

# SYRINGA VALLEY

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## SPECIFIC PLAN (SP-03)

September 2016

# SYRINGA VALLEY SPECIFIC PLAN (SP-03)

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# SYRINGA VALLEY SPECIFIC PLAN

## Project Design Team Members



OWNER/APPLICANT:

CBH Homes



PLANNING:

Taunton Group, LLC



CIVIL ENGINEERS:

Bailey Engineering, Inc.



ARCHITECTURE:

McKibben + Cooper Architects



LANDSCAPE ARCHITECTURE:

Jensen Belts Associates



WATER ENGINEERS:

SPF Water Engineering



TRAFFIC/TRANSPORTATION:

Kittel & Associates, Inc.

# SYRINGA VALLEY SPECIFIC PLAN NARRATIVE

## **1. Introduction**

Corey Barton Homes, d/b/a CBH Homes (CBH) seeks the City of Boise's approval of a new Specific Plan Ordinance to be added to Chapter 11-013 of the Boise City Code. This new Ordinance will cover land that CBH controls in the Southwest Boise Reserve Planned Community Area. The Specific Plan Ordinance, authorized by Boise City Code Chapter 11-05-08, provides a means for creating new zoning regulations for unique areas and developments, such as mixed use districts and planned developments, where conventional zoning mechanisms are inadequate.

The Syringa Valley development proposed in this application will implement the City of Boise Comprehensive Plan policies for Southwest Boise's Reserve Planned Community. The Comprehensive Plan describes the Reserve Planned Community as generally bounded by the New York Canal (NY Canal) and S. Cole Rd. on the west, extension of S. Orchard St. on the east, the extension of W. Latigo Dr. on the north, and W. Columbia Rd. on the south. The Syringa Valley Specific Plan will cover 551.32 acres of this Reserve Planned Community Area.

Both the Syringa Valley Specific Plan and Reserve Planned Community center on the extension of W. Lake Hazel Rd. from S. Cole Rd. over the NY Canal to the extension of S. Orchard St.

The Reserve is intended to establish a mixed-use development with a range of residential housing types and densities, neighborhood commercial centers and a business campus. The Reserve is split into two Specific Plan areas, Lake Hazel North and Lake Hazel South.

The Syringa Valley Specific Plan will guide the development over several decades for the planned community. The plan will implement the proposed Syringa Valley Ordinance (SP-03). The Specific Plan narrative also describes how the Syringa Valley development will address the required and optional elements that are outlined in Chapter 11-05-08: Specific Plan Districts of the Boise Code.

The Syringa Valley property was annexed to the City of Boise in 2007 and was zoned A-2 as a holding zone until a development plan was adopted. The property was given a land use designation of Planned Community on the Blueprint Boise Future Land Use Map and many specific policies applicable to the property were included in the Blueprint Boise Southwest Planning Area.

Three Syringa Valley applications were submitted in September 2015 and requested:

1. CPA15-00008 - Amendment of the Blueprint Boise Comprehensive Plan text related to the proposed residential development north of W. Lake Hazel Rd. to increase the gross density from 3 units/acre to 4.5 units/acre and increase the residential area from 65 acres to 100 acres (Also refer to the text amendment modification submitted August 29, 2016 deleting the restriction on regional serving commercial uses)
2. CAR15-00029 - Rezoning of the property from A-2 (Open Land, Reserve) to SP-03 (Syringa Valley Specific Plan), including a number of sub-districts with a range of allowable uses and dimensional standards
3. SUB15-00055 - Approval of the Kirsten Subdivision Preliminary Plat comprised of 422 buildable lots of various sizes and 20 common lots on approximately 101 acres in the Proposed SP-03 Zone

A public hearing on the applications was held before the Boise Planning and Zoning Commission on February 8, 2016. The Commission recommended that Boise City Council approve the Comprehensive Plan text amendment, the rezoning to Specific Plan with conditions, but deny the Kirsten Preliminary Plat primarily due to transportation impacts on S. Cole Rd.

At the City Council meeting on March 29, 2016 Council did not open the public hearing and directed staff to schedule a series of work sessions with the applicant and Council.

Prior to the work sessions CBH, who had purchased the property from the original applicant, Pleasant Valley South, LLC, in late December 2015, engaged a new planning team. Four work sessions were held on May 17, June 7, June 23, and July 19. The work sessions provided the opportunity for Council members to ask questions of the applicant's planning team and for the planning team to respond to those questions and to provide additional material to address more completely the Specific Plan required and optional elements.

At the conclusion of the 4<sup>th</sup> work session, Council directed that the existing applications, including the new and expanded material, be re-heard at a Planning and Zoning Commission public hearing prior to a City Council public hearing. Council also directed that an additional advertised neighborhood meeting be held prior to the Commission meeting. A neighborhood meeting was properly noticed and held on August 23<sup>rd</sup> at 7:00 pm at the Lake Hazel Branch Library at 10489 W. Lake Hazel Rd. The sign-in sheets were delivered to staff indicating 22 people attended.

The following document represents a re-formatting of the original narrative portion of the application to more closely align with the Specific Plan element chapters, and includes the expanded and new planning and development information presented at the Council work sessions. Also included is a revised Syringa Valley SP-03 Zoning Ordinance.

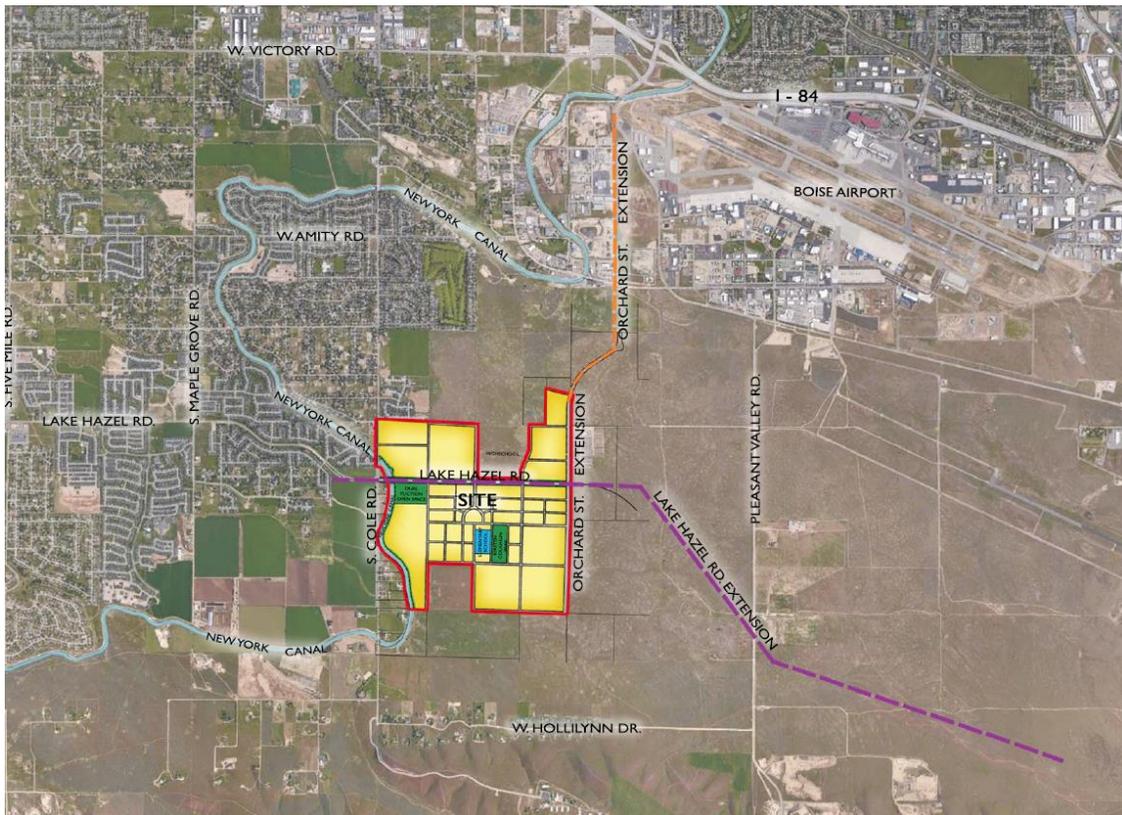
## **2. Current Conditions**

### **a. Location, Ownership and Existing Uses**

The Syringa Valley planned community is located on S. Cole Rd. at W. Lake Hazel Rd. in the City of Boise. The north boundary is the alignment of W. Latigo Dr. extended and the south boundary aligns with W. Columbia Rd. The future extension of a re-aligned S. Orchard St. is the east boundary, and S. Cole Rd. and the NY Canal represent the west boundary. The property is under CBH ownership. A 50-acre parcel is owned by the Independent School District of Boise City (Boise School District) for future secondary schools, but is excluded from the applications and the Specific Plan.

The Syringa Valley property is currently undeveloped high desert rangeland with the exception of a 3,000 square foot residence and out buildings located on the east side of the NY Canal. The structures are located within irrigated pasture land and are accessed by a ¼-mile gravel lane that connects to S. Cole Rd. just north of the bridge crossing of NY Canal.

The dominant man-made feature on the site is the elevated NY Canal that loops east of S. Cole Rd.



Syringa Valley Area Context Map



### c. Transportation and Access

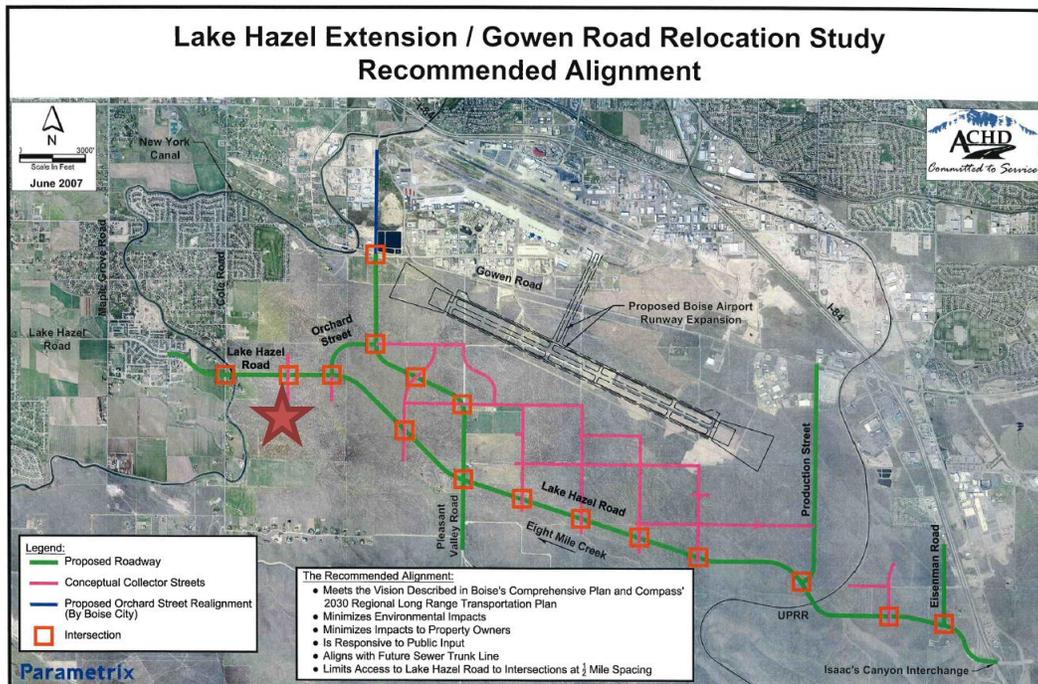
Current access to the site is provided by a driveway from S. Cole Rd north of the NY Canal where the property has direct frontage on the roadway. The canal represents an access barrier to S. Cole Rd. Future access will be described under the Circulation section.

S. Cole Rd. provides direct connection to key east-west arterials and Interstate 84 north of the site. Ada County Highway District (ACHD) recently completed the extension of W. Hazel Rd. from S. Maple Grove Rd. to S. Cole Rd. that has improved east-west access in the southwest portion of Ada County.

In 2008 ACHD adopted the Lake Hazel/Gowen Road Relocation Study that included the extension of W. Lake Hazel Rd. through Syringa Valley to connect to Eisenman Rd. at the Isaac's Canyon Interchange on Interstate 84. The study also addressed the connection from W. Lake Hazel Rd. to Gowen Rd. by a realigned S. Orchard St.

ACHD owns the ultimate right of way required for the extension of W. Lake Hazel Rd. from S. Cole Rd. to S. Orchard St. and for the extension of S. Orchard St. to just south of Gowen Rd. Currently ACHD and the Boise Airport are negotiating the acquisition of Airport land by ACHD for the remaining 1,300-foot segment of the 120-foot wide right of way needed to connect to Gowen Rd. Further discussion of the W. Lake Hazel Rd.-Orchard St. extension is presented in the Conceptual Phasing section.

The Syringa Valley location is indicated by a star symbol on the following map and other regional maps in this narrative.



#### d. Utilities

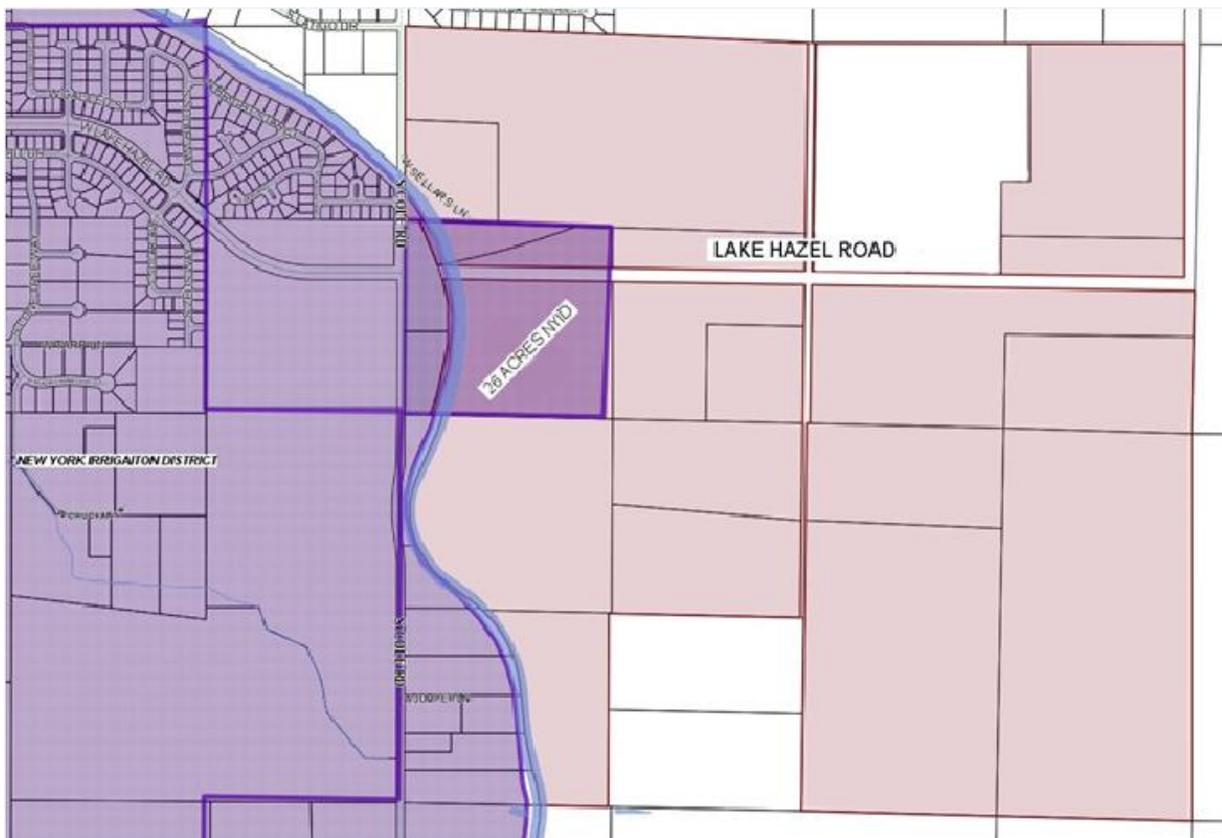
SUEZ Water Idaho (SUEZ) is the municipal water provider for the City of Boise and the project. A 16-inch water transmission line running north on S. Cole Rd. was installed through the western portion of the property to avoid crossings of the NY Canal. The location of the water line follows the alignment of future roadways and was completed in 2016.

There is an existing sewer lift station located on S. Cole Rd. just north of the property that provides service to the South Fork community.

A 15-inch City of Boise sewer main is stubbed at W. Lake Hazel Rd. and S. Cole Rd. and will provide the sewer service for the project.

#### e. Water Rights

The Syringa Valley property does not possess groundwater rights with the exception of a domestic water right for the existing residence. However, the property does benefit from a surface water right delivered from the NY Canal that irrigates 26 acres east of the canal in the vicinity of the existing residence. This water right is very restrictive as the place of use cannot be modified and the right cannot be enlarged.

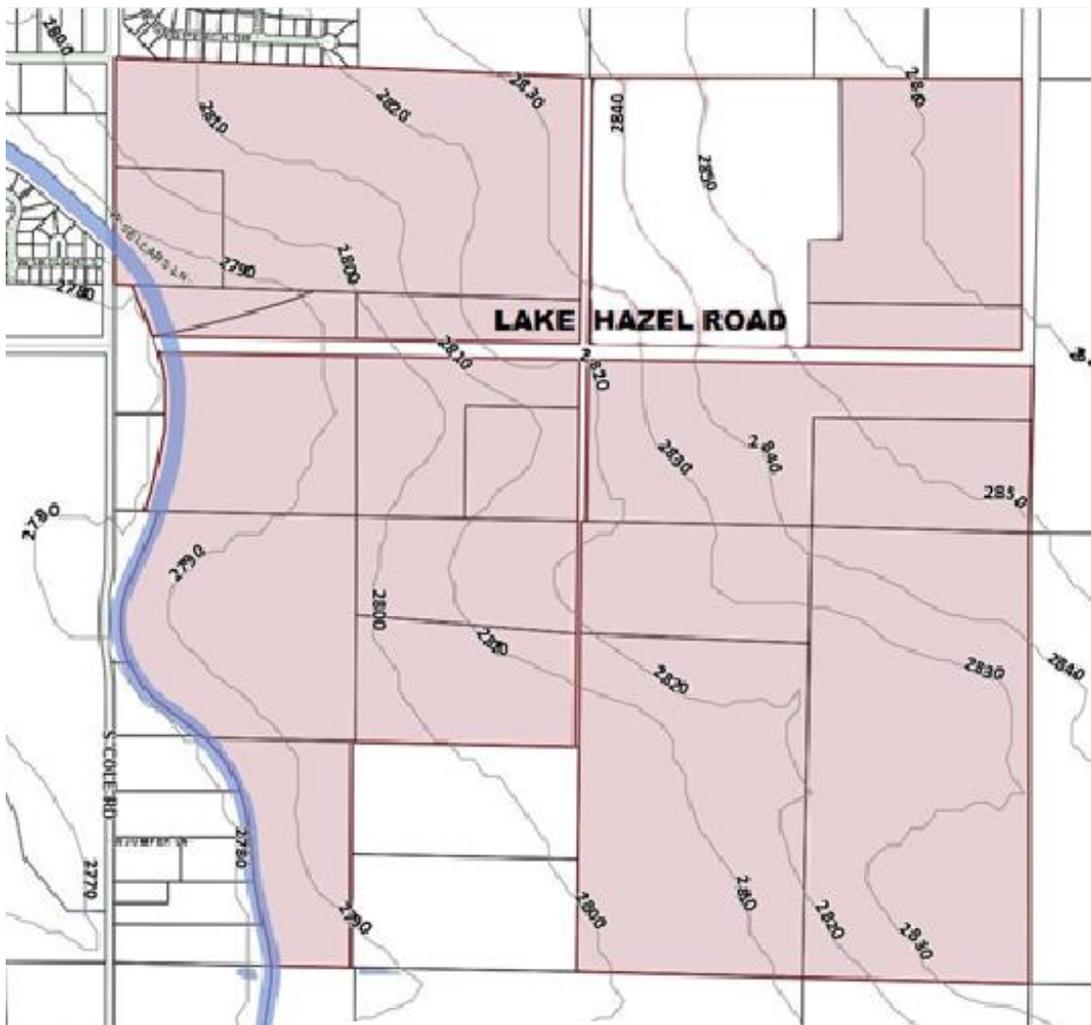


New York Canal Irrigation Surface Water Rights Map

**f. Landform and Vegetation**

The property has a gently rolling gradient from a northeast to southwest direction. The high point of the property is the northeast corner at an elevation of 2,869 feet and the low point at 2,785 feet elevation is situated just east of the NY Canal near the existing residence and south of the Lake Hazel Rd. alignment. The fall across the site is approximately 84 feet. Slopes are moderate and range from 1-5%. The portion of the property north of the W. Lake Hazel Rd. alignment is generally higher than the southern portion and offers territorial views of the Ten Mile Ridge to the south.

