

warm springs

# Mesa



## Neighborhood Plan



NEIGHBORHOOD ASSOCIATION

Boise, Idaho – October 25, 2013



*Warm Springs Mesa from the Air – [Google Earth 2013]*

## **ACKNOWLEDGEMENTS**

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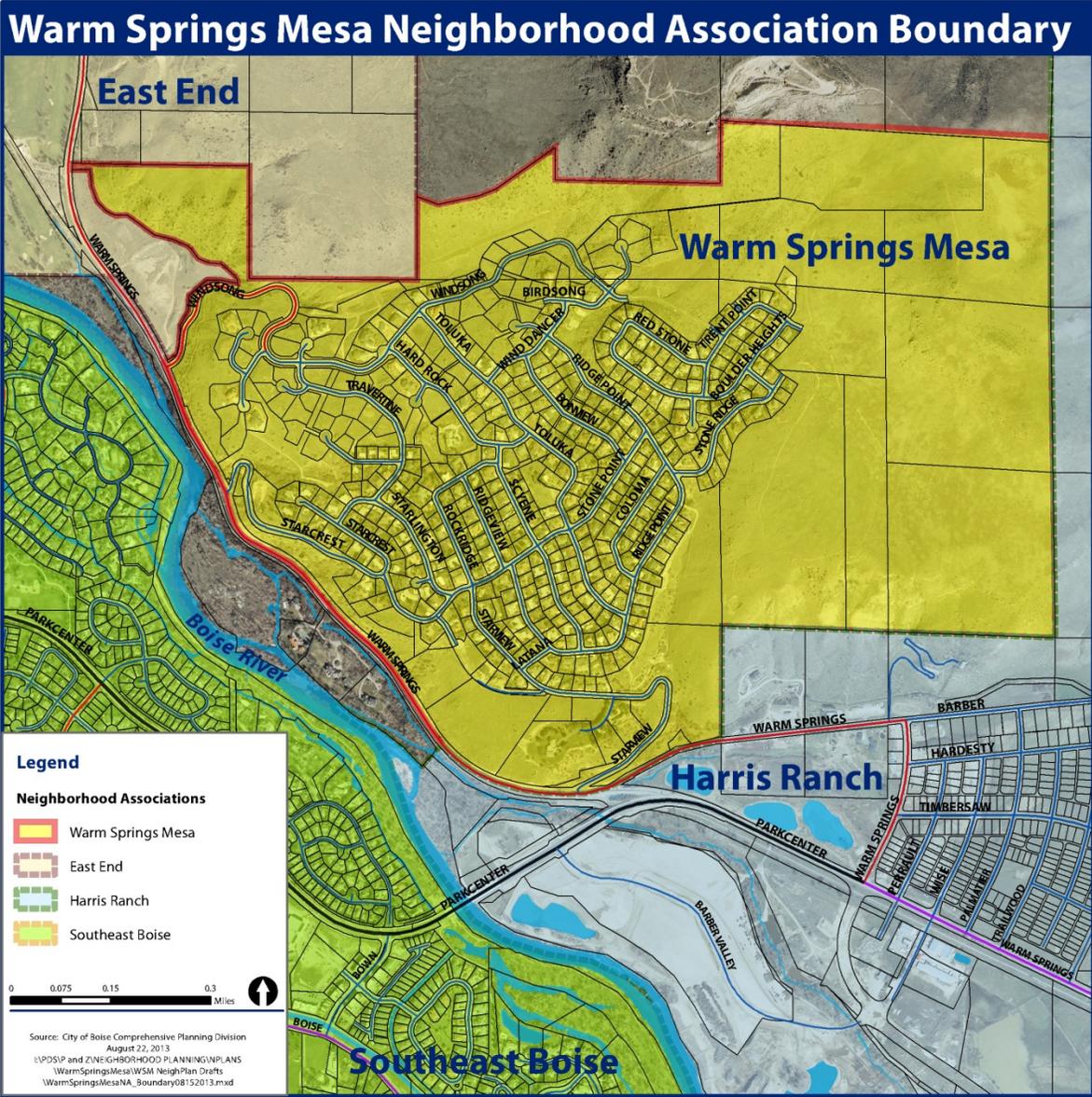
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## CHAPTER 1 MESA POLICIES

### Introduction: A Vision for the Warm Springs Neighborhood

#### 1.1 Warm Springs Mesa Neighborhood Plan

The Warm Springs Mesa Neighborhood Plan is an advisory document to guide change in the Warm Springs Mesa Neighborhood Association (WSMNA). With a strong sense of historical precedent, the goals are long-term, while providing shorter-term action plans to strengthen the neighborhood.

#### 1.2 Consistency with Boise City Comprehensive Plan

The WSMNA Plan was designed to reflect the framework of the Seven Themes of Boise's Comprehensive Plan, *Blueprint Boise*, and written to reaffirm the language of each Theme's corresponding guiding Principles. Through this purposeful course of action, the Plan demonstrates consistency with *Blueprint Boise* and also:

1. Recognizes the residential character of the area;
2. Acknowledges the goals of the WSMNA in maintaining the residential character of the neighborhood;
3. Supports neighborhood strategies to implement the Goals, Principles, and Policies of the Plan, and;
4. Assists the WSMNA in taking an active role in any expansion of the Ridge-To-Rivers Trail System.

