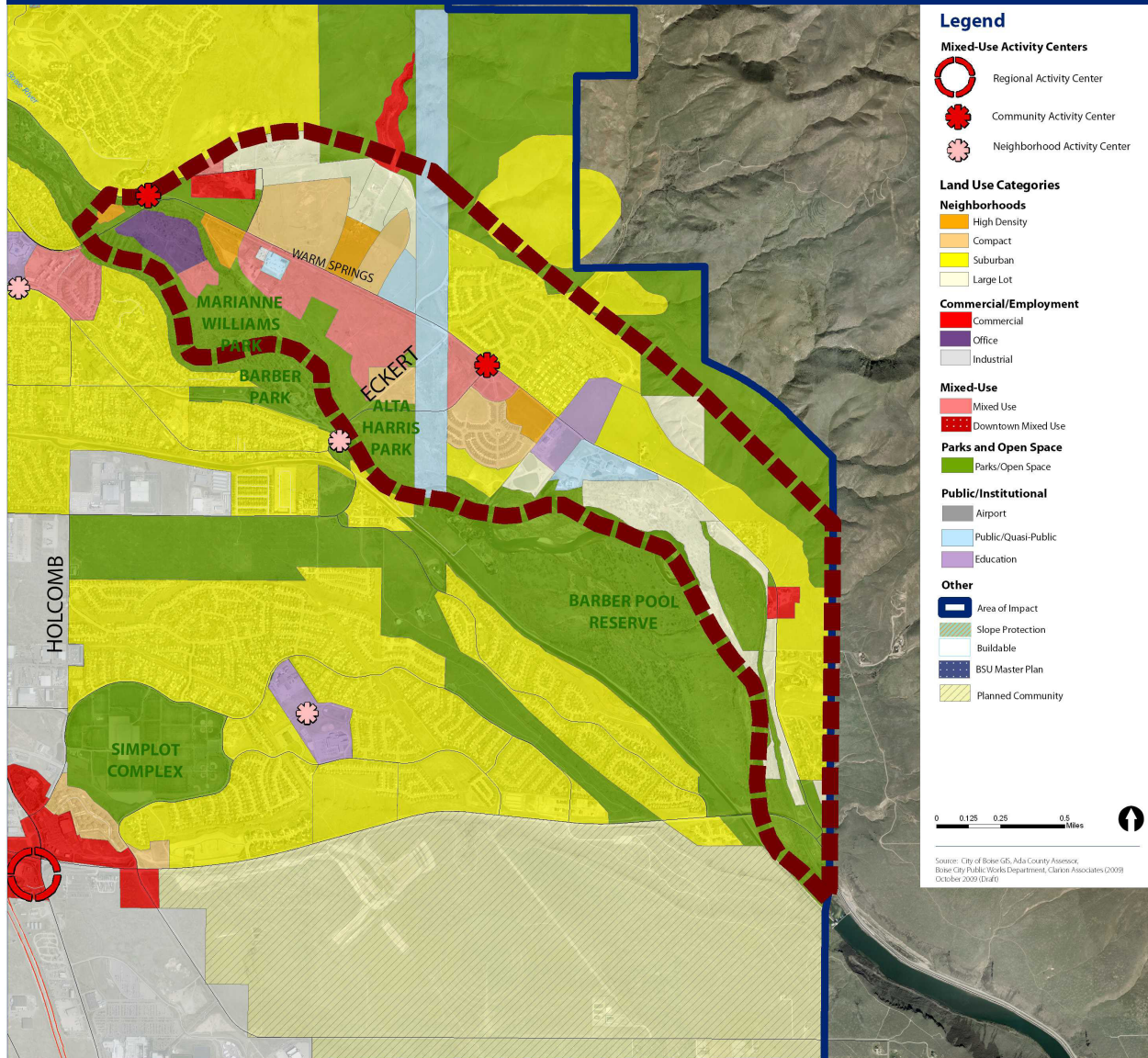
COMPASS Development Monitoring Reports (2000-2007).

Harris Ranch Specific Plan (2007).

Barber Valley Specific Plan (2007).

ESRI Business Analyst Report, Barber Valley (2009).