The property lies at the boundary of the semi-arid Mountain Home Uplands Ecoregion and the irrigated Treasure Valley Ecoregion. Natural vegetation is mostly sagebrush steppe including sagebrush, crested wheatgrass, rabbit bush, cheatgrass and medusahead wildrye. Tree cover is absent from the property except for a small 3-acre grove of trees east of the canal and along the drive to the existing residence.



Syringa Valley Site Topography Map

### **g. Drainage Pattern and Groundwater**

Consistent with the topography of the site, the natural drainage pattern is in a northeast to southwest direction. The NY Canal is a barrier to the majority of the natural drainage due to its elevated structure. Eight-mile Creek is located south of the property and the very southern portions of the property drain to this watercourse.

A review of the well logs indicates that the depth to groundwater is a minimum of 80 feet.

### **h. Soils and Geology**

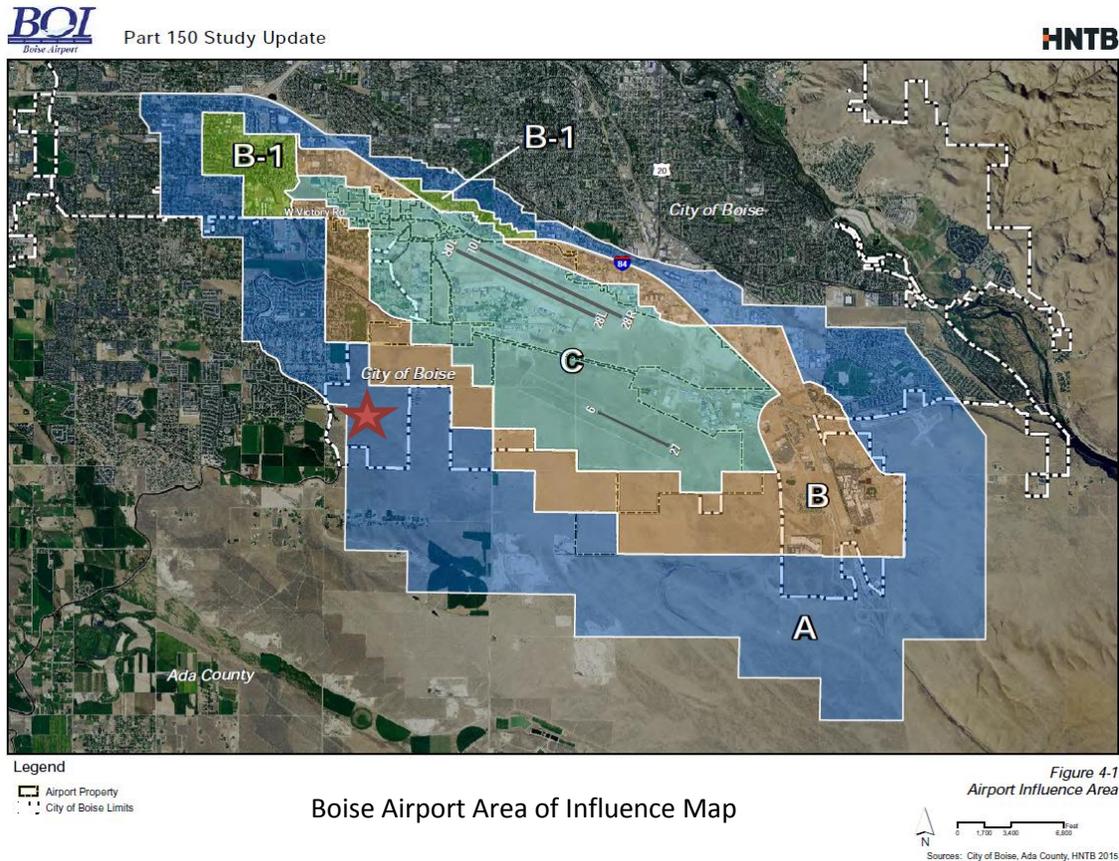
Surficial soils are typically silty clay loam underlain by a duripan zone, which is cemented by illuvial silica into a subsurface hardpan. This layer restricts surface water infiltration. Below the duripan is fractured basalt of varying depths.



Syringa Valley Site Soils Map

## i. Airport Influence Zones

The Boise Airport is located northeast of Syringa Valley and the two active runways are oriented in northwest-southeast direction. In order to protect the Airport operations from encroachment from future residential development and to minimize noise impacts, the Airport has developed a set of Airport Influence Zones that restrict or eliminate future incompatible uses.



Most of the Syringa Valley is situated in Zone A, the least restrictive zone. Zone A permits residential development and schools with sound attenuation (reduction of 25 dB). Approximately 13 acres of the property north of W. Latigo Dr. is designated Zone B where residential is not allowed. Lastly, lands in the western portion of the site, primarily south of the extension of W. Lake Hazel Rd. and west of S. Cheyenne Ave. extended, are outside the influence zones.

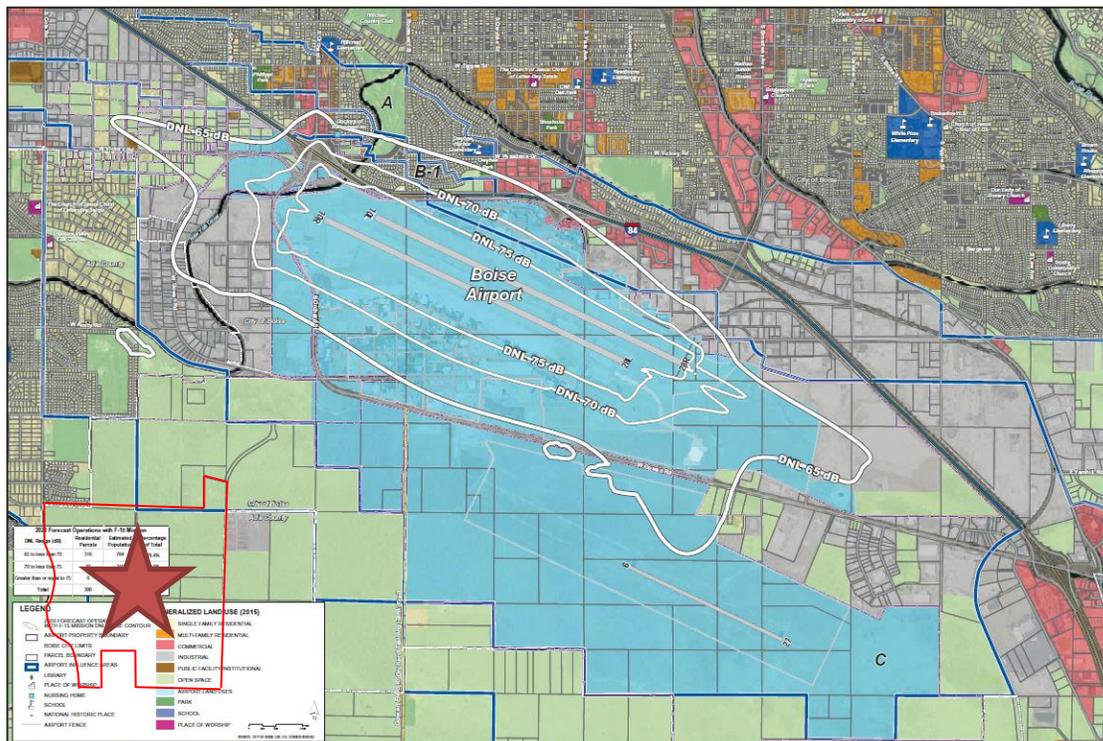
The north-east corner of the property is a distance of 1.5 miles from the active south runway and 2.25 miles to the current northwest tip of the partially constructed third runway.

In 2015 the Boise Airport conducted an update to the Noise Exposure Maps and Noise Compatibility Program through 2020 in accordance with FAA requirements. The study modeled

the current commercial fleet mix operations plus the addition of F-15 aircraft with afterburners (the standard operating procedure) to provide the most conservative and realistic future noise projection for the 5-year time period. The study revealed that the Syringa Valley north boundary is located well outside of the key day-night average sound level (DNL) 65 dB contour. This noise contour is located north of Gowen Rd. with a 1-mile separation from Syringa Valley. The FAA has determined that a DNL of 65dB and higher is not compatible with residential development. The Airport has further required that residential development within the project should not extend east of S. Umatilla Ave. on the north side of W. Lake Hazel Rd. The remainder of planned residential development would be restricted to south of W. Lake Hazel Rd. Both requirements increase the noise buffer from the 65 dB contour by an additional half mile.

The Airport has requested that the entire property should be subject to an Avigation Agreement at the time of development and this requirement has been accepted by CBH. CBH will also include a disclosure of the avigation easement in future sales contracts with home buyers.

The Airport has also concluded that the project would not impact the future development of the third runway south of Gowen Rd. and that a noise study for unknown future operations of the runway would not prudent.



2020 Draft Noise Exposure Map (Forecast Operations with F-15 Mission)



### **3. Specific Plan Elements**

Chapter 11-05-08 of the Boise Code provides the purpose, scope and other requirements for the creation of Specific Plan Districts. Specific Plans are a tool to address unique areas or developments where other conventional zoning mechanism cannot achieve the desired results. Each Specific Plan District contains its own non-transferable set of regulations.

The Scope section for a Complex Specific Plan such as Syringa Valley suggests different chapters to be included in the plan, plus detailed standards for the issues addressed in each chapter. Examples of the chapters are land use, zoning standards, infrastructure, transportation, environmental considerations, phasing, and land use controls.

The Boise Code also outlines the Required and Optional Elements to be included in a Specific Plan, depending on the nature of the proposed development. Given the scale of Syringa Valley, all of the elements are required to be addressed. The Syringa Valley application submitted in 2015 partially addressed the element list and this updated and revised Specific Plan document completes the elements not addressed in the original application.

#### 11-05-08 Specific Plan Districts:

Required and Optional Elements – A Specific Plan Shall Include some or all of the following elements:

Section	Elements	Included with Application	Work Sessions	Updated Specific Plan Narrative
6A	Proposed pattern of land use and open space map with acreage by land use type	Included	Additional material provided	Completed
6B	Written document describing in detail the zoning standards for all land uses	Included	Additional material provided	Completed
6C	Proposed street and lot pattern map	Included	Additional material provided Lake Hazel Extension Ped/Bike Lanes	Completed
6D	Map depicting the location and configuration of all infrastructure/public services and facilities	Included	Additional material provided- Amenities Water Sewer	Completed
6E	Phasing plan for development of all uses and supporting infrastructure		Additional material provided	Completed
6F	Capital improvement program for all infrastructure		Additional material provided	Completed
6G	Written and illustrated document describing in detail any design guidelines for the development		Additional material provided Adopted City-Wide Design Guidelines for Multi-Family & Commercial Block Prototypes	Completed
6H	Written document describing the review, approval, and amendment process for all proposed uses and phases in the project	Included		Completed
6I	Other elements such as grading plans, wildlife mitigation plans, open space management plans, hazardous materials remediation plans, etc.		Additional material provided- Water conservation strategy Storm Drainage WUI	Completed

## **4. Community Vision**

### **a. Housing Opportunity**

Syringa Valley offers a unique housing opportunity within the Boise City incorporated area and its Area of City Impact (AOI) to create a new community. The property is one of a very few locations within the Boise AOI where there is enough contiguous acreage under single ownership to develop a master-planned community. That opportunity was recognized when the property was annexed in 2007 and later when the Comprehensive Plan was updated in 2011 designating the property as Planned Community.

Chapter 3 of Blueprint Boise included an assessment of each of the Comprehensive Plan planning areas relative to the degree of change that would result from new development, infill development and redevelopment. Appendix C of the Comprehensive Plan presents maps that illustrate Areas of Stability and Areas of Change for each of the planning areas based on the following criteria:

#### **Areas of Stability**

- New or recent construction
- Established areas

#### **Areas of Change**

- Significant new development or redevelopment anticipated
- Some infill and redevelopment opportunities
- Reinvestment in established infrastructure needed

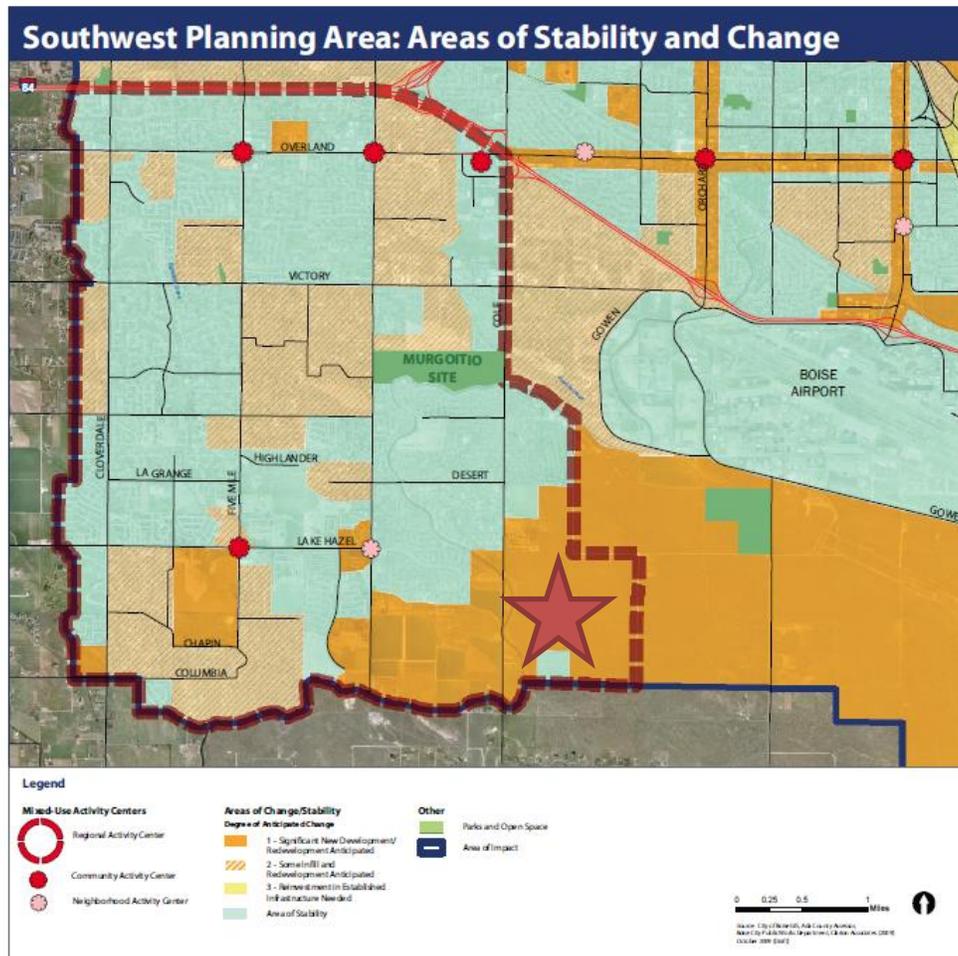
The most significant locations for new “greenfield” residential development included the Northwest, Southeast, Southwest, and Barber Valley Planning Areas.

The Northwest Planning Area, including the recent 592-acre City annexation offers only limited, fragmented future housing locations in a land use pattern that is already established. The Southeast Planning Area opportunity is entirely represented by the future 6,000-acre East Columbia Planned Community east of Micron and south of SH 21. While of large scale with strong transportation advantages, there are numerous ownership and regulatory challenges to master planning and developing this area. The Airport Planning Area contains the greatest potential future development land area but this planning area will be restricted to non-residential uses that are compatible with the Airport operation, future Gowen Field missions, and development of the third runway.

The Southwest Planning Area’s map contained approximately 1,700 acres of potential new residential development area. Since adoption of Blueprint Boise in 2011, several properties have developed (South Fork, Hazelwood Village, Charter Point) that have reduced the inventory

of available land. The development timing for the farmland north of the NY Canal between S. Cole Rd. and S. Maple Grove Rd. is unknown.