#### 1.3 Plan Context

This plan provides a useful context for neighborhood residents, Boise City, Ada County Highway District, Idaho Fish & Game and other agencies to:

1. Assess compatibility of development with the character of the neighborhood;
2. Procure funding for neighborhood projects through private contributions and grants;
3. Connect the neighborhood with the Ridge-To-Rivers Trail System.

#### 1.4 Plan Purpose

The WSMNA Neighborhood Plan establishes a mission and vision to preserve and protect the unique characteristics of the Warm Springs Mesa neighborhood. The Goals, Principles and Policies of the Plan provide direction to accomplish this vision. This document is intended to help residents and City departments understand the values and goals of neighborhood residents expressed to the Board of Directors through 2007-2009 "Neighborhood Questionnaire" surveys and 2008 Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis.

#### 1.5 Neighborhood Description

The Warm Springs Mesa is a series of beautiful plateaus whose residents appreciate the adjacent foothills environment and value preservation of the natural beauty of the area. The Warm Springs Mesa neighborhood is an established East Boise Foothills neighborhood located on the plateau above Warm Springs Avenue, approximately five miles east of downtown Boise. The WSMNA is comprised of multiple local developments, including the subdivisions of Boulder Heights I and II, El Paseo, and the Warm Springs Mesa. The neighborhood also includes the incomplete development phases in the El Paseo Subdivision (Boulder Heights Estates Subdivision).

The Mesa overlooks the Boise River and the Barber Valley to the south and east and downtown Boise to the west. The Table Rock plateau and the historic Tram Trail border the Mesa neighborhood to the west and north. The Mesa is the only neighborhood where the Ridge-To-Rivers Trail System meets the Boise River Greenbelt. The Trail system connects through the neighborhood from the Boise River to the western and eastern Foothills. The neighborhood association is a designated Firewise community and participates in the Idaho Firewise program.

Mule and whitetail deer, as well as elk migrating from the Boise River Wildlife Management Area, forage in close proximity to the Mesa, and an abundance of native foothills plants flourish within the neighborhood. The Mesa is located along the Boise Front Range, in close proximity to the Boise Ridge "Important Bird Area" (<http://web4.audubon.org/bird/iba/>), designated by the Audubon Society as an area vital to birds and other biodiversity.

Scenic views include the Owyhee Mountains to the southwest, the Barber Valley to the east, the Boise Front Range to the north, and downtown Boise to the west. Residents of the Mesa value the safety, quality, and character of the neighborhood. They also value accessibility to parks, bikeways, open spaces, roadways, and basic services. There is a feeling of community within the neighborhood, and the individuality of properties has been preserved.

The Mesa is a neighborhood defined by geography, history, unique design, and social interaction of the residents. Feelings of community in the neighborhood *and* individual identity permeate the neighborhood. Cultural diversity of the neighborhood is appreciated and encouraged.

### **1.6 Plan Vision**

Residents of the Warm Springs Mesa envision retaining the neighborhood's predominately residential character as future economic, commercial, and recreational growth, and the development of surrounding neighborhoods occur. The WSMNA vision encourages a friendly, safe, quiet, and well-maintained community which invites neighborhood engagement, interaction, and outdoor activity.

### **1.7 Plan Oversight and Updates**

The Goals, Principles and Policies of the Plan will be reviewed annually and amended as needed by the WSMNA Board and the Mesa Neighborhood Plan Committee. A committee report will be presented at the association's annual meeting. The Plan will be maintained in electronic format on the neighborhood association website, (<http://www.WarmSpringsMesa.org>), as the WSMNA

Neighborhood Plan (2013) and at the Boise Planning & Development Services Department. (<http://pds.cityofboise.org/planning/comp/neighborhood/neighborhood-documents/>).

### **1.8 Relationship to Other Plans**

Creation and analysis of the Warm Springs Mesa Neighborhood Plan were conducted within a framework of state, regional, and local planning policies which guide land use, transportation, and public facilities planning for the Mesa area.

While *Blueprint Boise* provides guidelines for the growth of the city as a whole, the Mesa Neighborhood Plan provides a plan of action relative to interrelationships with: national, state, and local governmental agencies; private developers and corporations; and other Boise neighborhood associations which address the specific needs of the Warm Springs Mesa.