BARBER VALLEY PLANNING AREA: FUTURE LAND USE MAP



BARBER VALLEY POLICIES

Centers, Corridors, and Neighborhoods (BV-CCN)

Goals and policies for this section focus on promoting the revitalization of major travel corridors and activity centers; ensuring that the scale of future infill and redevelopment is compatible with the Barber Valley's varied character; and identifying areas where more detailed planning will be needed in the future.

Goal BV-CCN 1: Respect the Barber Valley's unique development context.



Impacts to wildlife habitat, open space, and other natural resources should be minimized as the Barber Valley develops over time.

BV-CNN 1.1: CONTEXT SENSITIVE DEVELOPMENT

Design development to preserve wildlife habitat and connectivity, open space, and context-sensitive recreational opportunities.

BV-CNN 1.2: PROTECTION OF NIGHT SKIES

Minimize light trespass from developed areas, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments by adoption of night-sky lighting standards.

BV-CNN 1.3: MULTI-JURISDICTIONAL COORDINATION

- (a) Collaborate with Ada County and the Ada County Open Space Task Force regarding planning issues and development east of the AOCI and within the Barber Valley's geographic boundary.
- (b) Coordinate development standards where possible.

Goal BV-CCN 2: Integrate consideration for wildlife corridors into land use and transportation planning.

BV-CNN 2.1: WILDLIFE CORRIDORS

- (a) Collaboratively plan land use, transportation, and recreation with the IDFG and other affected agencies with the goal of maintaining viable access to the Boise River for deer and elk from the WMA, as well as protection for non-game wildlife species.
- (b) Minimize impacts to wildlife corridors shown on Figure 10 as private lands and public facilities are developed over time. Assure that developments within wildlife corridors (such as fences and structures) comply with IDFG standards and guidance.
- (c) Collaborate with other agencies in acquiring grants for wildlife corridors and related transportation improvements.
- (d) Recognize and apply the wildlife corridors to updates of the adjacent Foothills Planning Area policies and the Boise River System ordinance.
- (e) Foster the creation of one wildlife management plan for Barber Valley to include game and non-game species. Require that new development on parcels outside of the existing Harris Ranch and Barber Valley planned communities align with the Harris Ranch Wildlife Management Plan so that the area may progress towards consistency and landscape-level management.

Goal BV-CCN 3: Implement the adopted specific plans for Harris Ranch and Barber Valley.

BV-CNN 3.1: PROPERTIES OUTSIDE OF THE HARRIS RANCH AND BARBER VALLEY SPECIFIC PLANS

Use the adopted specific plans for Harris Ranch and Barber Valley as the policy basis for additional development in the Barber Valley.

BARBER VALLEY I PLANNING AREA POLICIES

BV-CNN 3.2: GROUNDWATER PROTECTION

Protect existing community wells and local water sources in accordance with the IDEQ groundwater protection program.

BV-CNN 3.3: OPEN SPACE PROTECTION

Identify opportunities to combine and cluster land uses to preserve open space in the Foothills and wildlife corridor areas.



Clustered housing allows more open space to be preserved.