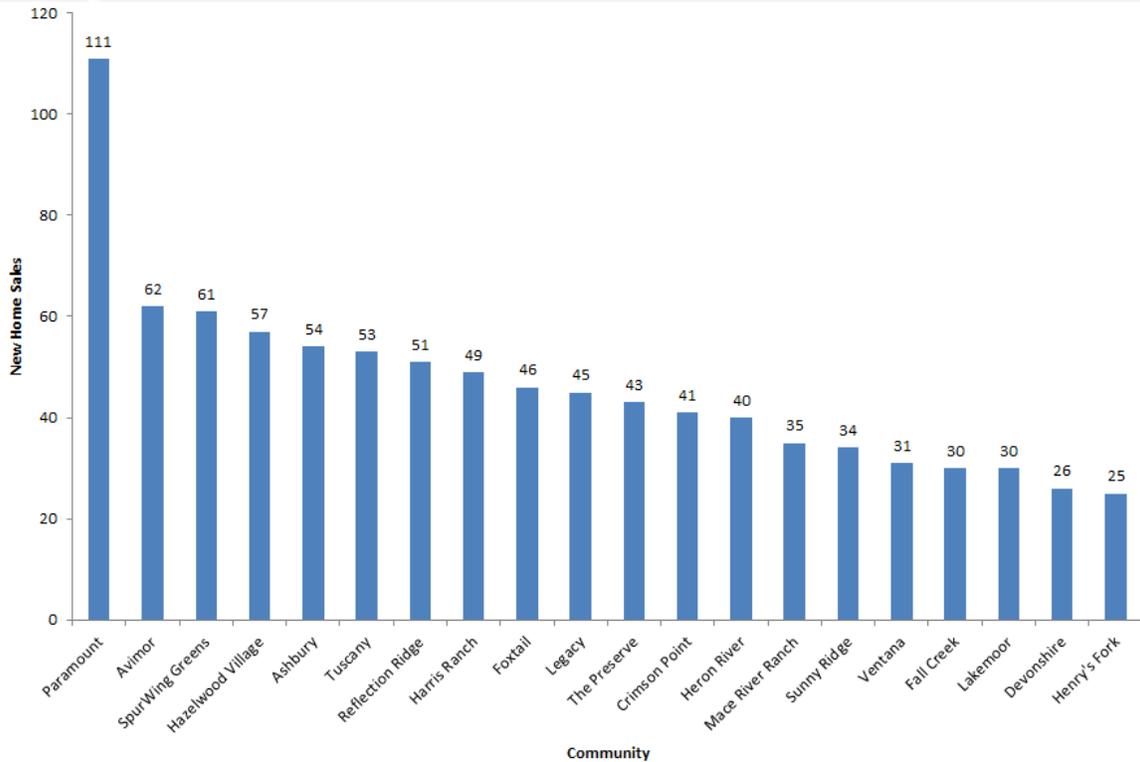
Given the above analysis and with Harris Ranch and Barber Valley Planning Area in East Boise rapidly building out, Syringa Valley is the foremost opportunity to meet future new home demand.



A pending issue in the Boise AOCI is the projected depletion of single family lot inventory as current and proposed projects are absorbed. The chart that follows is a forecast provided by Land Advisors Organization that illustrates the decline. Syringa Valley presents an opportunity to help correct the future inventory condition.



## Ada County Best-Selling Communities



Source: MLS / LAO



The year-to-date median home price in Ada County at the end of the second quarter was \$304,900 according to Intermountain MLS. The median price in the SW Boise–Meridian MLS Area of \$254,900, where Syringa Valley is situated, represents a competitive advantage compared to the County median price and to the MLS areas in NE Boise (\$448,600), SE Meridian (\$317,000), SW Meridian (\$335,080), NW Meridian (\$315,200), and Eagle (\$413,369).

Building upon these housing opportunity factors, Syringa Valley can provide new housing desired by the marketplace at prices closer to the median for the County. This marketplace advantage would be in combination with the planned commercial, employment, institutional and recreational uses at the property. Syringa Valley also has closer proximity to the regional transportation network and regional employment centers in Boise than competing areas in north and west Ada County. This proximity offers the benefit of reducing commute times for consumers (delivering economic savings and health benefits). Without Syringa Valley many people will move to other low-density suburbs even if it means more time in a car.

## **b. Syringa Valley Vision**

The vision for Syringa Valley is a walkable mixed-use community, thoughtfully designed, and embracing its high desert setting. Syringa Valley will be a multi-generational community offering diverse and competitively priced housing options linked together by pathways and recreation facilities to encourage physical activity and social engagement for all residents.

## **c. Community Development Principles**

To implement the Syringa Valley vision, the following community development principles were established to guide Syringa Valley planning and design:

1. Create a healthy community that is active, walkable and connected
2. Design a Village Center for community gathering and social engagement
3. Adopt street patterns and building orientations that focus life on the street
4. Utilize open space as an organizing element in neighborhood design
5. Support education through the community plan
6. Become a model for water-wise community development
7. Offer a diversity of housing choices to match consumer incomes, preferences, and life stages
8. Include locations for community services meeting day-to-day and week-to-week needs that will encourage short auto trips and other travel modes

## **5. Proposed Zoning and Residential Density**

With the approval of application CAR15-00029, the Syringa Valley property will be rezoned from A-2 (Open Land, Reserve) to SP-03 (Syringa Valley Specific Plan). The SP-03 zone will include a number of sub-districts that will identify a range of allowable uses and a unique set of dimensional standards applicable to each sub-district. The zoning ordinance is designed for flexibility and to encourage creativity. The proposed sub-districts are:

- Low-Density Residential (LR) Sub-District
- Medium-Density Residential (MR) Sub-District
- Village Center (VC) Sub-District
- Commercial/Business Campus (CB) Sub-District
- Industrial (IND) Sub-District

The following is a general description of the sub-districts. Refer to the Zoning Ordinance section for greater detail regarding proposed uses and standards.

**a. Low-Density Residential (LR) Sub-District:**

The intent of this sub-district is to provide for a diversity of urban housing products through flexible design standards. This sub-district will allow residential scale multi-family and limited service commercial uses.

Densities in the LR sub-district will range from 3-6 units per gross acre. The residential density directly adjacent to the co-located elementary school and City park sites will range from 6-15 units per acre on a net parcel basis to create more housing close to these community assets. North of W. Lake Hazel Rd. the maximum residential density will be 4.5 units per gross acre for the approximate 101-acre residential area. South of W. Lake Hazel Rd. the density is limited to an overall 6 units per gross acre. Actual development densities will be subject to economic and market conditions.

**b. Medium-Density Residential (MR) Sub-District:**

This sub-district will accommodate medium-density residential uses and provide an orderly transition from more intensive uses to less intensive, lower density uses. Apartments, row homes, and townhomes as well as professional office and commercial uses are allowed.

Residential densities for the MR sub-district will range from 10-20 units per gross acre. Actual development would be subject to economic and market conditions.

**c. Village Center (VC) Sub-District:**

The VC sub-district includes an 18-acre mixed-use Village Center integrated with the adjacent residential neighborhoods. A variety of retail, offices and restaurants are anticipated. Residential uses will include a mix of product types with densities up to 18 units/acre on a net parcel basis.

**d. Commercial/Business Campus (CB) Sub-District:**

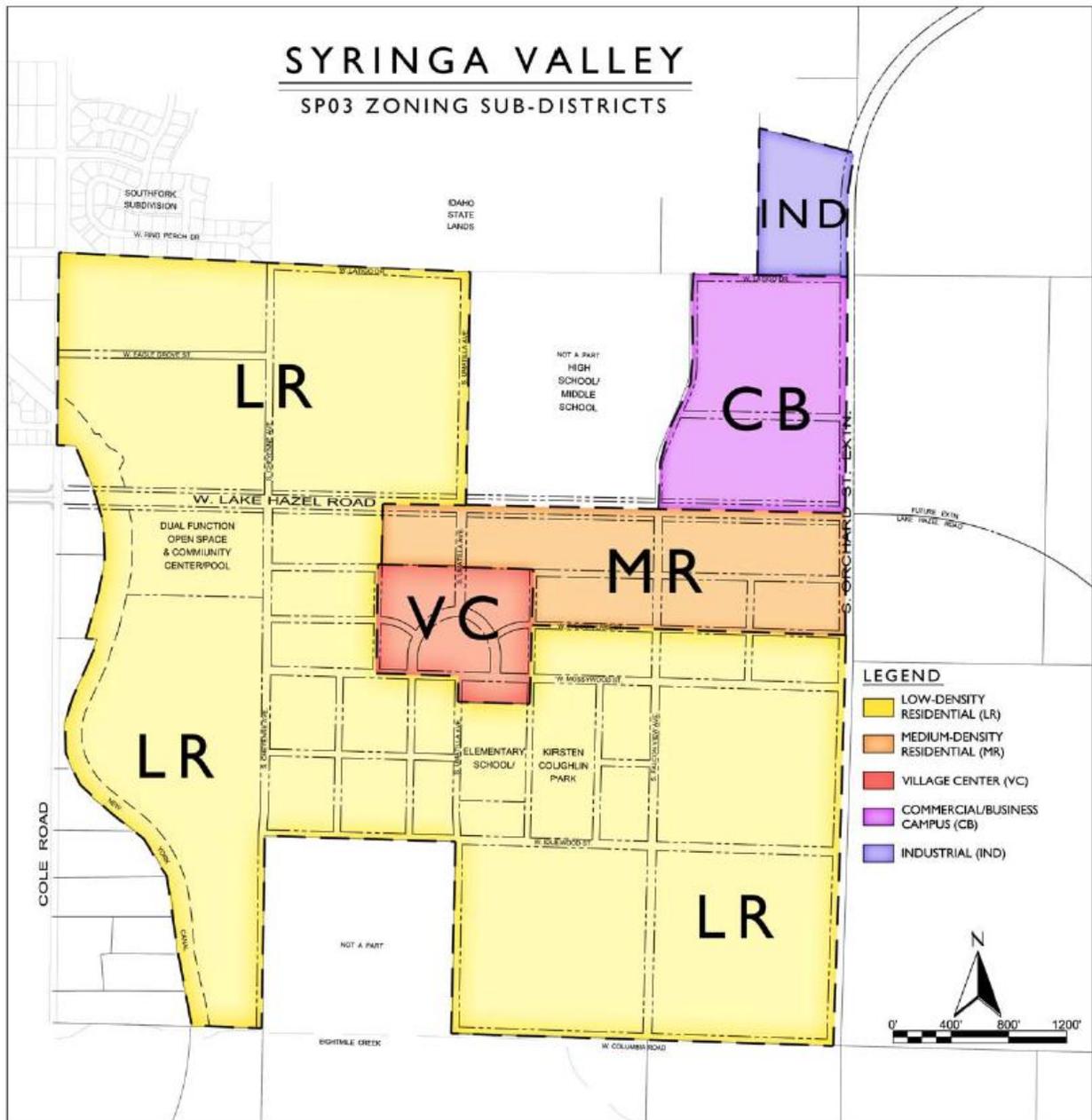
Commercial and business uses will be the focus of this sub-district, ranging from a business campus, a grocery-anchored center and other commercial/retail uses that will serve the Syringa Valley population and beyond.

**e. Industrial (IND) Sub-District:**

This sub-district will allow for an employment center for clean industrial uses. No residential uses are permitted.

Most uses other than conventional single family housing, duplexes and townhomes will require design review approval by the City of Boise that will ensure quality design.

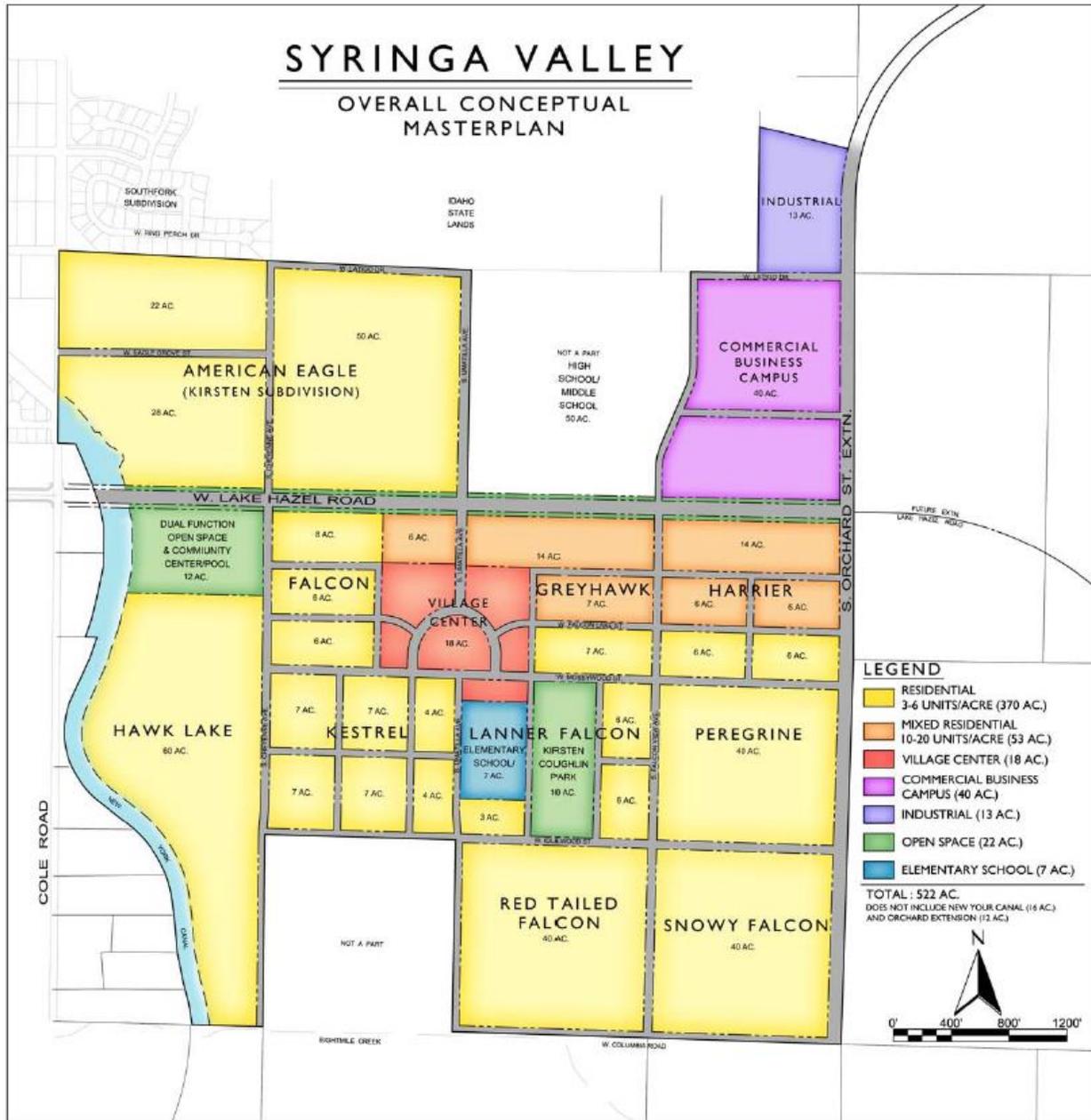
The following map shows the locations of the sub-districts within the property.



## 6. Land Use Plan

As outlined in the Southwest Planning Area chapter of Blueprint Boise, the future Planned Community was split into two Specific Plan areas referred to as Lake Hazel North and Lake Hazel South.

The Conceptual Masterplan map that follows combines those two areas into a single land use plan. In order to aid in the description of the plan, the residential planning areas have been labeled adopting the names of birds of prey.



The following land uses and intensities represent the intent of the Syringa Valley Mixed Specific Plan. Actual development uses, densities, product types, will reflect economic and market conditions needed support the viability of the planned uses.

Syringa Valley Land Use Table					
Planning Area	Land Use	Approx. Acreage	Total Units	Density Range	Actual Density
<b>Lake Hazel North</b>	Low-Density Residential (LR)	101	452	3-6 units/ac.	4.48
	Commercial/Business Campus (CB)	40	0	0	0
	Industrial (I)	13	0	0	0
			452		4.48
<b>Lake Hazel South</b>	Low-Density Residential (LR)	270	tbd	3-6 units/ac.	tbd
	Medium-Density Residential (MR)	53	tbd	10-20 units/ac.	tbd
	Village Center (VC)	18	tbd	up to 18 units/ac.	tbd
			2,046	6 units/ac. X 341 ac.	tbd
<b>Total Units</b>			2,498		tbd

#### a. Lake Hazel North

This area covers approximately 170 gross acres north of the W. Lake Hazel Rd., excluding the 50-acre Boise School District parcel. It includes three planning areas: a residential neighborhood, **American Eagle**, of 101 acres, a 40-acre Commercial/Business Campus and a 13-acre Industrial site.

The **American Eagle** planning area lies east of S. Cole Rd. and is adjacent the NY Canal at its southwest corner. The east boundary is S. Umatilla Ave. This planning area is included in the Low-Density Residential (LR) Sub-District and would provide a mix of housing types at a density range of 3-6 units per gross acre.

North of **American Eagle** is the existing South Fork subdivision. Lots planned adjacent to South Fork lots will match lot sizes to provide a buffer for South Fork and a transition to other smaller lot sizes in the planning area.

**American Eagle** will be the only neighborhood with direct access to S. Cole Rd. although that access is intended by ACHD to be temporary. Other access will be from W. Lake Hazel Rd. at S. Cheyenne Ave. and S. Umatilla Ave. and from W Latigo Dr. on the north boundary that will connect with S. Orchard St.

The **American Eagle** planning area has undergone subsequent subdivision design. The resulting Kirsten Subdivision Preliminary Plat has been submitted as application SUB15-00055. The neighborhood has been platted to include 412 single family lots plus 10 multi-family lots with 4 units each. The total number of units equals 452 at a density of 4.48 units per gross acre that is within the intended maximum density of 4.5 units per gross acre. The subdivision features a strong pedestrian-friendly walking environment with pathways, detached sidewalks, and tree lined streets. More description is provided in the Kirsten Subdivision section.

The final two planning areas are restricted by the Airport to non-residential uses. Located at the intersection of two key arterial roadways with a connection to Interstate 84. these areas are appropriately planned for commercial development, a business campus, and industrial uses.

The 40-acre Commercial/Business Campus planning area will be a mixture of commercial office and retail and other uses. Retail is planned to include services to provide Syringa Valley residents with day-to-day needs, such as a 60,000-square foot grocer, and other regional serving retailers that will take advantage of the site's regional transportation network and encourage trip capture. This planning area would not include residential uses based on Airport restrictions.

Commercial/Business Campus planning area is also adjacent to properties on the north and east that will be planned for primarily industrial uses. The absence of adjacent single family housing and the early designation of these more intensive commercial uses in the Specific Plan avoids the typical conflicts with future residents if they are located close by. This planning area will be comprehensively planned with required City Design Review approval to create an attractive shopping and employment environment.

Future discussions with ACHD will be necessary as this planning area transitions to detailed site design to ensure that the contemplated access restrictions on W. Lake Hazel Rd. and potentially S. Orchard St. do not hamper the ability to attract anchor tenants, which would undermine the economic viability of the commercial development. Without strong anchors it will be challenging to attract the scale of commercial uses that will meet the needs of those that live and work in the community and to achieve meaningful resident off-site trip capture.

The 13-acre Industrial planning area located north of W. Latigo St. will be the location for employment uses that could include manufacturing, research and development, warehousing and distribution.

#### **b. Lake Hazel South**

South of W. Lake Hazel Rd. the site totals approximately 372 gross acres. Residential uses would occupy approximately 341 gross acres of the area after deleting the acreage for the NY Canal easement, the planned elementary school, and City park. The Lake Hazel South planning area is limited to a maximum density of 6 units per gross acre and the total number of residential units

permitted would be 2,046 (341 acres X 6). In order to track residential density in Lake Hazel South, a chart and map exhibit will be submitted with each future development application to demonstrate how an average of 6 units per gross acre will be achieved. Nine planning areas have been created that are bounded by an overall grid system of roadways. The north-south and east-west grid system of circulation streets encourages easy orientation and connectivity between the planning areas. South of the future W. Mossywood St. and east of S. Cheyenne Ave., the planning areas have dimensions of approximately 1,320 feet X 1,320 feet and total 40 acres. Each boundary street is one-quarter mile in length or roughly a five-minute walk. North of W. Mossywood St. the planning areas are slightly smaller at approximately 30 acres. The largest planning area, **Hawk Lake**, is located east of S. Cheyenne Ave. and borders the NY Canal. Due to the canal eliminating any street connectivity to the west, continuing the Lake Hazel South grid system of streets through this planning area is not appropriate.