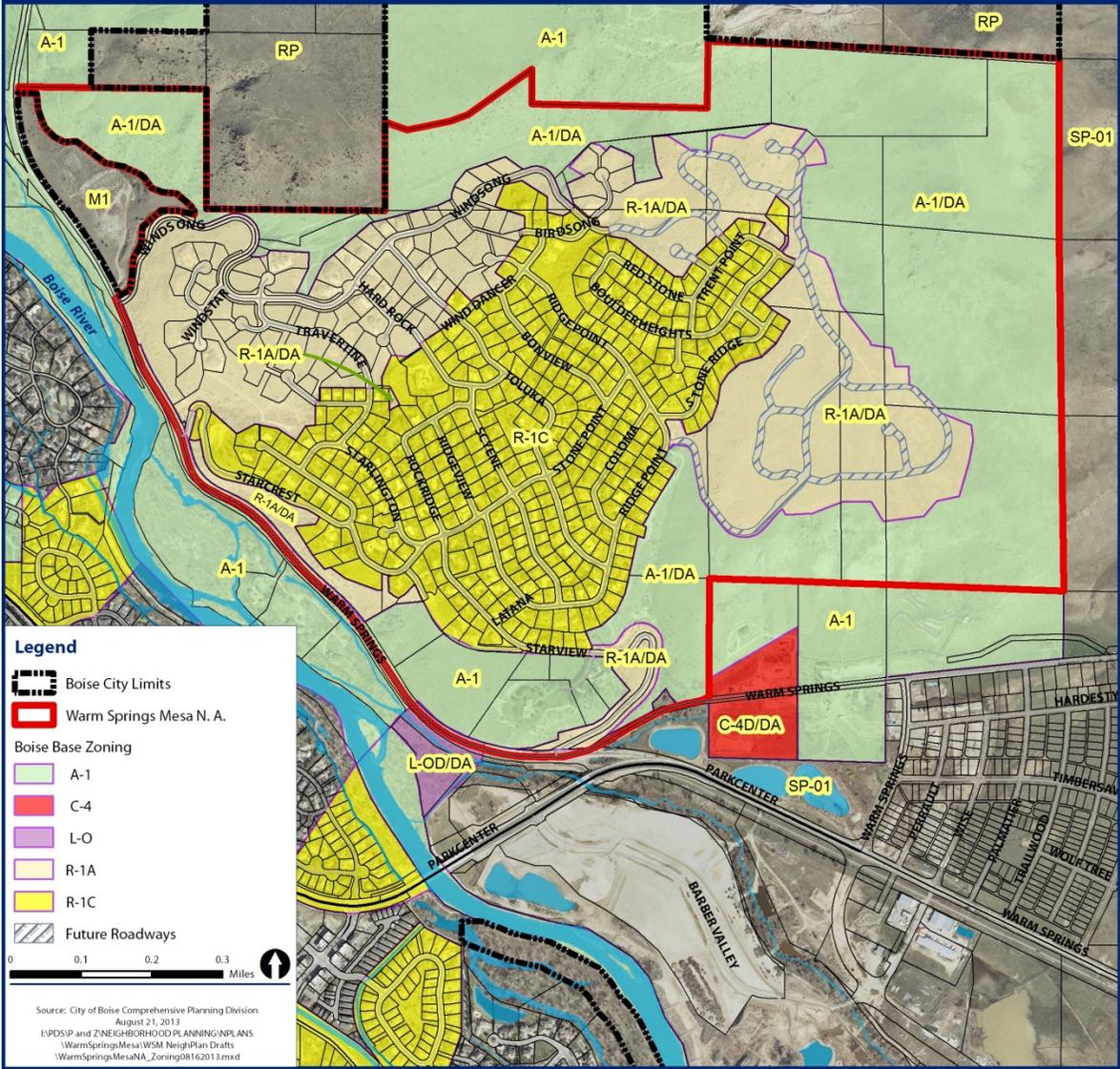
### **1.9 Public Planning and Participation**

Boise City Planning and Development Services (PDS) representatives encouraged the WSMNA to create a neighborhood plan at their April 2007 annual meeting. This was the beginning of the planning effort that produced the present plan.

The WSMNA residents participated in many sub-committee meetings and general meetings to come up with the goals and policies represented in this plan.

An active WSMNA Board Committee conducted a SWOT analysis for this plan. Also, a City-designed and Board-adapted neighborhood survey was handed out at neighborhood meetings and social events, and made available on the website. The Committee and PDS teams gathered the required data and analyses describing current conditions and planned development in the area. Between 2007 and 2013 the Committee drafted the plan, attended numerous meetings with PDS team members, held discussions with the neighborhood association membership, and then crafted the final draft. The WSMNA presented the Neighborhood Plan for public comment during an April 24, 2013 neighborhood meeting. The WSMNA final approval of the Plan was June, 2013.

# Warm Springs Mesa Zoning





*Local Wildlife and Habitat*

## CHAPTER 2 MESA POLICIES

### Theme One: Environmental Stewardship (ES)

**2.1 Goal: The goals of the WSMNA are to preserve the Mesa’s natural environment and to promote, protect, and improve the natural and human ecosystems. The WSMNA strives to provide a sustainable, healthy, and high-quality environment where people, domestic animals, wildlife, and native plants can thrive.**

**Traditional elements of the WSMNA Neighborhood Plan such as land use and environmental protection provide a foundation to support a sustainable pattern of growth for the neighborhood.**

**Goals and policies to further the WSMNA's commitment to achieve a sustainable community are based on the following principles:**

#### PRINCIPLES

ES1 — Preserve and enhance natural resources.