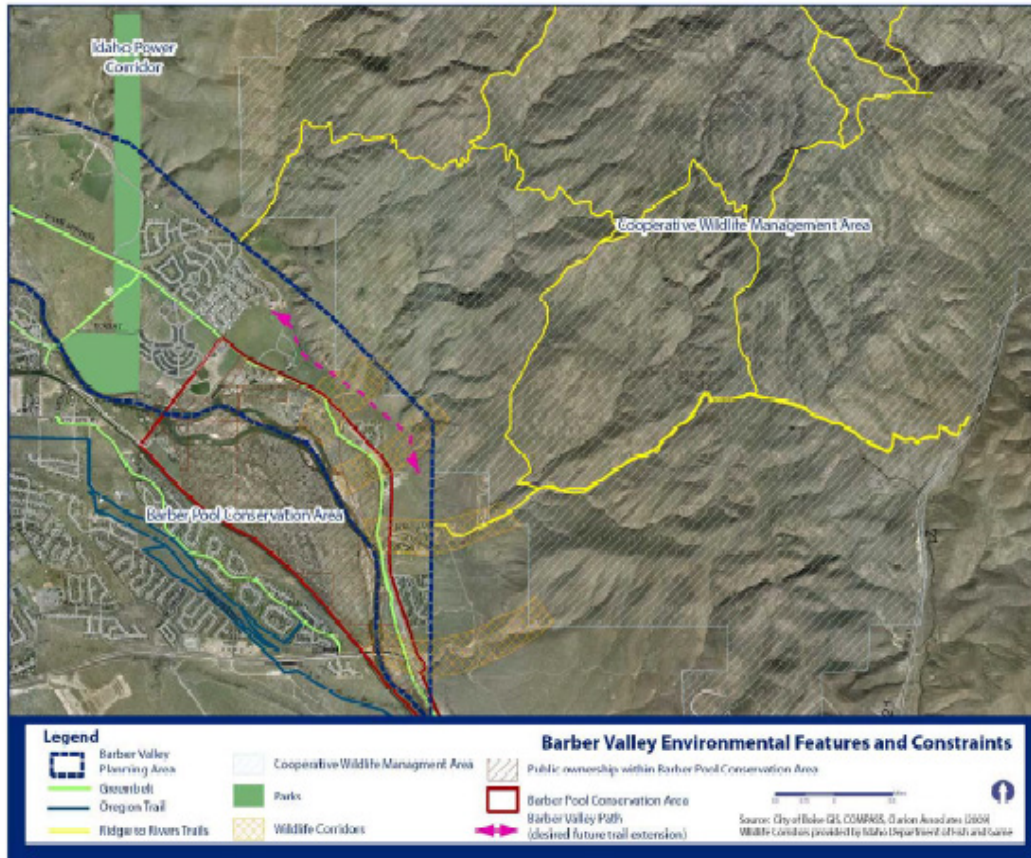


Figure 15: Barber Valley Environmental Features and Constraints

BARBER VALLEY POLICIES

Connectivity (BV-C)

Goals and policies for connectivity focus on identifying and implementing improvements that will enhance the ease and safety of multi-modal travel in the Barber Valley.

Goal BV-C1: Ensure future development and roadways are consistent with objectives for the Barber Valley.



Roundabouts, such as this one at Mill Station, reduce traffic speeds and promote pedestrian safety.

BV-C 1.1: TRANSPORTATION MANAGEMENT

Require new development in the Barber Valley to coordinate education and outreach activities to promote the use of alternative transportation options with the Transportation Management Association.

BV-C 1.2: WARM SPRINGS CORRIDOR PLAN

Work with ACHD to implement a Warm Springs Corridor Plan to provide an attractive gateway with traffic calming measures, such as roundabouts. Pedestrian crossings and control of traffic speed are critical elements to be implemented.

- Work with Valley Ride to create safe transit stops.
- Encourage development of a park-and-ride location at Highway 21 and Warm Springs.
- Reduce wildlife mortality and increase public safety by providing wildlife crossings along Warm Springs. Collaborate with property owners, ACHD, and IDFG to identify needed wildlife crossings.
- Collaborate with the ITD, ACHD, and IDFG to preserve wildlife use at the identified wildlife corridor near the Idaho 21 bridge.

Goal BV-C2: Connect land uses within the Barber Valley and create connections to adjacent areas.

BV-C 2.1 CONNECTIONS TO NEW DEVELOPMENT

Make connections between Barber Valley trails, new developments, and existing developments, as well as the Greenbelt. Link gaps in the existing sidewalk system to provide connectivity and public safety along Warm Springs Avenue.



Additional connections, such as this Greenbelt bike path are needed to connect Barber Valley to adjacent areas.

BV-C 2.2: BIKE ROUTES

Maintain alternative transportation routes for bicycles and provide bike lanes on the redesigned Warm Springs Avenue. Ensure bicycle routes and sidewalks connect the Boise River Greenbelt to the foothills.

BV-C 2.3: TRAIL CONNECTIONS

Connect R2R trails to each other and with the Greenbelt. Specific connections include, but are not limited to, the following:

- Connect the east-west trail designated in the Barber Valley plan (SP02) behind the Terraces neighborhoods to the Homestead Trail on the west, and to the West Highland Valley Trail on the east.

- Extend the Greenbelt eastward from the current dead-end at Barber Dam.
- Provide a safe crossing across Warm Springs at two points: from Highland Valley Road to the Greenbelt; and from the Homestead Trail to the Greenbelt.



A diversity of trail types is desirable throughout the Barber Valley.

BV-C 2.4: TRAIL USE AND DIVERSITY

Encourage a diversity of trail types and uses throughout the Barber Valley, from paved, flat trails like the Greenbelt to steep, natural surface trails. Work with IDFG and R2R to identify appropriate seasons of use and closure.