As previously mentioned the overall density of the Lake Hazel South planning area is limited to 6 units/acre for the residential acreage. The planned Low-Density Residential (LR) Sub-District zoning allows 3-6 units per gross acre and the Medium-Density Residential (MR) Sub-District allows 10-20 units per gross acre. Individual planning areas will illustrate a density transect from higher densities adjacent the W. Lake Hazel Rd. corridor to lower density development near the south boundary of Syringa Valley adjacent the rural densities in Ada County.

**Hawk Lake, Red Tailed Falcon** and **Snowy Falcon** planning areas will offer lower density housing within in the density range of 3-6 units/ per gross acre as these areas are furthest from the more intense development planned adjacent the W. Lake Hazel Rd. corridor. The northwest corner of **Hawk Lake** has been planned as the location for the Syringa Valley Community Center and sports practice fields. Single family detached homes would predominate the housing mix in these planning areas although other housing types could be introduced.

**Lanner Falcon** will be the location of the 10-acre Kirsten Coughlin City park and a proposed 7-acre public elementary school site. The sites co-located, are central to the Lake Hazel South planning area, and are adjacent local streets with limited traffic volumes as required by the Comprehensive Plan. Residential development on land immediately adjacent to these uses is planned at a density of 6-15 units per acre on a net parcel basis. Townhomes, duplex, and cottage housing are the likely housing types and will form a transition to adjacent more standard detached single family units. Similarly, portions of the **Kestrel** planning area will adopt this density range for parcels across from the elementary school and park.

The **Falcon, Greyhawk** and **Harrier** planning area will offer the greatest diversity of housing of all of the planning units. Both LR and MR zoning sub-districts will apply. The higher densities take advantage of the transportation corridor and the close proximity to the planned junior high and senior high schools and the commercial services. Housing types could range from single family

detached, duplex, townhomes, small multi-unit buildings and apartments that will allow innovative approaches to site design and integration of uses.

An approximate 18-acre Village Center is planned on S. Umatilla Ave. adjacent four of the planning areas. This pedestrian-oriented mixed-use center will provide residents with a walkable main street destination for shopping, and opportunities to enjoy events, entertainment, and dining. Functioning as a gathering place for the community, the center will help to activate the adjacent City park and elementary school. There will be a residential component to the center providing either vertical or horizontal mixed-use. Lofts, stacked flats, small multi-unit structures, townhomes and live-work units would be appropriate. Residential densities up to 18 units/per acre on a net parcel basis are permitted. Wide sidewalks, tree planters and outdoor seating would provide an attractive pedestrian environment. Shared parking would be accommodated at the sides and rear of buildings.

For more detail on site design principles related to the northerly planning areas in Lake Hazel South see the Design Concepts and Guidelines section.

### **c. Syringa Valley's Plan Consistency with Southwest Boise's Reserve Plan**

The Syringa Valley Land Use Plan is consistent with the design goals of the Boise Comprehensive Plan, and more specifically the Southwest Boise Reserve Plan. Southwest Boise Reserve Plan design goals are:

1. Establish a mixed use development with a range of residential housing types and densities, neighborhood commercial centers, and a business campus.

***Syringa Valley's zoning and design will support a mixture of housing types and densities with two neighborhood centers and a business campus.***

2. Establish a business campus with a mixture of uses, such as auto repair and service, fabrication, self-storage, and medical and professional offices. Incorporate other uses such as restaurants, health clubs and child care and convenience centers.

***Syringa Valley's North Neighborhood Commercial Center and Business Campus areas will encourage a mixture of businesses from self-storage to medical and professional offices with other supporting businesses like health clubs and child care.***

3. Limit residential uses in the northwest corner of Lake Hazel North.

***With the design of the 101 acre Kirsten Subdivision located adjacent Cole Rd., residential densities have been limited through the use of LR zoning and creating a large lot buffer for the South Fork subdivision.***

4. Provide safe access to future schools for children to walk and cross Lake Hazel Road.

***Syringa Valley's design has placed the future high school near ten (10)- foot wide paved pathways on both sides of W. Lake Hazel Rd. W. Lake Hazel Rd. and S. Umatilla Ave. will be a controlled intersection to provide safe access for future students. The future elementary school located near the Kirsten Coughlin Park is within walking distance for all the students plus is close to Umatilla Ave., which provides a safe place to cross W. Lake Hazel Rd.***

5. Develop two neighborhood commercial centers that incorporate pedestrian friendly design to provide for easy pedestrian access.

***Syringa Valley has two neighborhood commercial centers located north and south of W. Lake Hazel Rd. with design guidelines to promote pedestrian access.***

6. Provide a variety of residential housing types and densities, including from traditional single family to townhouse, row houses, multi-family and patio homes. Allow for live/work and other accessory dwelling units.

***Syringa Valley's Sub-Zoning districts encourage and support a variety of residential housing types and sizes.***

7. Encourage the mixture of residential and commercial development along W. Lake Hazel Rd. with increased densities up to 10-20 units per acre.

***The MR Sub-District encourages the mixture of residential uses with increased densities and commercial uses.***

8. Encourage residential housing types such as townhouse, multi-family and patio homes around City Park with increased densities.

***Each of the planning areas near the Kirsten Coughlin Park have design goals to encourage residential housing types with increased densities of 6-15 units per acre on a net parcel basis.***

9. Near W. Columbia Rd. encourage decreased density to five (5) units per acre.

***Both the Red Tailed Falcon and Snowy Falcon planning areas have design guidelines to decrease densities near W. Columbia Road.***

10. South of W. Lake Hazel Rd. the overall plan shall limit the residential density to six units per gross acre density.

***The Syringa Valley Specific Plan, and its design goals, planning areas, and Sub-Zoning districts, set an overall goal density of 6 units per gross acre south of W. Lake Hazel Rd.***

**and are designed to encourage development to reach this goal, if consistent with market conditions.**

11. Interconnect the residential areas with the use of streets and pathways and bike paths.

***Syringa Valley creates an overall interconnected neighborhood through its circulation street network and pathways system.***

12. Enhance pedestrian activity with the use of detached sidewalks, micro-paths and reasonable block lengths.

***Syringa Valley's design requires all street sections to include detached sidewalks, and the circulation street pattern limits the block lengths. Each of the planning areas will include micro-paths to connect neighborhoods and open space.***

13. Establish open space and a pathway along New York Canal and encourage dual use of drainage areas for open space.

***Syringa Valley has a pathway outside of the New York Canal's easement where the residents can walk and has planned a Dual-Function Open Space/Active and Passive Recreation Area combining storm water retention and recreation.***

14. Establish a co-location for an elementary school and City Park. The park site shall have two sides along public streets with connections to the pathway along the New York Canal.

***The Lanner Falcon planning area includes the Kirsten Coughlin Park and elementary school that are adjacent each other. The park and school will have access from two local public streets.***

15. Land uses shall comply with restrictions of the Airport Influence Areas.

***Syringa Valley's design and zoning comply with all the restrictions of the Airport Influence Areas. Additionally, an avigation easement will be recorded on all parcels within Syringa Valley.***

16. Development should include a backage road to Lake Hazel Road.

***Falcon Lake St., on the south side of Lake Hazel Road, will provide access to all residential and commercial uses that front Lake Hazel Road's limited access right of way.***

17. Street network shall support development.

***Access and traffic concerns in Syringa Valley are being addressed with the design of the circulation street network***

## **7. Circulation Plan**

The design for the Syringa Valley vehicular, bicycle and pedestrian circulation system is focused on the following objectives:

- Meet the intent of the ACHD design standards and guidelines
- Meeting the response and access needs of emergency service providers
- Provide an efficient and safe network of vehicular, bicycle and pedestrian facilities that support the multi-modal vision of the project
- Support the planned land uses of the development in a manner that encourages vehicular and pedestrian connectivity within and between neighborhoods and other land uses and amenities
- Create streetscapes that are safe, pleasant and comfortable for a diverse population
- Improve the health of residents by providing convenient facilities that encourage walking and cycling
- Reduce vehicle trips through community design, travel demand strategies, and transit options

Syringa Valley will also construct off-site transportation improvements required by ACHD that mitigate impacts from Syringa Valley and ensure the surrounding roadway system will operate safely and efficiently. The roadway hierarchy and site circulation are shown on the Street Circulation map and the pedestrian and bicycle circulation system is illustrated on the Open Space and Pathway map.

### **a. Arterial Network**

S. Cole Rd., W. Lake Hazel Rd. and S. Orchard Rd. north of W. Lake Hazel Rd. are classified as existing or future Principal Arterials that will connect the community to other regional commercial, employment and activity centers. W. Lake Hazel Rd. is designated as a mobility corridor by ACHD and is planned to extend to the Eisenman Interchange on Interstate 84 creating a transportation corridor from the Interstate to west Ada County. An important initial step is the near-term planned extension of W. Lake Hazel Rd. and S. Orchard St. from S. Cole Rd. to Gowen Rd. as an interim two-lane facility. This planned roadway is anticipated to relieve traffic congestion on S. Cole Rd., and will create an additional connection to Interstate 84 at the Orchard Interchange.

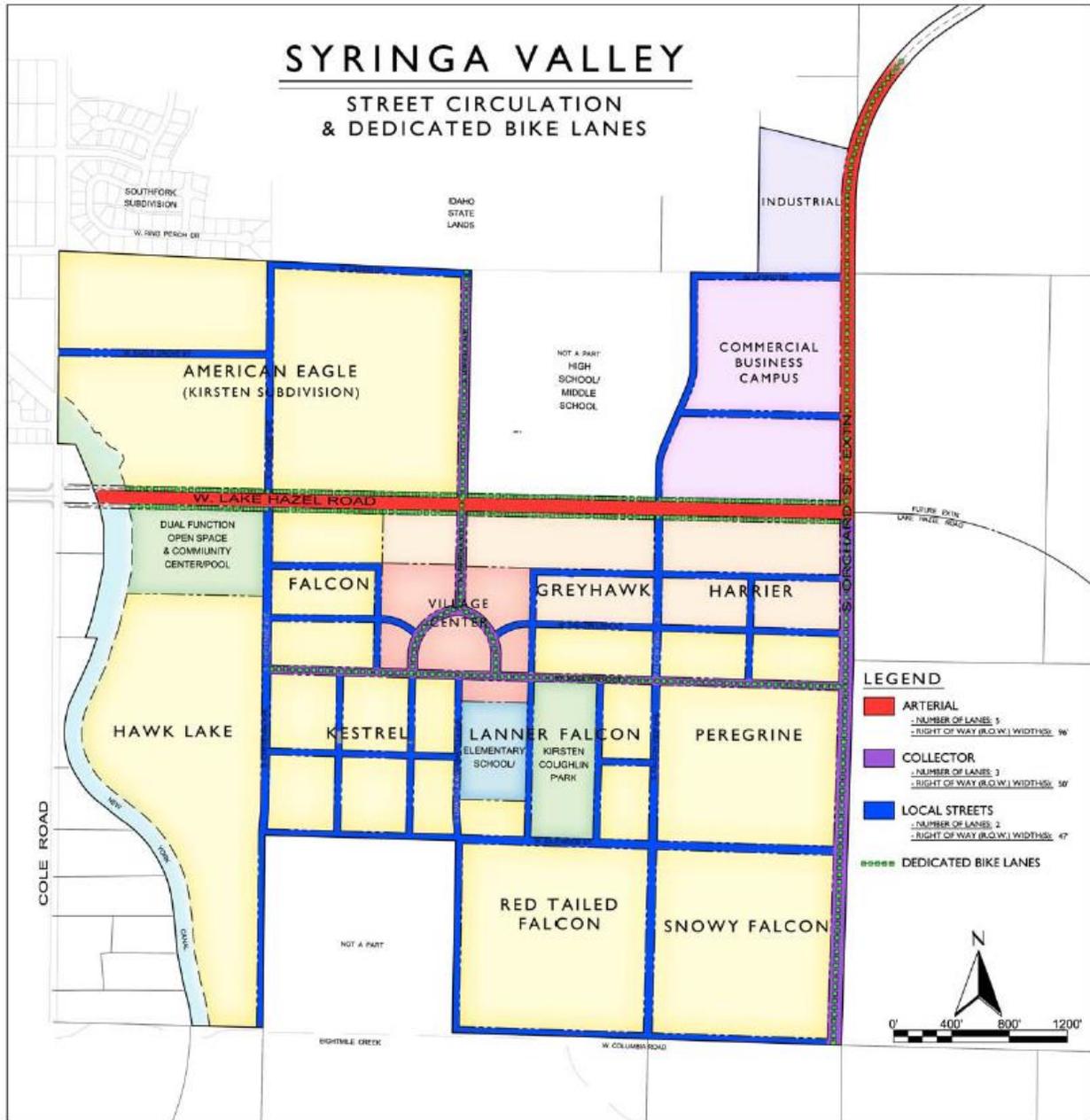


Arterial Road Section

ACHD has previously reviewed the Syringa Valley applications and determined the following access management provisions:

- Between S. Cole Rd, and S. Orchard St., there will be three intersections on W. Lake Hazel Rd. at S. Cheyenne Ave., S. Umatilla Ave. and S. Falcon View Ave. (quarter-mile spacing). No driveway access or on-street parking would be permitted along W. Lake Hazel Rd.
- Future traffic signals will be located at S. Cole Rd., S. Umatilla Ave. and S. Orchard St. (half-mile spacing)
- The S. Cheyenne Ave. and S. Falcon View intersections will ultimately become right-in and right-out intersections when W. Lake Hazel Rd. is developed to five lanes. Depending on the conclusions of future traffic studies, left-in movements may be allowed at S. Cheyenne Ave. and S. Falcon View Ave. Left-out movements onto W. Lake Hazel Rd. would not be permitted.
- W. Lake Hazel Rd. will be the single access to the community from the west in the future. A temporary 24- foot driveway access to S. Cole Rd. at W. Eagle Grove St. in the Kirsten Subdivision would be allowed prior to the construction of the W. Lake Hazel Rd. from S. Cole Rd. The temporary access would be closed after the 171 lot or when 1,770 vehicle trips per day are exceeded on S. Cole Rd.

Due to these access restrictions a backage road will be required between south of W. Lake Hazel Rd. to provide access to the commercial, office, and higher density residential uses located on the south side of Lake Hazel. Rd.



While a mobility corridor that meets current ACHD access management policies is understandable in an exclusively low-density residential environment, the access restrictions on W. Lake Hazel Rd. represents a serious constraint for the future development of this mixed-use and denser planned community. The viability of the Commercial/Business Campus and Village Center planned uses could be impacted. Further discussions with ACHD will be necessary to create access flexibility when site specific plans for those areas are developed.

In addition, the inability to turn left from the community onto W. Lake Hazel Rd. from within the community except at the S. Umatilla Ave. signal will concentrate traffic at that intersection requiring a very large intersection design. The design could require multiple double left-turn lanes and additional right-turn lanes. The scale of this intersection will be a challenge for pedestrian and bicycle crossings.

#### **b. Non-Arterial Street System and Standards**

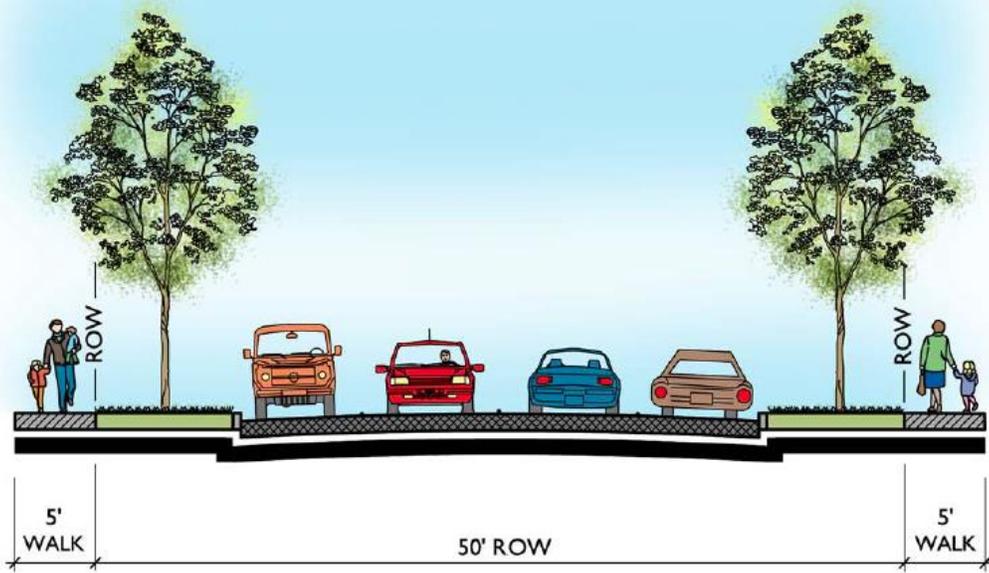
The Syringa Valley street system is intended to provide a pedestrian-scale circulation system based on the standards and typical sections as outlined in ACHD policies. Over the development period of the community, the street plan could respond to modifications of ACHD policies whether initiated by the District or by the Syringa Valley developer that support the objectives stated above.

Specific design elements to accomplish a pedestrian-scale system include:

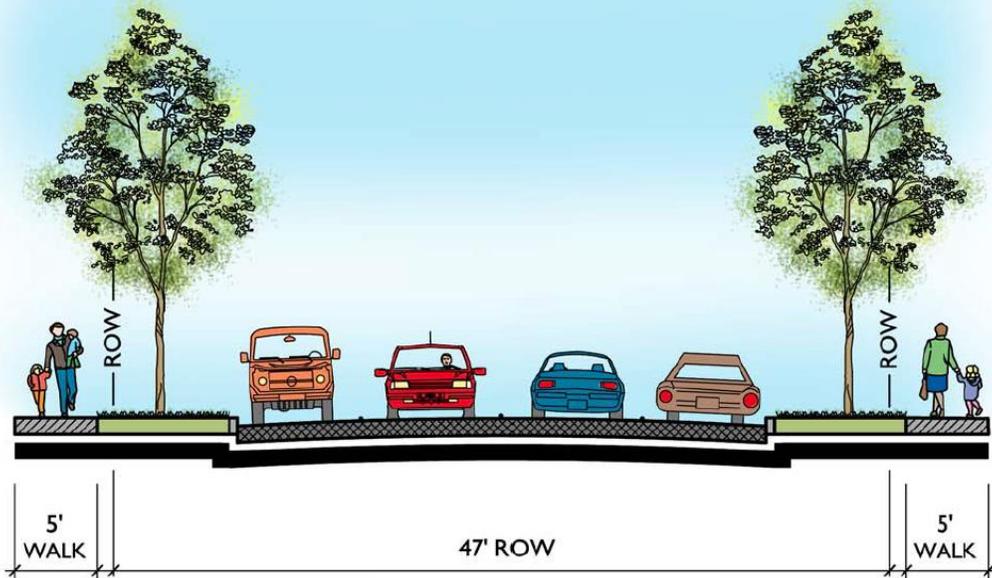
- Wide sidewalks separated from roadways with 8-foot planter strips that provide shade from street trees
- Multi-use pathways separated from streets
- Alley-loaded homes that reduce the conflict areas between vehicle and pedestrians and bicycles
- On-street parking along streets fronting residential and commercial uses
- Narrower street standards on low volume local streets
- Intersection treatments that reduce pedestrian crossing distances and vehicle travel speeds
- A grid system of streets with short blocks, intersection density, and frequent mid-block pedestrian connections

Given that the topography of the site is moderate, the proposed internal circulation streets are designed on a north-south and east-west grid system with roughly one-quarter mile spacing. This grid provides robust connectivity between the planning areas while allowing multi-directional traffic distribution. The grid system also allows future interconnection with adjacent properties when they develop.