ES2 — Promote the use of environmentally-friendly development practices.

ES3 — Promote energy conservation and energy production.

ES4 — Create opportunities for urban agriculture.

ES5 — Inform and educate the community on their role in a sustainable future.

ES6 — Monitor progress towards a more sustainable community.

**2.2 POLICIES**

ES1.1 Work with the Bureau of Land Management (BLM), Idaho Department of Fish & Game (IDFG), Boise City Parks & Recreation Department (BP&R), J.H. Wise and Sons Company, and Ada County Highway District (ACHD) to maintain wildlife corridors from the Boise Front Range to the Boise River.

ES1.2 Develop open space as parklands, including provisions for wildlife foraging and cover.

ES1.3 Petition the Parks and Recreation Department to create and implement a master plan for the Mesa Reserve and its connections to the Ridge-To-Rivers Trail System. Collaborate Participate in both planning and caring for the Mesa Reserve comprised, in part, of the 207 acres donated to the City by J. H. Wise & Sons as per the 2002 Boulder Heights Development Agreement, CAR00-00021/DA.

ES1.4 Preserve the natural scenic values within the WSMNA neighborhood.

ES1.5 Support the *Blueprint Boise* Foothills Policies on open-space.

ES1.6 Work with the City to assure the value of open space and the continuation of urban recreational uses are considered when reviewing land use decisions.

ES1.7 Preserve open spaces surrounding the neighborhood to protect the scenic views, aesthetics, attributes, and qualities which identify the Mesa as a unique Foothills neighborhood.

ES1.8 Preserve the quality of life, integrity, and safety of the residents as development of natural open spaces occurs in the Ridge-To-Rivers Trail System.

ES1.9 Protect area wildlife and minimize their disturbance by providing a buffer from new Warm Springs Mesa Foothills development with adjoining public lands.

ES2.1 Work with the City to promote landscaping and yard maintenance practices which conserve water, increase composting, and reduce the use of pesticides, herbicides, fertilizers, all while following Firewise practices.

ES2.2 Incorporate irrigation systems, where applicable, into new development as an amenity which reflects the rural history of the Mesa, and discourages the use of treated domestic water supplies for landscape irrigation.

ES2.3 Work with BP&R and the City Forester to help educate WSMNA residents in the preservation and development of the urban forest.

ES2.4 Promote the use of low-water landscaping materials in future neighborhood landscaping projects including parks, residences, and open spaces.

ES2.5 Work with developers and residents on future construction, fencing, and landscaping to protect wildlife.

ES2.6 Work with the City to prevent and mitigate adverse impacts of excessive noise exposure from air traffic.

ES3.1 Encourage the City to adopt policies which allow new developments to use alternative energy resources, including solar energy.

ES3.2 Urge public businesses and utility companies to provide educational materials for energy and resource conservation.

ES4.1 Work with public and private agencies, namely United Water, ACHD, and J. H. Wise & Sons, to allow community gardens on public and/or private lands.

ES4.2 Provide incentives for the development of community gardens.

ES5. 1 Educate and encourage neighbors to participate in proposed projects such as year-round recycling and composting.