BARBER VALLEY POLICIES

Public Services/Facilities (BV-PSF)

Goals and policies for this section focus on identifying areas where investment in infrastructure are needed in the Barber Valley to implement the community's vision.

Goal BV-PSF1: Continue to improve access to public facilities and services in the Barber Valley.



Future site of the Marianne Williams Park.

BV-PSF 1.1: PUBLIC PARKS

Implement the master site plans for Alta Harris Park, Marianne Williams and other public parks in the Barber Valley.

BV-PSF 1.2: ADEQUATE PARKING LOT ACCESS

Provide appropriate parking areas for key Greenbelt and Barber Valley trail areas and sportsman's access areas to the Boise River.

Goal BV-PSF2: Recognize the potential for sustainable energy development in Barber Valley.

BV-PSF 2.1: GEOTHERMAL ENERGY

- (a) Encourage sustainable use of the geothermal resource in development plans and building activities.
- (b) Review the IDWR monitoring data of geothermal resources in the Harris Ranch area to ensure that well levels do not decrease.

BARBER VALLEY POLICIES

Neighborhood Character (BV-NC)

Goals and policies for neighborhood character focus on attributes and activities that contribute to the overall character and livability of the Barber Valley's neighborhoods, including parks, open space, recreation, public art, and historic areas.

Goal BV-NC 1: Maintain the unique character of the Barber Valley through use of design guidelines and plans for development in the Barber Valley.

BV-NC 1.1: JOINT-USE PARKS AND OPEN SPACE

Design parks and open space to serve both the human and wildlife populations in the Barber Valley.

BV-NC 1.2: HISTORIC INTERPRETATION

Celebrate and provide opportunities to interpret the Barber Valley's rich history. Foster creation of interpretive and educational centers, such as a historic ranch where children could learn about farming or the earlier history of the area.

BV-NC 1.3: MARKERS AND SIGNAGE

Co-locate historical markers and interpretive signage with trailheads, Greenbelt benches, and sportsman's access points as opportunities exist.



Pedestrian-oriented signage orients trail users to area activities.

BV-NC 1.4: RECREATIONAL OPPORTUNITIES

Allow context-sensitive recreation and prohibit recreational activities that inflict permanent damage to water quality, wildlife habitat, or native plants.

BARBER VALLEY POLICIES

Related Planning Documents

There have been a number of plans and studies prepared for portions of the Barber Valley. These plans, along with Blueprint Boise, will help guide future development in the Barber Valley. These plans contain requirements for annual reviews so that the City can determine what is working and what may need improvement in the execution of the plans.

Harris Ranch Specific Plan (2007)

The Harris Ranch Specific Plan (SP01) is a mixed use development that is being built on and around the site of what was once the largest town in Idaho, the mill town of Barberton. Covering 1,800 acres, the Harris Ranch Specific Plan embraces New Urbanist design concepts. Specifically, it is designed to integrate into the existing urban pattern, provide for a mix of uses within walking distance, allow for commercial uses to address area residents' retail and employment needs, provide a mix of housing types and affordability, and support a multi-modal transportation framework.

The Harris Ranch development consists of high-density and compact residential neighborhoods, surrounded by park and trail systems. A mixed-use district is at the center of the development. The foothills portion of the development is clustered to limit road development, and 56.37 acres were donated to IDFG. The city will receive a 27.96 acre park (Alta Harris Park) park, a fire station, and other amenities that serve residents locally and city-wide.

Barber Valley Specific Plan (2007)

The Barber Valley project (SP02) redevelops formerly industrial and agricultural lands around the Harris Ranch development. The project has three main components: Barber Station, a commercial and compact residential area surrounded by Marianne Williams Park; the Mill District, a compact to suburban residential area, much of which is already built; and The Terrace, a single family detached residential area on the east end of the planned community. Barber Station will include approximately 36 acres of office and commercial uses—including restaurants, shops, and possibly a hotel—and approximately 17 acres of compact and high density residential uses. The Mill District will include compact residential uses, likely to include a campus-style retirement continuing care community. The Terrace will be developed as 250 suburban residential units.

The city will receive a 70-acre riverfront regional park and assistance to restore the natural river bank and associated floodway and ecosystem degraded by former old industrial uses. Fifty-six acres of hillsides above The Terrace have been donated to the IDFG.