The following are the proposed non-arterial road sections:



Collector Road Section



Local Road Section

### c. Pedestrian and Bicycle Circulation System

One of the key Syringa Valley community development principles involves the creation of a healthy community. Recent work by the Urban Land Institute, AARP, Robert Wood Johnson Foundation, Colorado Health Foundation and others have shone a light on the intersection of individual health and the built environment. How we construct the built environment has a great bearing on health outcomes. Syringa Valley fully supports making the healthy choice the easy choice by offering a menu of options for physical activity that are accessible for all.



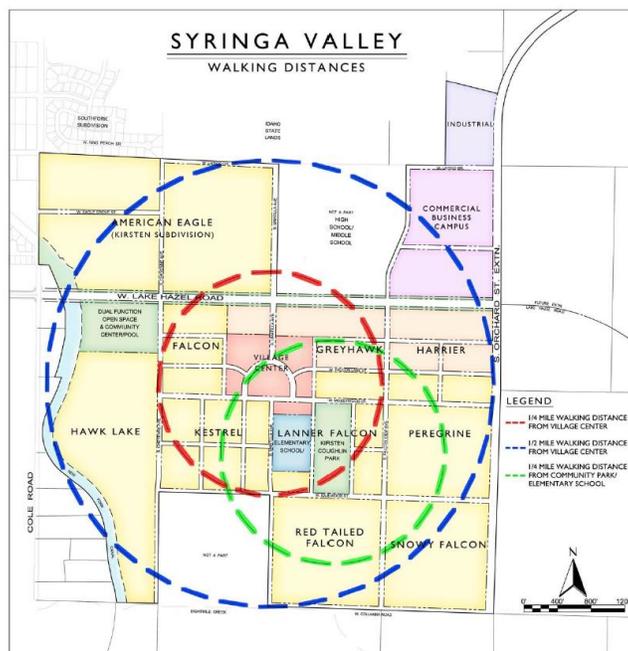
Fortunately, there is significant market support for walkable communities as it is well documented that the two largest demographic groups, Baby Boomers and Millennials, have

demonstrated a preference for walkable communities connected to services and amenities, whether in an urban or suburban environment. In fact, according to the Urban Land Institute, 50% of U.S. residents say that walkability is a top priority or a high priority when considering where to live.

Syringa Valley represents a comprehensive planning opportunity at a scale where a holistic approach to healthy living is afforded. This is in contrast to the design of smaller incremental developments where only certain elements can be considered. The Syringa Valley pedestrian and bicycle circulation system is an example of a design element that will promote active transportation and benefit the health of its residents. There are also economic savings from reduced automobile use.

To encourage residents to walk, there first must be the physical infrastructure. As noted by Jeff Speck in *Walkable City: How Downtown Can Save America One Step at a Time*, infrastructure must be useful, safe, comfortable and interesting. Pathways and sidewalks must be in the right location; designed to make all users feel safe and comfortable; be located in pleasant surroundings; and have a mix of every day destinations in close proximity to the individual's location. Destinations may be amenities, stores, restaurants, offices, or simply visiting a friend.

Incorporating specific design elements mentioned above will create a pedestrian-scale street system. The mixed-use nature of the community will also support walkability. The ¼-mile radii walking distance from the Village Center and the overlap with the same ¼-mile radii from the City park and elementary school concentrate key activity areas in close proximity to the highest density planning areas. The ½-mile radii from the Village Center includes almost all of Syringa Valley creating a community of short distances to the heart of the community.



The Syringa Valley pedestrian and bicycle system plan includes three major backbone circulation features. First a 10-foot paved multi-purposes pathway will be constructed along both sides of W. Lake Hazel Rd. through Syringa Valley. The pathways are in addition to bike lanes that will be included in the 5-lane street section (the interim 2-lane roadways will have 8-foot paved shoulders to accommodate cyclists). In addition to these bike lanes, other bike lanes are planned for key roadways, and sharrows will be installed on the other lower volume streets.

The 10-foot pathways will be separated from the curb within the 30' landscape buffer as shown earlier on the Lake Hazel Road Section exhibit. The pathways will provide a pleasant pedestrian and off-street cycling route for adults and children to connect to the proposed secondary schools, Village Center, planned elementary school, City park, and the Commercial/Business Campus.



Parkcenter Blvd. Landscape Buffer with 10' wide pathways

The second feature will be an 8-foot paved trail along the NY Canal at the base of the canal bank. This pathway will connect to the planned Community Center and sports playfields in **Hawk Lake** and to the pathway along the south side of W. Lake Hazel Rd. The NY Canal pathway might become the start of a larger pathway system adjacent the canal in the future.

The third feature is an 8-foot paved Community Pathway that will knit the community. It will weave through the nine planning areas south of Lake Hazel South in a 25-30-foot (minimum) pathway corridor and will link to the NY Canal pathway, Community Center, Village Center, City park and elementary school. The corridor width may be narrower in constrained areas, such as along S. Umatilla Ave.

A similar pathway will be established in the **American Eagle** planning area in Lake Hazel North, although dimensions will vary.

The pedestrian and bicycle circulation system provided by these three linked pathways offers alternative travel modes throughout the community. As simply a fitness opportunity, the system is a looped 4-mile workout route.



Community Pathway Example

Supplementing these backbone features will be neighborhood pathway systems within each of the planning areas. These interior connections will be 5-foot paved pathways within 15-foot (minimum) corridors. These pathways will link residents to the amenities and open space in the planning areas and connect with the backbone pathways providing a seamless pedestrian and bicycle system. The Kirsten Subdivision Preliminary Plat within the **American Eagle** planning area demonstrates the pathway system concept that will be applied to other planning areas.



service for Syringa Valley. Syringa Valley and VRT will continue to collaborate on future options to provide service to the community.

ACHD's Commuteride van program is a well-established option for residents of Syringa Valley. With the completion of the Lake Hazel-Orchard extension this service would be attractive to groups of commuters employed in downtown Boise, the Airport employment area, and perhaps Micron. Syringa Valley will assist ACHD in promoting this alternative. ACHD's Guaranteed Ride Home also supports those who travel by alternative modes when circumstances prevent the individual from using that alternative mode to return home.

#### **e. Trip Reduction Strategies**

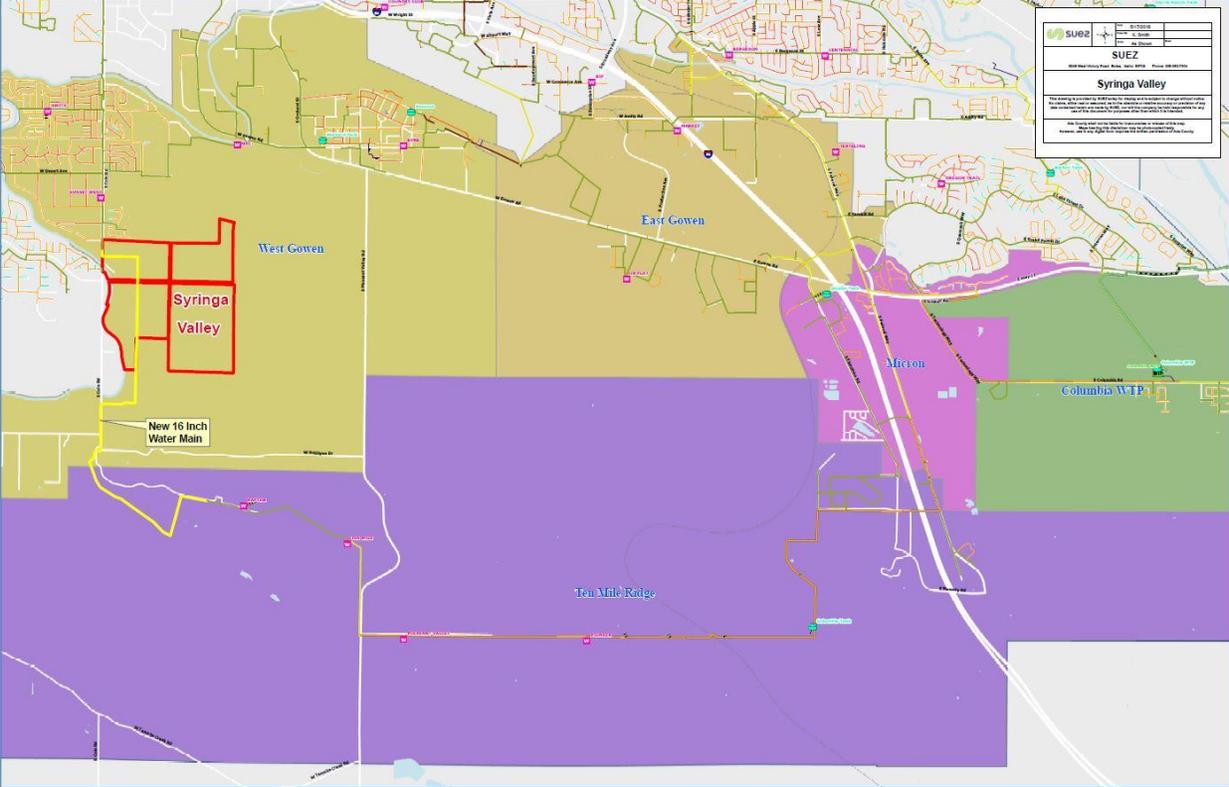
The goal of these strategies is to reduce the reliance on single occupant vehicles for internal trips as well as external trips from the community. The Specific Plan incorporates key strategies including:

- A land use concept that promotes trip reduction through a mix of commercial, retail, institutions and recreational activities within the community accessible by walking and bicycling
- A pedestrian and cycling plan designed to provide access to the mix of uses through a system of separated pathways and on-street bike lanes
- A land use plan with residential densities that consider future transit opportunities
- Planned collaboration with Valley Regional Transit (VRT) to study Syringa Valley as a prototype for technology driven transportation programs
- Promotion of the ACHD Commuteride program to provide links to key employment destinations based on resident demand

The Syringa Valley Transportation Impact Study (TIS) was completed in 2013 and projected the percent of trips that would be captured on-site would be 6 percent. The Institute of Traffic Engineers (ITE) methodology utilized for the analysis was a very simplistic tool at that time, basically establishing only three basic land use types (office, retail, residential) with no differentiation as to uses within the types. Since that time new methodologies have been developed and adopted by ITE that allow for a more fine-grain analysis of a broader group of uses. Syringa Valley will be required to update the internal trip capture analysis with each update of the TIS and will use the new tools.



Looped water distribution lines for the project will be extended by Syringa Valley from the 16-inch water transmission line that was installed by SUEZ in the western portion of the property. The location and timing of extensions to be installed by Syringa Valley will reflect the development phasing of the project and will provide adequate water and fire flow for the residential development. The location of the 16-inch transmission line follows the alignment of the future S. Cheyenne Ave. and W. Eagle Grove St. in the Kirsten preliminary plat area. A storage reservoir will likely be required in the Commercial/Business Campus or Industrial planning areas to provide fire flow for the future commercial development.



SUEZ Water Map

SUEZ has an integrated water system of groundwater wells and pipelines as well as water from the Boise River that is treated at the 20 MGD Columbia Water Treatment Plant east of Micron. Syringa Valley will be supplied primarily by groundwater wells in the Gowen service area, but SUEZ has the ability to cascade water from higher elevation service areas (Ten Mile or Columbia) to the lower elevation Gowen service area if required. Consequently, SUEZ has a number of water sources and has the ability to control the use of these resources to minimize impacts on existing wells and water rights, all subject to the oversight of the Idaho Department of Water Resources.

## **b. Sewer**

Sewer collection and treatment will be provided by the City of Boise. A 15-inch sewer main is stubbed at W. Lake Hazel Rd. and Cole Rd. and will provide the sewer service for the project. Syringa Valley will install collection sewer lines with each development phase. To access the 15-inch trunk sewer Syringa Valley will install a lift station north of W. Lake Hazel Rd. near the NY Canal. The lift station will pump sewage north to a new gravity line in Cole Rd. that will connect to the trunk, or will pump across the canal to the trunk in a pipe attached to the bridge. Currently, boring under the canal with a gravity line is not permitted, but the City and other municipalities are collaborating on developing a design and spec that might be approved by the Boise Project Board of Control, who operate the canal.

When the new lift station is brought on line, the existing sewer lift station located on Cole Rd. just north of the property that provides service to the South Fork community will be decommissioned.

## **c. Power**

Idaho Power will provide electrical service to Syringa Valley. Coordination is currently underway to develop a preliminary design for the initial phases. The project will be responsible for any system upgrades that might be required for future phases of development subject to Idaho Power policies approved by the PUC.

## **d. Gas**

Gas service will be provided by Intermountain Gas. Preliminary discussions are underway for the design of the distribution system. As with power supply, Syringa Valley will be responsible for system upgrades in accordance with Intermountain Gas policies approved by the PUC.

# **9. Public Service and Facilities**

## **a. Public Schools**

East of the **American Eagle** planning area is the 50-acre Boise School District property currently contemplated as a joint junior high and senior high school location. The site is located with access to the W. Lake Hazel Rd. and S. Umatilla Ave. intersection that will be signalized in the future. S. Falcon View Ave. will be the east boundary providing an additional connection to W. Lake Hazel Rd. To the north W. Latigo Dr. will provide connectivity to S. Orchard St. and enhance access to the regional transportation network for future students and staff.

CBH and the School district have had initial conversations regarding a donation by CBH of 7 acres for an elementary school in the **Lanner Falcon** planning area south of W. Lake Hazel Rd. The signalized crossing at W. Lake Hazel Rd. and S. Umatilla Ave., 10-foot pathways along W. Lake Hazel Rd. and the other pathways described earlier will provide safe routes to the schools.

The School District has indicated that the timing of school development is unknown and will be determined by the growth of enrollment in Syringa Valley and in the district overall. Currently, the schools assigned to Syringa Valley are Hillcrest Elementary School, West Junior High School and Borah Senior High School.

#### **b. City Park**

The prior owner of the property completed a land exchange/donation agreement with the City of Boise to provide a 10-acre City park site. The final location of the site will be determined by the Specific Plan approval. The City Parks Department has indicated that there are no immediate plans or funding for the site. Development of the park will be funded through Park impact fees assessed on new residential development in the area. Representative of the Parks Department have stated that when the park planning process is undertaken it would include engagement with the area residents. The park will be named Kirsten Coughlin Park.

#### **c. Fire Protection**

Currently the project is serviced by Boise Fire Station 17 located at 3801 S. Cole Rd. The Fire Department supports the rezone as the area is within the existing city limits and was anticipated for future development. The Department noted that portions of Syringa Valley would be outside the 1½ mile or 4-minute response time and that proposed future stations will be needed to service the entire area. Future stations may be located in the area of W. Lake Hazel Rd. and S. Orchard St., but an exact site has not been finalized at this time.

### **10. Community Features and Amenities**

Syringa Valley will provide many community and neighborhood amenities that will attract buyers to settle in the area. The Community Center, Dual-Function Open Space/ Active and Passive Play Area, and Neighborhood Parks and Pool Facilities all provide recreational opportunities for a wide range of user groups and age ranges.

All of the Syringa Valley community features and amenities will be linked with a strong vehicular, bicycle, and pedestrian network to encourage connectivity between neighborhoods and land uses. As detailed in the Circulation Plan section of this document, the community

circulation system will provide safe and pleasant passage, and improve health and fitness of the residents by providing convenient facilities that encourage walking and cycling.

#### **a. Community Center**

A Community Center facility will be located in the **Hawk Lake** planning area south of W. Lake Hazel Rd. adjacent to the NY Canal. This 5,000 – 7,500 square foot facility will provide many desired amenities for the entire community. The Community Center is planned to house a Community Welcome Center, Community Association offices, meeting/library/gathering rooms, kitchenette accommodations, fitness/weight room, indoor racquetball courts, and restroom/changing rooms. Outside the Community Center structure will be an adjacent large outdoor swimming pool (approximately 35x70feet in size with a kid pool and/or splash pad), playground/tot lot, and lighted tennis and basketball courts. An on-site parking lot will provide ample parking for facility use patrons.



Community Center Example

#### **b. Dual-Function Open Space / Active and Passive Recreation Area**

Adjacent to the Community Center will be a Dual-Function Open Space component (discussed further in the Environmental section). This area will serve as both a stormwater storage facility and an open play/sports practice field for the community. One of the Blueprint Boise policies is to encourage dual purpose drainage areas that provide usable open space and/or amenities.

The depressed stormwater area will occupy approximately 2-3 acres and be able to accommodate approximately two (2) full size football/soccer fields or several youth practice fields. Other recreation activities such as a dog park and community gardens are planned. The

community garden further supports the community development principle of creating a healthy community. This location will also take advantage of the setting provided by an existing grove of trees near the canal.

The total acreage planned for the Community Center and the Dual-Function Open Space/Active and Passive Play Area will be 10-12 acres.



Dual-Function Open Space / Active and Passive Play Area

### c. Neighborhood Parks/Pools

Each neighborhood planning areas will have 1-2 acres of planned park area centrally located for convenient access for the surrounding residents. Each park area will contain an appropriately sized tot lot/playground area for anticipated user groups, a picnic shelter/shade structure. Additional neighborhood open space will provide passive recreation areas with seating.



Neighborhood Park Example

A neighborhood pool will be planned for approximately 350-400 housing units (excluding multi-family housing areas that are assumed to have their own pools). The outdoor pools will be approximately 25 x 50 feet in size and contain restroom/changing room facilities and smaller neighborhood meeting rooms.

All park and pool facilities within the neighborhoods will be open for community-wide use.



Neighborhood Pool Example

## **11. Open Space Management**

With the exception of the Kirsten Coughlin City park, sites controlled by the Boise School District, and the NY Canal easement maintained by the Boise Project Board of Control, the developed open space, natural areas, pathways and other amenities within Syringa Valley will be owned and maintained by a Syringa Valley community association. All residential lot owners will be members of the association and will be subject to assessments to fund the maintenance responsibilities and other operations. The community association may also have maintenance responsibility for landscaping within ACHD rights of way pursuant to a license agreement.

Policies SW-CCN 2.8 and 2.9 in Blueprint Boise require the dedication to the City of Boise of open space and a pathway adjacent the NY Canal, and dedication of a pathway connection from the elementary school/City park to the NY Canal pathway, if acceptable to the Parks and Recreation Department. Syringa Valley and the Parks Department have not commenced discussions related to this possible dedication.