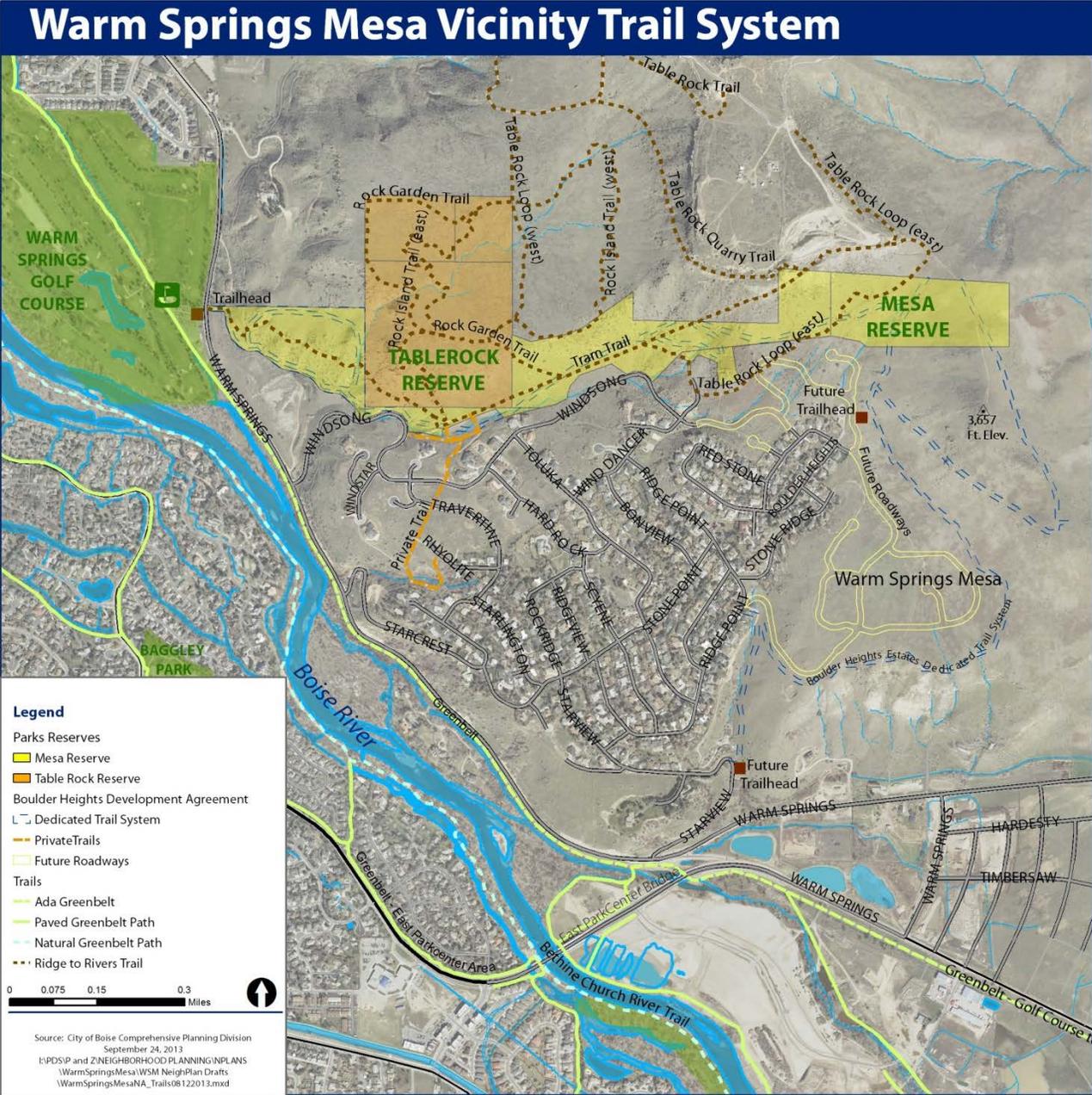
ES5.2 Provide neighborhood education about the benefits of utilizing and retaining yard waste in yards or on designated Mesa sites.

ES5.3 Implement various programs to educate and increase awareness by Mesa neighbors of the relationship between storm water run-off and the health of the Boise River.

ES5.4 Inform and educate WSMNA members about our designation as a Firewise Community.

ES5.5 Recognize WSMNA’s ongoing commitment and willingness to support changes in technology and new concepts that promote community conservation and sustainability.

ES6.1 Recognize the WSMNA’s ongoing commitment to work with agencies including ACHD, BLM, City departments, the Boise River Wildlife Management Area (BRWMA) and other neighborhood associations to monitor the neighborhood’s progress in implementing the WSMNA Neighborhood Plan.





*Windsong Drive, 2013*

## CHAPTER 3 MESA POLICIES

### Theme Two: A Predictable Development Pattern (PDP)

**3.1 GOAL: WSMNA will strive to maintain a predictable development pattern in which each part of the neighborhood has a distinct character and style. The Mesa includes a range of housing choices spanning several decades which serve the neighborhood needs. WSMNA will continue to work with the City to protect the quality of life valued by WSMNA residents and to implement transportation planning through Communities in Motion as growth occurs.**

#### PRINCIPLE

PDP2—Plan for and coordinate growth within the Area Of City's Impact.

#### 3.2 POLICIES

PDP2.1 Support the implementation of the planned unit development for Boulder Heights Estates, as adopted with the development agreement for of J.H. Wise and Sons, Company in 2002.

PDP2.2 Monitor and provide input to City departments concerning impacts to the Mesa neighborhood during development review of land use amendments, zoning changes, *Blueprint Boise* revisions, conditional use permits, and roadways.

PDP2.3 Maintain consistent involvement with the city and advocate expanding public facilities and services in future development in the Mesa neighborhood.



*Neighborhood Association Annual Picnic, 2013*

## CHAPTER 4 MESA POLICIES

### Theme Three: A Community of Stable Neighbors and Vibrant Mixed-Use Activity Centers (NAC)

**4.1 GOAL: As the Mesa evolves over time the WSMNA will strive to support the neighborhood’s distinguishing characteristics: a foothills setting; a system of curvilinear streets; single family dwellings; a neighborhood that coexists with wildlife from neighboring open spaces; participation in the Firewise program; Boulder, RedRock and future private parks; access to the Ridge-To-Rivers Trail System, Mesa Reserve, Table Rock Reserve, Boise Greenbelt, Warm Springs Golf Course, and Marianne Williams Park.**

#### PRINCIPLES

NAC1 — Ensure neighborhoods are served by a hierarchy of mixed-use activity centers, including schools.

NAC2 — Promote stable neighborhoods.

NAC3 — Encourage a variety of housing choices.

NAC4 — Emphasize the importance of high-quality urban design in the built environment.

NAC5 — Protect the city’s historic resources.

**4. POLICIES**

NAC1.1 Continue to use schools, clubs, recreation programs, neighborhood parks, and city facilities in ways that benefit the WSMNA.

NAC1.2 Foster the concept of a future neighborhood community center.

NAC2.1 Develop the WSMNA Neighborhood Plan in accord with *Blueprint Boise* to reflect consistency with neighborhood values, conditions, character, attributes, history, and specific needs, and to ensure that the Mesa’s distinguishing characteristics as listed in the neighborhood description and the introduction to Theme Three are retained.

NAC2.2 Inform WSMNA residents about Mesa concerns and projects through annual meetings, newsletters, paper flyers, portable signage, website, Neighborhood Watch Program, neighborhood social gatherings, and special interest meetings.

NAC2.3 Require WSMNA to prepare, adopt, and update bylaws to maintain active status as a registered neighborhood association.

NAC2.4 Encourage the participation of WSMNA board members and Mesa neighbors in conferences relevant to Mesa interests.

NAC3.1 Review development proposals with Boise City and emphasize design of new housing types consistent with the character objectives as stated in the Boulder Heights Estates development agreement.

NAC4.1 Work with ACHD to ensure future Mesa roads conform to the design, appearance, safety, and xeriscaping characters of the existing entrances.

NAC4.2 Continue revitalization projects, including landscaping and other amenities in the neighborhood open spaces, parks, and the three Mesa entrances.

NAC5.1 Work with the Idaho State Historical Society and the Boise City Historian to identify Mesa historic sites.

NAC5.2 Seek funds to identify, preserve historic sites through grants, fund raising, and support from the City.

NAC5.3 Work with the City and other agencies to develop a Historic Preservation Plan to establish standards for on-site monitoring of excavation activities on unprotected potential Mesa historic sites.



*From the Top of the Mesa*

## CHAPTER 5 MESA POLICIES

### Theme Four: A Connected Community (CC)

**5.1 GOAL: The WSMNA envisions a connected neighborhood that promotes beneficial interactions and communication for its residents. We will support programs that provide safe and efficient facilities for pedestrians, bicycles, vehicles, and transit to travel to and from work, schools, downtown Boise, the Ridge-To-Rivers Trail System, and other destinations. The Mesa Board and neighborhood will work with all of the agencies involved to attain these goals.**

#### PRINCIPLES

CC1—Promote an integrated approach to land use and transportation.

CC2—Expand the city’s non-motorized transportation options.

CC3—Support technological and social connectivity.

#### 5.2 POLICIES

CC1.1 Encourage WSMNA involvement in the Valley Regional Transit system.

CC1.2 Encourage WSMNA involvement in Park and Ride programs and facilities.

CC2.1 The WSMNA will work with all city, county, and other agencies, including the City and ACHD, when new regulations and policies are reviewed and updated, to ensure that the pedestrian and bicycle framework extends throughout the Mesa. This policy aims to provide all residents with the ability to choose a non-motorized mode of transportation as their primary means of traveling to and from work, school, and other destinations.

CC2.2 Plan and implement a Safe Routes to School program with the Boise School District, ACHD, Idaho Transportation Department (ITD), and the City to ensure safe routes for children on foot or bicycle to and from area schools.

CC2.3 Work with the City, ACHD, and ITD to provide safe connectivity for pedestrians and bicycles from the Mesa to adjacent neighborhoods, the Greenbelt, and the Ridge-To-Rivers Trail System.

CC3.1 Coordinate improved connections with affected agencies, including promoting use of and access to the WSMNA website, [wsmna.org](http://wsmna.org), and its informational links to city and county agencies.



*Neighborhood Association Annual Picnic, 2013*

## CHAPTER 6 MESA POLICIES

### Theme Five: A Community That Values Its Culture, Education, Arts and History (CEA)

**6.1 GOAL: Warm Springs Mesa Neighborhood Association will continue to support and encourage the visual and performing arts activities, as part of our quality of life planning efforts, and to create a distinct Mesa sense of place that will encourage social and cultural interactions.**

#### PRINCIPLES

CEA1 Reinforce the roles of visual and performing arts within the community.

CEA2 Support the development of public spaces which promote community gatherings and cultural events.

CEA3 Promote quality schools to serve the community.

CEA5 Provide high-quality library services for city residents.

**6.2 POLICIES**

CEA1.1 Incorporate and promote artistic endeavors in neighborhood activities to encourage Mesa and other local artists in performances and visual arts. Provide neighborhood venues for public art displays and performances.

CEA1.2 Support community art events throughout the City and neighborhood.

CEA2.1 Include art in Mesa parks, trailheads, neighborhood entrances and right-of-ways, public works facilities, open spaces, and community gardens.

CEA2.2 Continue to use Mesa parks and city facilities for Mesa neighborhood celebrations and events.

CEA2.3 Celebrate our local history, develop a History Committee to research and document the history the Mesa neighborhood and neighboring open spaces on topics such as mining, Native American culture, the Tram Trail and the Penitentiary Canal.