Research regarding community associations reveals that there are various models that need to be examined related to the community association governance structure and funding. This investigation will be on-going through the design of the initial phase of residential development

## **12. Environmental**

This section will address the following environmental factors and demonstrate how Syringa Valley will not only mitigate potential impacts, but could become a future case study for the implementation of best practices:

- Light pollution
- Storm water management
- Water conservation

#### **a. Light Pollution**

Syringa Valley enjoys a high desert location surrounded by open land and rural residential neighborhoods. Light pollution from new subdivisions can have a detrimental impact on area residents long accustomed to darker skies. While lighting must provide for required safety and security, it need not pollute night-time skies. The following are principles that will help guide the Syringa Valley development:

- Street light fixtures should be designed to focus light down to avoid spillage to adjacent properties
- Lighting should be limited to the building or residence areas and should not cause glare or spill onto neighboring lots.
- Recessed down-lights should be encouraged at residence entries and patios
- Surface-mounted light fixtures should have shielded light sources with bulbs or tubes not directly visible.
- The use of wall or eave-mounted floodlights, including motion-sensor lights, should be prohibited in residential areas
- Landscape lighting should also be shielded from view and controlled by an electric clock or photo cell
- Skylights can provide objectionable light spillage and glare in the night sky. Interior lighting near skylights should be shielded and skylights should be screened from adjacent properties.
- Parking lot lighting should be designed to have minimal effect on surrounding properties and buildings. Lighting should be directed downward.
- Blinking or flashing lights, and exposed neon lighting used to illuminate building faces or to outline buildings should be prohibited
- Business signage should avoid glare or visual interference for vehicular or pedestrian safety

#### **b. Storm Water Management**

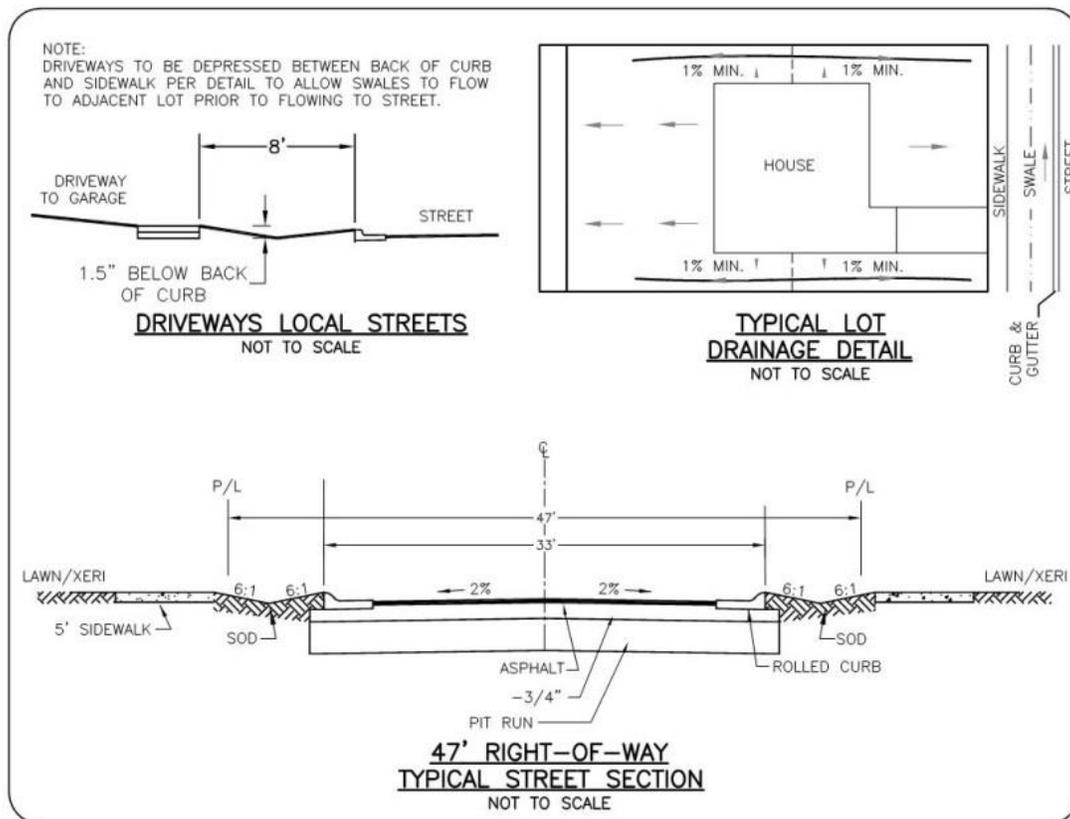
The natural drainage pattern across the site is from a northeast to southwest direction with the low point of the site adjacent the NY Canal just south of the W. Lake Hazel Rd. canal crossing. Due to the elevated canal, water is impounded and consequently virtually all of drainage will be retained on-site. The possible exception could be minor flows from the most southerly portion of the property to Eight-mile Creek.

As a result of these conditions, the site offers an excellent environmental opportunity for groundwater recharge. Preliminary engineering plans have indicated that recharge would be accomplished by the following practices and in accordance with best management practices (BMP's) approved by ACHD and the City of Boise. These green practices minimize the need for a piped storm drainage system infrastructure. The practices are:

- Landscape swales
- Seepage beds
- Borrow ditches
- Community storm drain facility – dual use facility
- Pervious pavement

### Landscape Swales

Shallow swales will be established in the 8-foot landscaped parkway between the back of curb and the sidewalk on residential streets. The swale will capture some natural rainfall and will minimize nuisance water from on-lot sprinklers and lot runoff from reaching the street. There would be no restrictions on landscaping in the swales including installing trees. The resulting water harvesting has the added benefit of supplementing irrigation water required for the landscaping in the parkway strips.



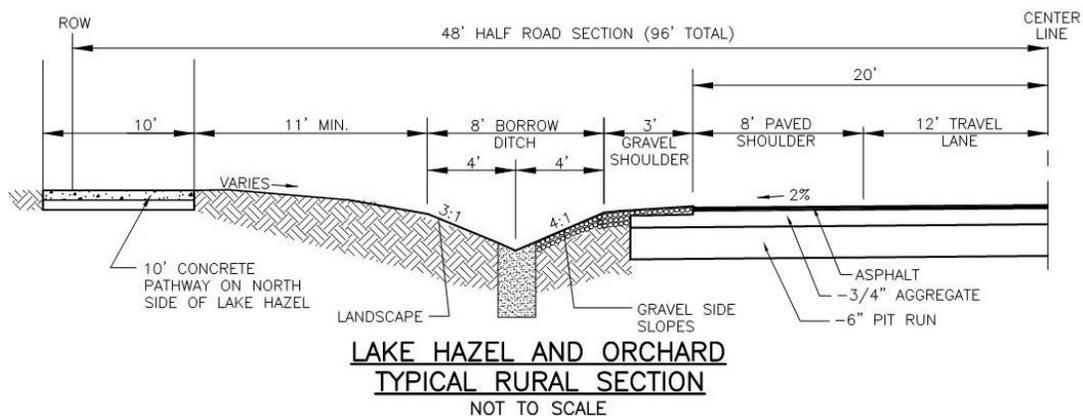
## Seepage Beds

Seepage beds would not be effective in areas of high groundwater, but with the depth to groundwater a minimum of 80 feet, these facilities will prove very effective at Syringa Valley. Seepage beds can be located in street rights of way and open space parcels within subdivisions. BMP's allow for four levels of treatment to ensure appropriate water quality. It will be necessary to break through the duripan level to permit the water to recharge through the fractured basalt.



## Borrow Ditches

The interim 2-lane design for W. Lake Hazel Rd. and S. Orchard St. includes 8-foot borrow ditches on either side of the pavement to capture drainage from the roadways. ACHD has developed a design that will allow the water to recharge after breaking through the duripan layer where required.



## **Community Storm Drain Facility**

Preliminary engineering indicates that there will be a need of a 2-3-acre storage facility primarily to retain drainage from W. Lake Hazel Rd. when the road is constructed to the planned 5 lanes with curb and gutter. The facility could also handle drainage from some residential areas and the Village Center. It is expected that the depth of the facility would be 1-2 feet. As with the seepage beds there will be a need to break through the duripan level to permit water to recharge.

As noted earlier, the storm drain facility is the location of the Dual-Function Open Space/Active and Passive Play Area adjacent the Community Center and thus serves a storm drainage and community recreation purpose. This is also the portion of the property that receives irrigation water from the NY Canal, which will be used to maintain the green playfields



## **Pervious Pavement**

Pervious pavement treatments are planned to be located in select areas of the Village Center and the Commercial/Business Campus planning areas. In addition to excellent water infiltration capabilities, the pavers provide an enhanced appearance. An underdrain from the Village Center to the community storm drain facility can be installed if required.



### c. Water Conservation Strategy

#### **Landscape Vision**

The landscape vision for Syringa Valley will embrace and enhance the natural surrounding South Boise environment. Using the Principals of Waterwise Xeric Landscape Design, as listed below, both common and private landscape areas will be visually appealing while creating landscape sustainability within the high-desert climate conditions of the Boise Valley.

- Planning and designing for water conservation, beauty and utility: The Syringa Valley landscape vision will apply the principals set forth in the community wide water conservation strategies. Landscape design guidelines will establish appropriate design standards, plant material, and irrigation methods to ensure a beautiful and functional xeric landscape is implemented.



Xeric Residential Landscaping



Xeric Residential Landscape Examples

- Creating Practical Turf Areas: Large grass turf areas will only be utilized in functioning recreation zones. Turf areas will be restricted in small common landscape areas and private residential lots.
- Xeric Plant Selection and Hydrozoning: A list of suitable plant species for low water consumption will establish a guide for proper xeric plant selection. Plant types are to be grouped according to water needs to efficiently irrigate landscape areas with different climate exposures and drainage capabilities. Improved soils with a rock or bark mulch over-lay will be necessary to help retain moisture within the planting areas.



Sample Waterwise Xeric Plant Palette

- Efficient Irrigation methods: Strict irrigation standards will be set to establish and maintain the xeric landscape environment. The use of high-efficiency, low-volume irrigation systems will be required to protect the water conservation strategies.

- Maintaining with Good Horticultural Practices: Maintenance and management of new and established landscapes through the homeowner's association, and development guidelines will be provided. On-going community education of the Principals and Maintenance of Xeriscape Landscape Design will be provided through demonstration gardens, educational workshops, and promotional fliers to help reinforce the landscape vision for Syringa Valley.



Xeric Parkstrips and  
Common Spaces



Xeric Street Medians

Xeric Common Areas and Street Medians

To implement the Landscape Vision, Syringa Valley is proposing the following water conservation strategy:

#### **Water Conservation Strategy Goals**

1. Reduce residential indoor and outdoor water use by approximately 40-50% compared to typical subdivisions with pressurized irrigation (surface water or groundwater) and 20-25% compared to typical subdivisions without pressurized irrigation
2. Design common area landscape to meet the functional and aesthetic needs of Syringa Valley and to limit long term irrigation use

## Water Conservation Approach – Design, Management and Education

### 1. Design

- a. All homes to include low-flow plumbing fixtures, recirculating hot water pumps, and low water use appliances
- b. Water all landscaping with automatic underground irrigation systems
- c. Use a centralized, time controlled irrigation system linked to a weather station for watering common area landscaping
- d. Require drip irrigation for all shrubs and trees, except within approved turf areas
- e. Create a hierarchy of landscape zones that reflect each zones location and purpose to reduce irrigation requirements
- f. Limit landscaping to primarily low water use or xeric plant material per an approved plant list (subject to plant availability)
- g. Prohibit the use of turf as a general ground cover. Turf areas are restricted to common areas designed for gathering, picnicking, open field play, and limited areas on private lots. Turf may be considered in locations where erosion is a concern. Low water use turf varieties to be used
- h. Create practical turf areas of manageable size and shape based on appropriate uses
- i. Prohibit swimming pools or water features on private residential lots
- j. Preserve native vegetation in undisturbed areas
- k. Revegetate disturbed areas in natural open space with native plant material and irrigate with temporary irrigation only
- l. Plant low water use deciduous trees along streets to provide shading for pedestrians. Use only native grasses in streetscape landscaping
- m. Grade open spaces to create water harvesting areas for shrubs and trees
- n. Select plants for their low water use, seasonal color, and ability to blend with the natural landscape

### 2. Management

- a. Enforce Syringa Valley landscape restrictions through covenants, deed restrictions and a permitted plant list
- b. Limit turf on private residential lots to 30% of available lot area or a maximum of 2,500 square feet, whichever is less
- c. Discourage turf on residential lots 50 feet wide and prohibit on lots smaller than 50 feet wide
- d. Prohibit or regulate uses or activities that consume excessive amounts of water
- e. Require compliance with Syringa Valley architectural and landscape design guidelines, including water restrictions, for all residential and non-residential uses

f. Install low water use front yard landscaping as part of home construction

3. Resident Education

- a. Create educational materials to inform residents and other property owners, or users of the landscape vision for Syringa Valley, landscape approval process, water conservation practices and xeriscape principles
- b. Create a demonstration project with plant material explanatory signage
- c. Stage landscape workshops and clinics for residents



Water Conservation Educational Material Examples

### **13. Design Concepts and Guidelines**

As stated in the Community Vision section, the following community development principles were established to guide Syringa Valley planning and design:

1. Create a healthy community that is active, walkable and connected
2. Design a Village Center for community gathering and social engagement
3. Adopt street patterns and building orientations that focus life on the street
4. Utilize open space as an organizing element in neighborhood design
5. Support education through the community plan
6. Become a model for water-wise community development
7. Offer a diversity of housing choices to match consumer incomes, preferences, and life stages
8. Include locations for community services meeting day-to-day needs designed to encourage short auto trips and other travel modes

#### **a. Non-residential and Multi-Family Guidelines**

The overriding architectural design concept for all non-residential and multifamily structures (excluding townhomes) in Syringa Valley is one of context – the buildings should create a distinct identifiable neighborhood by responding to our unique Boise climate and high desert landscape through design, sun shading, materiality, and color. They should be compatible with each other, while expressing individuality. The designs should not mimic historical styles but be of their own time and place. These structures will comply with Boise City’s Citywide Design Guidelines and approval processes (however, Syringa Valley setbacks and height limits are set forth in the Syringa Valley SP-03) with the intention to:

- Promote compact, walkable development patterns;
- Promote original and high quality design;
- Enhance the character and function of Boise’s streets;
- Promote sustainable design principles;
- Promote design that enhances the “sense of place” for neighborhoods;
- Increase the awareness of design considerations amongst the citizens of Boise; and
- Maintain and enhance property values within Boise.

Non-Residential and Multi-Family Development Principles are as follows:

- Develop a grid system of streets to promote connectivity
- Create walkable and connected development sites
- Allow pedestrian connectivity through development sites
- Design detached sidewalks along tree-lined streets
- Establish a mix of housing choices and other uses
- Provide site flexibility for different product types
- Place buildings to the street
- Position buildings at a consistent street setback to make streets feel like outdoor rooms
- Design building walls with more frequent entrances and large ground floor windows to enliven the street
- Orient buildings to face the street with a front (primary) entry door accessing the public sidewalk.
- Position off-street parking to the rear of a building, with parking at the side as an interior lot option; never at street corners.

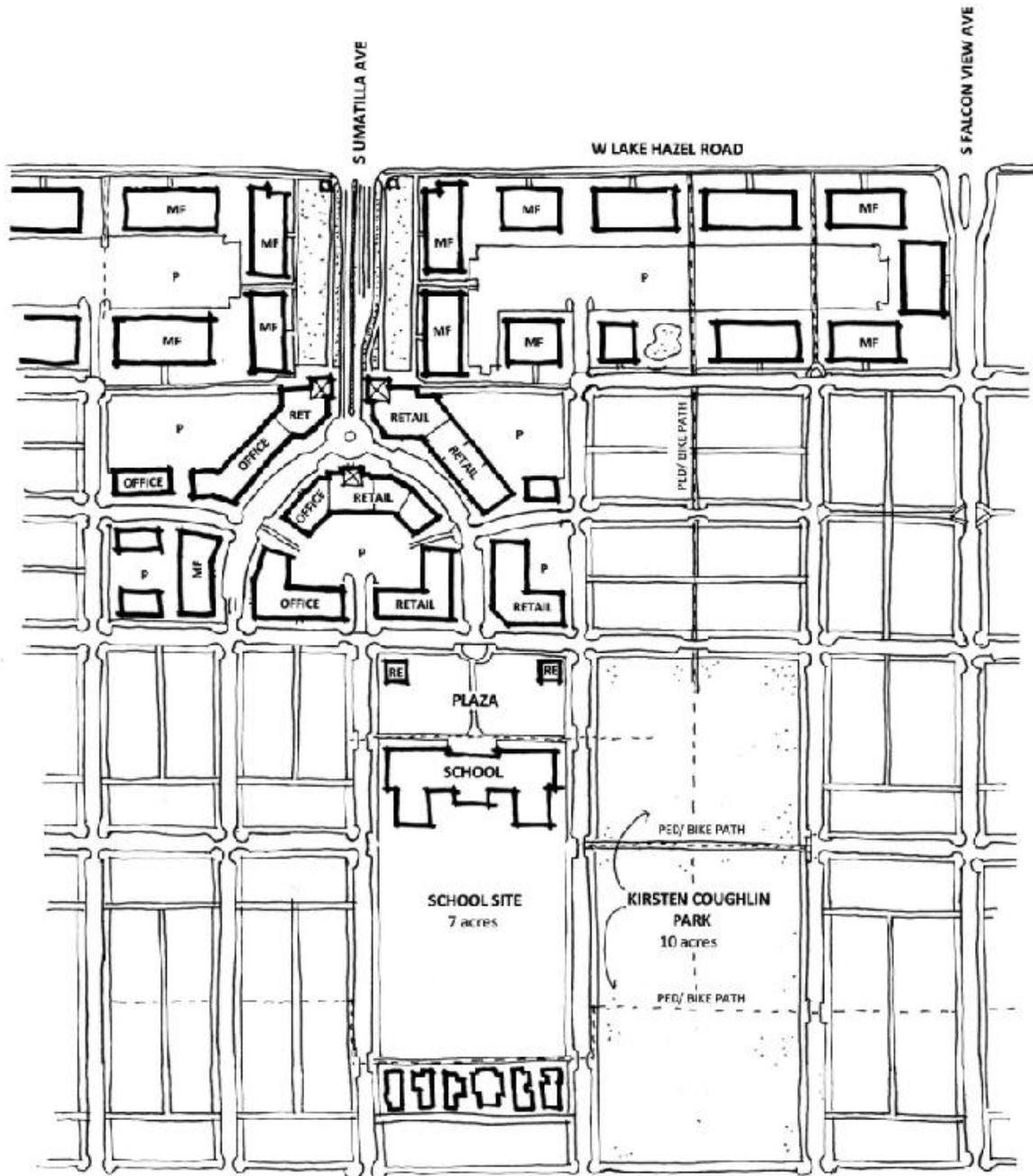
Given the access management restrictions along W. Lake Hazel Rd. and S. Orchard St., parcels adjacent these roadways should be allowed to establish block lengths by means of a significant pathway or by a change in architectural element.