CEA3.1 Sponsor neighborhood events and fund raisers to support the community and the schools attended by Mesa children.

CEA5.1 Support library services in close proximity to the Mesa neighborhood.



**CHAPTER 7 MESA POLICIES**  
**Theme Six: A Strong Diverse Economy (EC)**

**7.1 GOAL: Warm Springs Mesa Neighborhood Association encourages a strong diversified economy.**

**PRINCIPLE**  
EC1 – Maintain and enhance the city’s primary job base diversity.

- 7.2 POLICIES**
- EC1.1 Support existing and new live-work home offices as allowed.
  - EC1.2 Support economic development and businesses located in nearby neighborhoods.



*Goats working to mitigate the effects of wildfire on the Mesa (Photo: Richard Rulewicz)*

## CHAPTER 8 MESA POLICIES

### Theme Seven: A Safe, Healthy and Caring Community (SHCC)

**8.1 GOAL: Warm Springs Mesa Neighborhood Association strives to be a caring community that values the health and well-being of each of its residents. The residents rely on Boise City, Ada County, State of Idaho, and U.S. BLM to keep them safe and protect their property. The WSMNA will continue to encourage and support residents to actively participate in Neighborhood Watch, the Firewise program, and emergency response planning.**

#### PRINCIPLES

SHCC1 — Protect life and property from natural hazards.

SHCC2 — Promote a safe community.

SHCC3 — Promote active living and healthy lifestyles.

**8.2 POLICIES**

SHCC1.1 Work with the BLM, U. S. Forest Service, and the City to protect lives and property from wildfire through continued involvement with the Idaho Firewise program. Inform, educate, and encourage participation of Mesa residents in the Firewise program.

**WARM SPRINGS MESA WUI POLICIES**

1. Continue to be an active leader in innovative wildfire mitigation activities for other neighborhoods located within the Wildland Urban Interface (WUI).
2. Work with the City Wildfire Mitigation Team to develop projects on an annual basis for mitigating the risks associated with living in the WUI. Educate homeowners about the risks associated with living in the WUI and provide information on how homeowners can make their properties safer in the event of a fire.  
[\(http://www.idahofirewise.org/library/\)](http://www.idahofirewise.org/library/)
3. Utilize innovative methods to prevent wildfire including goat grazing, reseeding of native grasses and forbes, and herbicide applications to change the plant landscape.
4. Create an evacuation plan for the Warm Springs Mesa in coordination with the Boise Police and Fire Departments and educate homeowners on evacuation efforts.
5. Maintain Firewise Community designation through community Firewise activities, volunteer opportunities and neighborhood coordination.

SHCC1.2 Coordinate with the Boise Fire Department, Idaho Bureau of Homeland Security and the Ada County Emergency Management Department to implement *The Idaho State Hazard Mitigation Plan*, *The Ada County Wildfire Response Plan* (2013), and the *City of Boise Evacuation Plan* (2010). Ensure that all Mesa residents have access to emergency response information.

SHCC2.1 Encourage the support and participation of all Mesa residents in the principles of the Neighborhood Watch program in order to enhance the health, safety, well-being, and quality of life of all residents.

SHCC2.2 Encourage the Mesa Board to contribute to the safety of Mesa residents in cooperation with ACHD on traffic calming methods, through maintenance, of crosswalks, speed bumps, street lighting, signage, road-striping, and cleared landscaping.

SHCC2.3 Collaborate with ACHD to implement the Boulder Heights Estates development agreement to ensure the safety of residents using existing and future neighborhood sidewalks and bike routes.

SHCC2.4 Continue cooperative efforts with Boise City Police Department, Code Enforcement, and the Fire Department to participate in, and contribute to their neighborhoods safety programs.

SHCC2.5 Attend to the issue of hunters' firearms and hunting and trapping safety through on-going engagement with IDF&G regarding its Area 39 activities within proximity of the Mesa neighborhood.

SHCC2.6 Promote health and safety by reinforcing and supporting Boise City policies for the responsible handling and removal of hazardous materials.

SHCC3.1 Encourage a healthy lifestyle for Mesa neighbors by promoting the use of the trail systems for hiking, biking, trail maintenance, sight-seeing, photography and all that Mother Nature has to offer.