The following Block Prototypes are concepts developed to illustrate principles. Actual development will be subject to future specific development applications.

#### **b. Village Center Guidelines**

The Village Center is the heart of the community. At the entry to the Village Center, wide green areas flanked by multifamily housing allow for views of the gateway retail buildings, which welcome residents and visitors to the social activity center of the community. The north/south through-collector street curves west, while the retail/entertainment street curves east away from busy traffic. The Village Center provides small retail shops and services, and offices, and a community plaza for gatherings and events. A public elementary school, and the 10-acre Kirsten Coughlin Park are nearby.

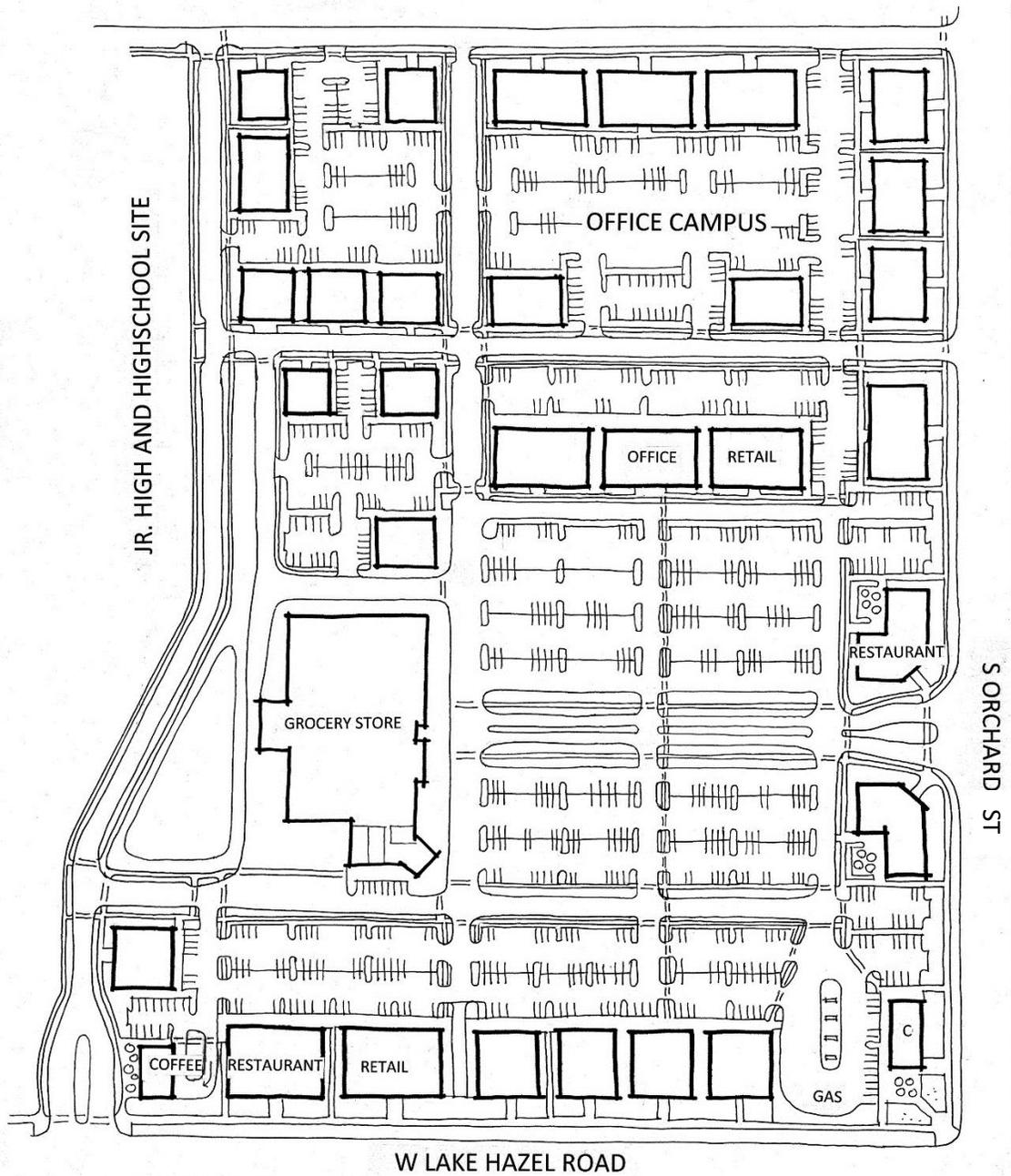
Retail/service/office buildings are close the street with wide sidewalks for displays and outdoor dining. Parking is at the rear with pathways to the building front entrances. The elementary school fronts the plaza with symbolic 'pride of place' sharing community events such as movie nights, fairs, and farmers' markets. Small cafes and activity-generating businesses could occupy the plaza's corner locations. Across streets, residential uses face the plaza, school and park with alleys behind, making plenty of on-street parking available. Multifamily housing fronts the streets with interior pathways creating a comfortable, safe walking, biking environment.



Syringa Valley Village Center Concept

**c. Commercial Business Campus Guidelines**

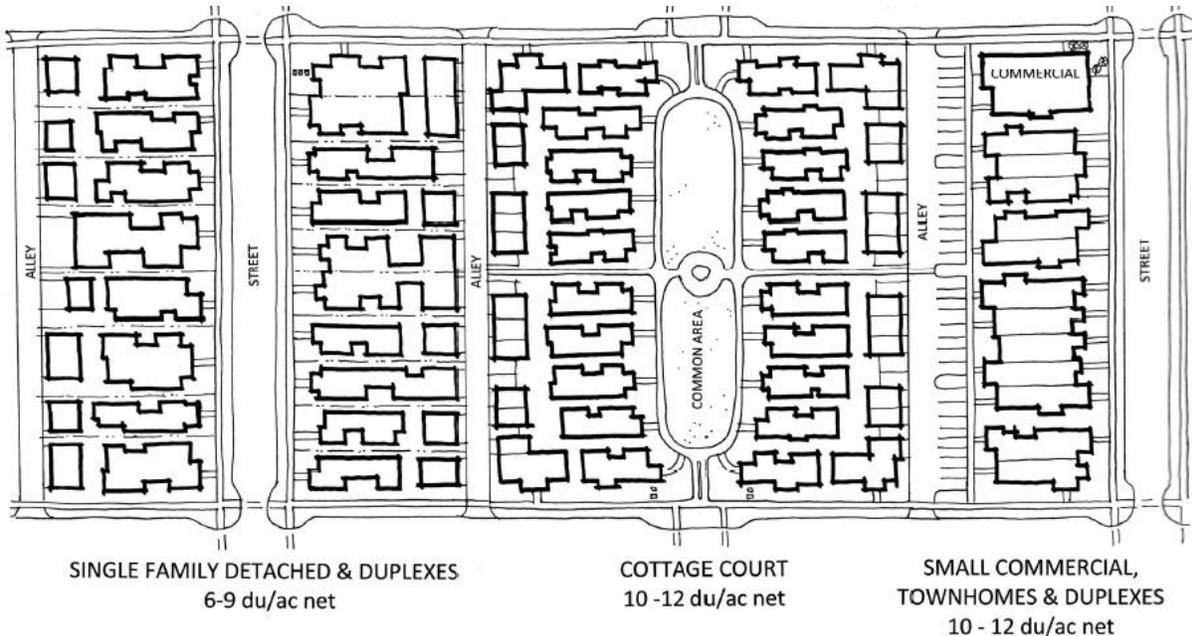
The Commercial Business Campus may have a variety of sizes of buildings. With limited vehicular access to the arterials, a combination of streets, service drives and parking drive aisles will serve as a grid of circulation within the area, including a complete connected network of sidewalks/pedestrian pathways. Buildings will face the streets with active entries. Parking shall be at the rear or side, never at street corners.



Syringa Valley Commercial Business Campus Concept

#### d. Single Family Residential Homes, Duplexes and Townhomes Guidelines

To create visual interest, a variety of housing types and sizes are encouraged on a single block face. Block lengths should be less than 500' long unless bisected with a significant pedestrian pathway. Block faces shall be composed of diverse facades that face the street or common green spaces with front doors, porches or stoops to create a friendly street environment. A variety of lots widths and house sizes along the block is encouraged. Front façade locations should be staggered along the block



Single family residential homes, townhomes and duplexes should respond to climate and high desert location through design, sun shading, materiality, and color. Entries should face the street/common area. Entry elements should be in scale with the home and not be over-sized or stylized. Front facades should incorporate a variety of design elements such as recesses, bays, dormers, trellises, pergolas, balconies and projections to create visual interest. Windows should be consistent but with a variety of sizes that are appropriate to their room and function. Finish materials should wrap building corners to a natural visual break. Vinyl siding is not allowed. Great care should be taken with trim and joint covers.

Garages, when located in the front, should have a secondary presence and not dominate the façade. Garage doors should be behind the front façade of the home or porch. Oversized garages for RV's are not allowed except on lots over 10,000 square feet.

Mechanical equipment (condensers, fans, etc.) shall be screened from street view. Plumbing stacks, chimney vents, and other roof projections shall be painted to match the roof color. Energy and water conserving strategies, along with other sustainable building practices should be incorporated in the buildings and landscaping.

## **14. Conceptual Phasing**

Development of the property is planned to begin adjacent S. Cole Rd. and the NY Canal as represented by the Kirsten Subdivision. Future phasing would continue in an easterly direction as this is the logical manner to extend sewer and water infrastructure based on the location of existing trunk utilities and on topography and drainage patterns. Development in Lake Hazel South could occur simultaneously with the Kirsten Subdivision. The location, scale, housing mix, and pace of the development phases will be dependent on economic and market factors.

As each of the planning areas develops, the planned neighborhood pools, parks and pathways will be constructed. The main Syringa Village amenity, the Community Center facility and adjacent active play and sports practice fields, would be programmed for completion during the development of the Kirsten Subdivision.

The timing of the 4-mile community pathway system linking the planning areas will be phased with the development of the planning areas. The detached sidewalks and neighborhood pathway system will provide interim connectivity.

As mentioned previously the timing of the proposed schools and the City park is unknown and is dependent on programming and funding by the Boise School District and the City's parks and Recreation Department. Syringa Valley will move forward with the offer to donate 7 acres for an elementary school when approval of the Syringa Valley project is secured.

The phasing of the Commercial/Business Campus will be dependent on securing appropriate anchor tenants. Typically, that will occur when enough roof tops are constructed at Syringa Valley and adjacent areas, and traffic counts on W. Lake Hazel Rd. achieve levels that can support the hurdle rates in a user's financial model. The Village Center is anticipated to be one of the later development phases as these mixed-use specialty centers require a critical mass to achieve sales per square foot that will justify rents to support new construction.

### **a. W. Lake Hazel Rd - S. Orchard St. Extension**

The timing of construction of the arterial road system to serve Syringa Valley is of critical interest to residents and commuters in southwest Ada County due to their frustration with delays on S. Cole Rd. in the morning and evening peak hours. The residents along W. Hollilynn Dr. are additionally concerned about cut-through traffic headed to and from the State Correctional Facilities on Pleasant Valley Rd. and National Guard facilities at Gowen Field.

ACHD's review of the Syringa Valley applications in January 2016 included a summary of planned improvements to S. Cole Rd., W. Lake Hazel Rd. and S. Orchard St. The Victory Rd.-S. Cole Rd. intersection improvements and widening of S. Cole Rd. from Victory Rd. to McGlochlin St. were scheduled for 2020 and the W. Lake Hazel Rd. and S. Orchard St. improvements were

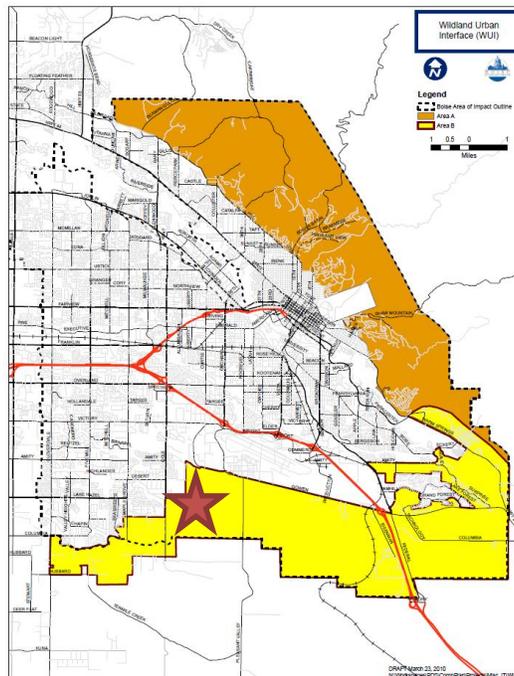


The planned extension of W. Lake Hazel Rd. and S. Orchard St. to Gowen Rd. is anticipated to have the following benefits:

- Provides a key transportation corridor in 2018 versus the originally programmed 2022-2026 time period
- Diverts traffic from S. Cole Rd.
- Offsets traffic impacts of new area growth including Syringa Valley
- Provides a relief route when S. Cole Rd. is widened from Victory Rd. to McGlochlin in 2020
- Postpones the need to widen S. Cole Rd. south of McGlochlin saving taxpayer dollars for other near-term priorities
- Provides an alternative transportation corridor that will reduce cut-through traffic on Hollilynn Dr.
- Brings a connection to Pleasant Valley Rd. and a future connection to the City's 275-acre industrial park at the Eisenman Interchange on Interstate -84 a significant step closer

## **15. Wildland-Urban Interface**

Boise City Code Chapter 49 has designated certain areas within the Boise AOCI as Wildland-Urban Interface (WUI) Zones and contains regulations to minimize fire hazard. The zones primarily include the Boise Foothills (Area A) and the desert area of the southern tier of the Comprehensive Plan (Area B). Syringa Valley is located in Zone B.



The code requires that buildings and structures in WUI Zones A and B be constructed in accordance with the International Fire code, International Building Code, Boise City Code and Chapter 49 of the code. In Zone B, with the exception of regulations dealing with roof coverings and repair, Chapter 49 will only apply to outer perimeter structures abutting undeveloped property. All newly constructed structures will be protected by a defensible area of 30 feet from undeveloped land. Additionally, in a phased development, a 100-foot temporary defensible space will be required beyond the perimeter of the currently constructed phase.

## **16. Capital Improvement Program**

CBH is the largest new home builder in the Treasure Valley and possesses the financial strength to undertake the planning, and development of Syringa Valley. Capital for the project will be a combination of debt and equity from CBH, investors and conventional financing. Additional capital will also come from the sale of selected portions of the project to other homebuilders and reimbursement/credit of CBH impact fees from ACHD for the construction of W. Lake Hazel Rd. and S. Orchard St.

Another financing option is provided by the Community Infrastructure District Statue (CID) that allows the creation of a separate taxing district for funding public infrastructure. A CID may be an additional financing tool to be considered at Syringa Valley. If utilized the taxing district would be created prior to the sale of the initial homes.

## **17. Kirsten Subdivision**

Application SUB15-00055 for approval of the Kirsten Subdivision Preliminary Plat was submitted concurrently with application CPA15-00008 requesting a text amendment to the Blueprint Boise Comprehensive Plan to increase the gross density from 3 units/acre to 4.5 units/acre and increase the residential area from 65 acres to 100 acres north of W. Lake Hazel Rd.; and CAR15-00029 for rezoning the property from A-2 (Open Land, Reserve) to SP-03 (Syringa Valley Specific Plan). A discussion of the Kirsten Subdivision is included in the Specific Plan narrative as the subdivision illustrates how the community development principles will be implemented in the Low-Density Residential (LR) Sub- District.

The 101-acre subdivision is planned to include 452 units at a density of 4.42 units per gross acre, with 40 of the units included in a 4-plex residential product. Lot sizes for the single family detached homes will range from approximately 4,700 square feet to over 15,000 square feet. The diversity in lot sizes will allow for 5-6 distinct housing series with a mix of front and alley-

loaded designs. This product differentiation will deliver housing that will meet a broad range of consumer incomes, preferences and life stages.

The neighborhood also features well-distributed park space for both active and passive recreation. Four large parks ranging from 0.8 to 1.8 acres are close to all residents. The largest park will be the site of a 25x50 foot neighborhood pool with restrooms, changing rooms and a small community room. Other parks will offer tot lots and playgrounds, picnic and shade structures, and seating.

Connecting residents to the parks are 5-foot interior paved pathways and an 8-foot community paved pathway located in landscaped corridors 20-50 feet wide. The community pathway will link to a future system in the Lake Hazel South planning area. Residents will also have easy access to the 8-foot paved pathway along the NY canal and to the 10-foot pathway along the north side of W. Lake Hazel Rd. that will provide connections to commercial and school facilities.

The parks and pathways will offer very accessible recreation options for all ages that will promote health. This system and the neighborhood amenities will also provide a framework for social interaction.



The Kirsten subdivision will feature a grid road system that will also enhance connectivity. All sidewalks will be detached and located next to parkway strips planted with shade trees.

## **18. Zoning Ordinance**

### **11-013-03 SYRINGA VALLEY**

#### **1. APPLICABILITY OF ORDINANCE**

This Syringa Valley Specific Plan Zoning Ordinance applies to all property designated on the Syringa Valley Specific Plan Overall Sub-Zoning Map (Figure 11-013.9 below) in lieu of Chapter 11-04, *Zoning Districts*, except where noted herein. All remaining chapters of this Code still apply, except where noted herein. If any provision of this section conflicts with any provision of the Code, the provisions of this section shall control.

#### **2. INTERPRETATION OF DISTRICTS**

##### **A. Sub-Districts Established**

- (1) Low-Density Residential (LR)
- (2) Medium-Density Residential (MR)
- (3) Village Center (VC)
- (4) Commercial/Business Campus (CB)
- (5) Industrial (IND)

##### **B. District Boundaries**

The location and boundaries of the Syringa Valley Specific Plan (SP-03) District are shown on the Syringa Valley Specific Plan Overall Sub-Zoning Map (Figure 11-013.9 below). The location and boundaries of the Syringa Valley Specific Plan Sub-Districts established herein are shown on the Syringa Valley Specific Plan Overall Sub-Zoning Map (Figure 11-013.9 below). Where any uncertainty exists as to the boundary of any such district, the following rules shall apply:

- (1) Where any such boundary line is indicated as following a street, alley or public way, it shall be construed as following the centerline thereof.
- (2) Where a boundary line is indicated as approximately following a lot line, such lot line shall be construed to be such boundary line.
- (3) Where a boundary line divides a lot or crosses unsubdivided property, the location of such boundary shall be as indicated upon the Syringa Valley Zoning Map.

#### **3. CONFORMITY REQUIRED**

##### **A. General**

Except as otherwise provided herein, all land, buildings and premises in any Sub-District established herein shall be used only in accordance with the regulations established herein for that district. Additionally, no property shall be allowed to maintain an unattractive appearance or public nuisance as defined by this Code and/or state code at any time.

##### **B. Purpose of the Low-Density Residential (LR) Sub-District**

The purpose of the LR Sub-District is to provide for the development of diverse urban housing products at a density of ranging from 2 to 6 units per gross acre. The LR Sub-District north of W. Lake Hazel Rd. will have a maximum density of 4.5 units per gross acre, and south of W. Lake Hazel Rd. the overall density cannot exceed 6 units per gross acre. This Sub-District may include a variety of lot sizes. A variety of housing types may be included within a development, including attached units (townhouses, duplexes), detached units (patio homes single-family) and multi-family units, regardless of the district classification of the site, provided that the overall gross density is not exceeded as outlined above. Accessory dwelling units and uses are also allowed, along with community uses such as parks, community centers and recreational facilities.

**C. Purpose of the Medium-Density (MR) Sub-District**

The purpose of the MR Sub-District is to (a) accommodate medium-density residential uses at a density of 10-20 units per gross acre; (b) provide an orderly transition from more intensive, higher density uses to less intensive, lower density uses; and (c) allow limited cottages and quasi-residential uses, including senior housing and care facilities. The MR Sub-District includes flexibility in lot sizes and restrictions, and anticipates residential uses ranging from row houses and townhouses to condominiums and multi-story apartments. A range of civic and recreational facilities is allowed, along with office, medical and personal service commercial uses that are ancillary to senior housing and care facilities.

**D. Purpose of the Village Center (VC) Sub-District**

The purpose of the VC Sub-District is to provide a location for mixed-use, pedestrian-oriented development featuring retail, offices and restaurants in conjunction with residential uses. Residential uses will include a mix of housing types with densities up to 18 units per acre on a net parcel basis.

**E. Purpose of the Commercial/Business Campus (CB) Sub-District**

The purpose of the CB Sub-District is to accommodate business and professional office uses, and neighborhood and regional serving commercial uses such as large and small retailers, hotels, restaurants, and theaters together with necessary off-street parking facilities. Large office buildings are allowed in this area, along with service, lodging, and civic uses. The CB Sub-District will emphasize high quality design, pedestrian orientation, and flexible development standards.

**F. Purpose of the Industrial (IND) Sub-District**

The purpose of the IND Sub-District is to provide for a convenient employment center for manufacturing, research and development, warehousing, and distributing. The IND Sub-District is intended to encourage the development of industrial uses that are clean, quiet and free of hazardous or objectionable elements and that are operated, entirely, or almost entirely, within enclosed structures.

**G. Residential District Standards**

The following standards apply to the LR Sub-District and the MR Sub-District

**(1) Minimum Property Size**

- (a) Each property shall be of sufficient size to meet the minimum setbacks as established in this section.
- (b) Minimum property size shall be determined exclusive of land that is used for the conveyance of irrigation water and drainage, unless (a) the water is conveyed through pipe or tile; and (b) included as part of a utility easement that generally runs along the property lines.

**(2) Minimum Street Frontage**

- (a) Properties with street frontages on a curve or at approximately a 90-degree angle shall be a minimum of 30 feet wide measured as a chord measurement.
- (b) Street frontage for 2 properties sharing a common drive shall be a minimum of 15 feet for each property
- (c) Street frontage for flag properties that do not share a common drive shall be a minimum of 30 feet wide.

**H. Allowed Uses**

Table 11-013.8 sets forth the allowed uses in each Sub-District established herein. Uses allowed by right are designated with an “A”, uses allowed by right, subject to administrative review are designated with an “A\*”, and uses allowed with design review approval are designated with a “D”. Uses listed but not designated as allowed in Table 11-013.9 are prohibited. Uses not listed in Table 11-013.9 are allowed only upon a determination by the Planning Director that such uses are similar or compatible in nature to the allowed uses in Table 11-013.9. Any affected person may appeal such a determination of the Planning Director to the Planning and Zoning Commission within 10 calendar days following the date the decision is mailed in accordance with Chapter 11-03, *Review and Decision Procedures*.

<b>TABLE 11-013.9: Uses Allowed in Sub-Districts</b>					
	<b>SP-03-LR</b>	<b>SP-03-MR</b>	<b>SP-03-VC</b>	<b>SP-03-CB</b>	<b>SP-03-IND</b>
<b>RESIDENTIAL</b>					
Apartment or Multiple Family Dwelling	D	D	D		
Row House (Townhouse)	A	A	A		
Duplex House	A	A	A		
Single Family Residence or Cottage	A	A	A		
Condominiums	D	D	D		
Home Occupation	A*	A*	A*		
Continuing Care Retirement Community		D			
Assisted Living Apartment		D	D		
Skilled Nursing Care Facility		D		D	
Memory Care Facility		D		D	
Accessory Dwelling Unit	A*	A*	A*		
Accessory Use	A*	A*	A*		
<b>LODGING</b>					
Hotel (no room limit)				D	
Hotel (up to 12 rooms)				D	
Inn (up to 5 rooms)			D	D	
Motel				D	
<b>OFFICE/RETAIL</b>					
Office – Business, Professional, Medical		D	D	D	
Retail Store (convenience, clothing, video rental, sundries, pharmacy etc.)		D	D	D	
Personal Service Store (dry cleaning, Laundromat, barber shop, etc.)	D	D	D	D	
Service Station				D	
Automobile Service				D	
Lot, Automobile Sales				D	
Drive-Up Window				D	
Billboard					
Shopping Center: Neighborhood or Community or Regional Commercial				D	
Car Wash				D	
Grocery (up to 60,000 square feet)				D	
Bank				D	
Building Materials Supply				D	
Wholesale Business				D	
Restaurant, Café, Coffee Shop	D	D	D	D	

**TABLE 11-013.9: Uses Allowed in Sub-Districts**

	SP-03-LR	SP-03-MR	SP-03-VC	SP-03-CB	SP-03-IND
Tavern, Lounge			D	D	
Liquor Store			D	D	
Temporary Sales Offices	A*	A*	A*	A*	
Model Homes or Units	A	A	A		
Health Club Facility				D	D
Spa/Resort			D	D	
Nursery (retail or greenhouse)				D	D
<b>CIVIC (PUBLIC AND PRIVATE)</b>					
Bus Shelter	A	A	A	A	A
Fountain or Public Art	A*	A*	A*	A*	A*
Library		D	D	D	
Theater				D	
Outdoor Auditorium				D	
Park	A	A	A	A	A
Playground	A	A	A	A	
Parking Lot - paid				D	
Parking Structure		D	D	D	D
Conference Center				D	
Community Center	D	D		D	
Religious Institution	D	D		D	
Clubs, Lodges, Social Halls		D		D	
Private Open Space	A	A	A	A	A
Recreation Center	D	D	D	D	
Outdoor Recreation Facility	A			D	
Swimming Pool	A	A		A	
Golf Course	D			D	
Golf Driving Range	D			D	
<b>CIVIL SUPPORT</b>					
Fire Station	D	D		D	D
Police Station	D	D		D	D
Cemetery	D			D	
Funeral Home				D	
Hospital				D	
Medical Clinic (accessory use only in MR and CB)		D		D	
Rehabilitation Clinic				D	
Hospital. Large Animal or Small Animal				D	
<b>EDUCATION</b>					
School (public, private or parochial)	D	D	D	D	D
School, Trade or Vocational		D		D	D
Family Child Care Home (1-6 children)	A	A	A		
Group Child Care (7-12 children)	A*	A*	A*	A*	
Intermediate or Large Child Care Center (13+ children)		D	D	D	
<b>INDUSTRIAL</b>					
Heavy Industrial Facility					D
Light Industrial Facility					D
Agriculture	A*				A
Laboratory					D

**TABLE 11-013.9: Uses Allowed in Sub-Districts**

	SP-03-LR	SP-03-MR	SP-03-VC	SP-03-CB	SP-03-IND
Public Utility Facility – Minor	D	D	D	D	D
Public Utility Facility – Major				D	D
Wireless Communication Facility or Micro-Cell	A*	A*	A*	A*	A*
Mini-Storage				D	D
Warehouse					D
Manufacturing Facility					D
Power Production Facility					D
Broadcasting Facility (e.g. TV, radio) or Micro-Cell				D	D

**I. Lot and Structure Dimensions**

Table 11-013.10 sets forth the lot, yard, density and structure height requirements for uses within each Sub-District established herein.

**TABLE 11-013.10: Lot and Structure Dimensions in Sub-Districts**

	SP-03-LR		SP-03 MR <sup>1</sup>		SP-03-VC	SP-03-CB	SP-03-IND
<b>a. MAXIMUM DWELLING UNITS PER ACRE</b>	6		20		18	0	0
	Attached	Detached	Attached	Detached	Attached		
<b>b. MIN. LOT AREA</b> (sq. ft.)							
Interior Lot	0	0	0	0	0	0	0
Corner Lot	0	0	0	0	0	0	0
<b>c. MIN. AVG. LOT WIDTH</b>							
Interior Lot	0	0	0	0	0	0	0
Corner Lot	0	0	0	0	0	0	0
<b>d. MIN. STREET FRONTAGE</b> (flag lot)	10/20 <sup>2</sup>	10/20 <sup>2</sup>	0	0	0	0	0
<b>e. MIN. BUILDING SETBACKS</b>							
Front Yard & Side Yard Abutting Public St. <sup>3</sup>	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>
Abutting public park	5	5	5	5	5	30	30
Rear Yard	15 <sup>5</sup>	15 <sup>5</sup>	15 <sup>5</sup>	15 <sup>5</sup>	0/15 <sup>1</sup>	0	0
Side Yard – Interior	3	3	3	3	0/5 <sup>1</sup>	0	0
<b>f. MIN. PARKING LOT/SERVICE DR SETBACKS</b>							
Front Yard & Side Yard Adj. to St.	15		10		10	10	10
Rear Yard & Side Yard Interior	5		5		5	5	5
<b>g. MAX. FLOOR AREA RATIO</b>	--		--		--	--	--

<b>h. MIN. LOT AREA PER UNIT</b> (sq. ft.)	--	--	--	--	--
<b>i. MAX. BUILDING HEIGHT</b> (sq. ft.)	35	45	55	55	55
<sup>1</sup> Setback when property abuts a residential use <sup>2</sup> 10' allowed with shared access easement <sup>3</sup> Measured from back of sidewalk <sup>4</sup> 20' setback required for garages accessed from public streets <sup>5</sup> 10' setback allowed on corner lots with garages accessed from side yard street					

**J. Property Development Standards**

Except as follows, the Property Development Standards for the Sub-Districts established herein shall be the same as those set forth in the Section 11-04-03 for residential uses and Sections 11-04-04 and 11-04-05 for office and commercial uses:

- (1) For attached single-family units, the minimum frontage requirement in Section 11-04-03 is reduced to 18 feet.
- (2) For lots with 0 feet frontage on a public right-of-way, drive aisles will provide access to the public street with perpetual ingress/egress or cross access easements recorded against the property. An owner's association or other agreed upon arrangement among the affected property owners will maintain the drive aisles in accordance with a recorded declaration or other agreements. The easements and declaration must be reviewed by the Boise City Attorney's office at the time of preliminary plat approval to ensure the access and maintenance obligations of this paragraph are addressed. The Ada County Highway District must approve installation of any required street signs. Buildings will be addressed to the public street from which the drive aisles extend. Addresses will be clearly delineated with appropriate monuments or signs.
- (3) Off-street parking and loading facilities shall be provided in accordance with Section 4 below.
- (4) The maximum number of residential units allowed within the Syringa Valley Specific Plan District is 2,500. To exceed this limit, the Syringa Valley Specific Plan Applicant must follow the rezone procedures of the Boise City Code to amend the Syringa Valley Zoning Ordinance. In so doing, the Applicant need not amend the entire Syringa Valley Specific Plan so long as the City finds that the revised limits are generally in accordance with the Syringa Valley Specific Plan.

**K. Design Review**

- (1) Applicability: Any of the uses listed as requiring Design Review, and any visible exterior improvements to a site, building or structure for any such use (including new facilities, remodeling, rehabilitation projects and expansion projects) within the Syringa Valley District shall require submittal of a Design Review Application and fee in accordance with Section 11-03-04.12 of the Boise Development Code, except where expressly modified herein.
- (2) Application Content: Any application to the City shall comply with Section 11-03-04.12 of the Boise City Code.
- (3) Level of Review: The Planning Director shall determine whether an application shall be processed at the administrative level or by the Design Review Committee ("Committee") level; provided, however, all applications for projects that have less than 5,000 square feet of gross building area and less than 20,000 square feet of site improvements shall be administratively reviewed by the Planning Director.

- (4) Review and Findings: The Planning Director or Committee, as appropriate, shall review the application to determine whether the proposed application complies with the design review objectives, considerations and guidelines set forth in Sections 11-07-02 through 11-07-06 of the Boise City Code and the design criteria for the Syringa Valley District as set forth in the Syringa Valley Specific Pln. In the event of a conflict between such sections of the Boise City Code and design standards set forth in the Syringa Valley Specific Plan, the provisions of the Syringa Valley Specific Plan shall govern. Upon making such determination, the Planning Director or Committee shall issue its findings of fact, conclusions of law and conditions of approval. Any action of the Planning Director or the Committee may be appealed pursuant to Section 11-03-03.9 of the Boise City Code.

#### **4. OFF-STREET PARKING AND LOADING REQUIREMENTS**

In the LR, MR, VC, and CB Sub-Districts, off-street parking and loading facilities shall be provided in accordance with Section 11-07-03 of the Boise Development Code, except as noted herein. In the VC and CB Sub-Districts, off-street parking and loading facilities shall be provided in accordance with the Pedestrian Commercial Zoning District parking requirements in Section **Error! Reference source not found.**, except as noted herein. In lieu of the off-street parking ratio requirements in Sections 11-07-03 and 11-07-06.6.2, non-residential uses in the MR, VC, and CB Sub-Districts must meet an overall parking density of 3.5 per 1000 square feet. Assisted living apartments, independent living residences within the Continuing Care Retirement Community, and similar uses shall be subject to the off-street parking requirements for “Housing for Elderly” uses listed in Section 11-07-03. Memory care facilities, skilled nursing care facilities, and similar uses shall be subject to the off-street parking requirements for “Nursing Home” uses listed in Section 11-07-03.

#### **5. ADMINISTRATIVE PROVISIONS**

##### **A. Plat Approval Criteria**

Development within the Syringa Valley Specific Plan District shall be subject to the subdivision and other related provisions of the Boise City Code, except that a neighborhood meeting shall not be required unless that plat proposes more than 240 dwelling units. Additionally, the City Council must find that each preliminary plat proposed and/or amended within the Syringa Valley Specific Plan District substantially conforms to the adopted Syringa Valley Specific Plan and complies with all applicable provisions of the Syringa Valley Specific Plan Zoning Ordinance. Plats must still proceed through the normal hearing process with review by the Planning and Zoning Commission and City Council.

##### **B. Annexation into SP-03 Syringa Valley Specific Plan District**

Any property owner or authorized representative may seek to reclassify their property for inclusion within the Syringa Valley Specific Plan District pursuant to Section 11-05-08 of the Boise Development Code.

##### **C. Amendments**

Any property owner within the Syringa Valley Specific Plan District may seek to amend the Syringa Valley Specific Plan Zoning Ordinance or the Syringa Valley Specific Plan pursuant to the Boise City Code provisions for zoning amendments.

##### **D. Exceptions**

- (1) The Planning Director may grant exceptions to any setback, frontage, parking or height restriction up to 20 percent of the applicable limit and may grant exceptions to any use restrictions on a case by case basis.
- (2) The Planning and Zoning Commission may grant exceptions to any setback, frontage, parking or height restriction greater than 20 percent of the applicable

- limit.
- (3) Any approval pursuant to this section shall be supported by each of the following findings:
    - (a) The exception is consistent with the Syringa Valley Specific Plan; and
    - (b) The exception is justified based on unique circumstances of the proposed use or exceptional design features or the shape of the land.
    - (c) The exception would not cause undue adverse impacts on any other property.
    - (d) For any approval pursuant to subparagraph b, the exception meets the general conditional use criteria in the Boise Development Code.
  - (4) Applications pursuant to this section shall include such information as the Planning Director determines is necessary to make the applicable findings in subparagraph c. Applications shall be processed in accordance with the procedures established in the Syringa Valley Specific Plan for Design Review.
  - (5) The decision on any requested exception may be appealed pursuant to the appeal provisions of the Boise City Code.

**E. Periodic Review**

The Planning Director may perform a review of the implementation of the Syringa Valley Specific Plan not more frequently than every 1 year after approval of the first final plat. The review may address any matters the Planning Director deems appropriate regarding the progress of the development. Any modification of the Syringa Valley Specific Plan Zoning Ordinance may only occur after review by the Syringa Valley Specific Plan Applicant and the Planning Director and in compliance with the applicable Boise City Code sections for zoning amendments and Idaho Code Section 67-6511(d).

**6. DEFINITIONS**

The following definitions apply to this Section. If any conflict exists with definitions in other parts of the Code, the following definitions control.

**A. Syringa Valley Specific Plan Zoning Ordinance**

Section 0 of the Boise City Code or successor section specifically setting forth zoning regulations for the Syringa Valley Specific Plan District.

**B. Syringa Valley Specific Plan**

The Specific Plan adopted for the Syringa Valley Specific Plan District by the City of Boise on **Month ??**, 2016, as maintained in the official records of the City, including subsequent modifications.

**C. Syringa Valley Specific Plan Applicant**

Corey Barton Homes, Inc. d/b/a CBH Homes, or successor entities.

**D. Syringa Valley Specific Plan District**

The area designated as the SP-03 zone or successor designation on the City of Boise's zoning map and as shown on the Syringa Valley Specific Plan Overall Sub-Zoning Map (attached as Figure 11-013.9).

**E. Boise City Code**

The code of the City of Boise. If the Boise City Code is amended, any reference to the Boise City Code in this Ordinance shall be deemed to refer to the applicable amended provision.

**F. Gross Acres**

For the purposes of calculating residential density (units per gross acre), gross acres shall be defined as the total area in the LR, MR and VC Sub-Districts less the area included in the rights of way for S. Cole Rd., W. Lake Hazel Rd., and S. Orchard St.; less the area of the New York Canal easement; less the area of the Kirsten Coughlin City park; and less the area of the public elementary school.

**G. Continuing Care Retirement Community**

A campus-style facility (multiple buildings on a single lot) that provides housing, personal services and health care, including nursing home care to people of retirement age. The community must provide a continuum of care to meet the needs of the individual residents, from independent living to assisted living to skilled nursing care and, possibly, memory care support. Meals, housekeeping, linens, 24-hour security and recreational services usually are provided. Each individual resident enters into a contract with the retirement community that defines the type of housing and services to be provided and the fees that will be charged.

**H. Memory Care Facility**

Same as Skilled Nursing Facility except the residents also receive care for some form of memory impairment.

**I. Skilled Nursing Facility**

A residential facility that provides 24-hour supervision by licensed nurses. The care usually is prescribed by a physician. Emphasis is on medical care, supplemented by physical, occupational, speech and other types of therapies. Personal care services, such as help with meals, bathing, dressing and grooming are also provided along with social services, religious services and recreational activities. A nursing facility offers care for individuals suffering from chronic diseases or conditions that do not require the constant attention of physicians. Services are provided that address the individuals' personal care and social-emotional needs.