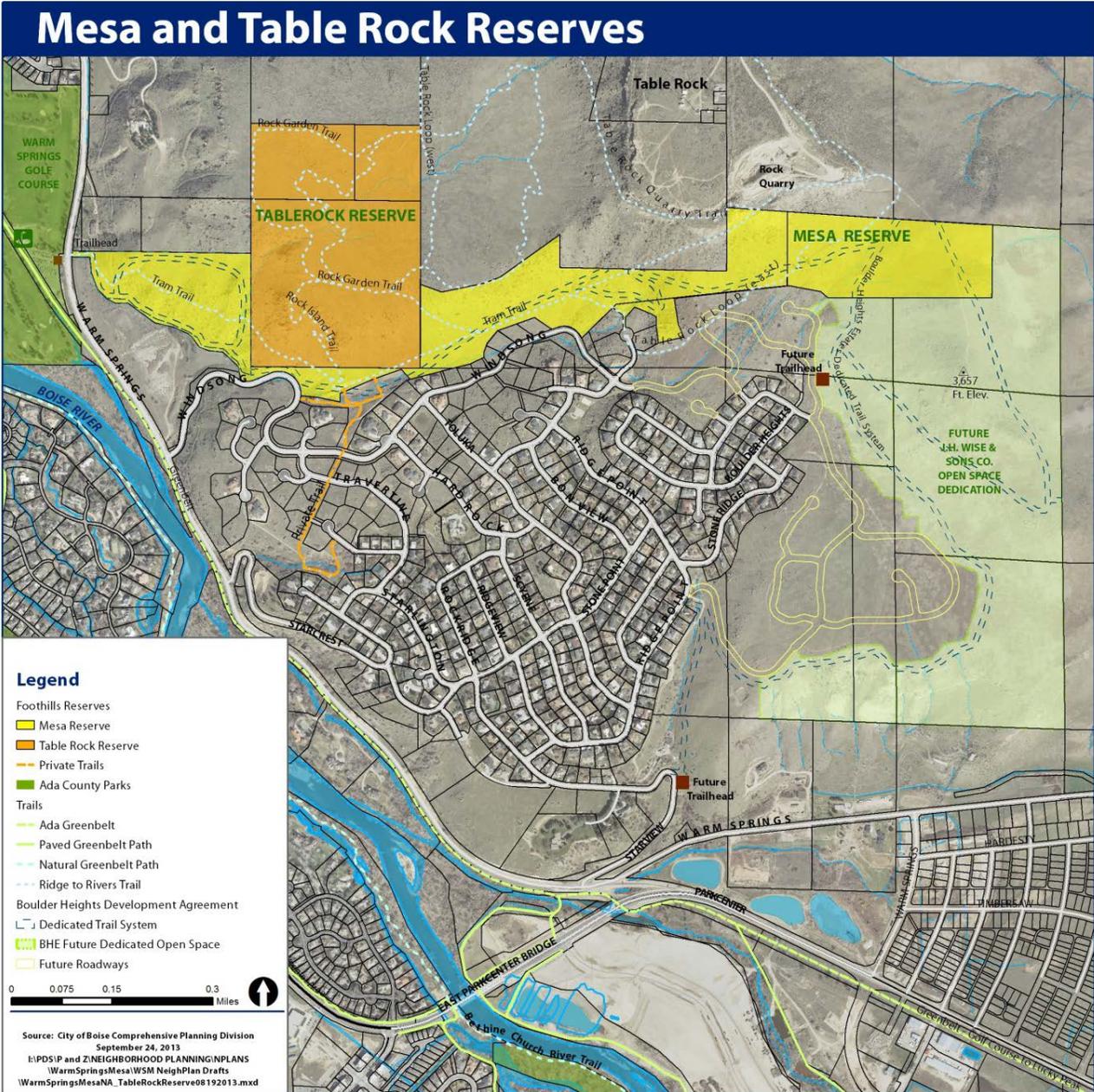
SHCC3.2 Implement the *Blueprint Boise* Foothills Policies, the Boulder Heights Estates development agreement, and the WSMNA Bylaws in the on-going development of the interface between the Mesa neighborhood and the Ridge-To-Rivers Trail System.

SHCC3.3 Develop secondary trail interconnectivity and trailheads to the Ridge-To-Rivers Trail System from within the Mesa neighborhood. This will encourage the public to value, protect, access, traverse, and enjoy the public lands, open spaces, and trails.

SHCC3.4 Continue participation in the Barber Valley Coalition in its efforts to develop programs for Firewise, establish safe traffic patterns, and develop wildlife and habitat enhancements.



*Mesa Sunset September 15, 2013*



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- Idaho Department of Fish & Game: <http://fishandgame.idaho.gov/>
- Idaho Transportation Department: <http://itd.idaho.gov/>
- Neighborhood Watch: <http://police.cityofboise.org/crimeprevention/neighborhood-watch/>
- Ridge-To-Rivers Trail System: <http://www.ridgetorivers.org/>
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- SWOT-Strengths, Weaknesses, Opportunities and Threats: [http://en.wikipedia.org/wiki/SWOT\\_analysis#SWOT -  
 \\_landscape\\_analysis](http://en.wikipedia.org/wiki/SWOT_analysis#SWOT_-_landscape_analysis)
- Urban Land Institute: <http://www.uli.org/>
- Valley Regional Transit: <http://www.valleyregionaltransit.org/>
- Warm Springs Neighborhood Association: <http://www.wsmna.org/>
- Wild Urban Land Interface (WUI): in accordance with the International Fire Code, International Building Code, Boise City Code and this chapter, Section 7-01-69 AMENDMENT ADDING CHAPTER 49, WILDLAND URBAN INTERFACE CODE: <http://cityclerk.cityofboise.org/media/223665/0701.pdf>