

Proposed Foothills Development Threatens Important Open Space

Proposed Development

A subdivision of two separate parcels is being proposed as shown on this map between Quail Hollow Golf Course and Hillside to Hollow Reserve. The parcels are very steep and also are enjoyed by many trail users every day.

While the Central Foothills Neighborhood Association has worked with developers and the City in the past to improve proposed development that follows the rules and adds value to our community, this proposal meets neither of those criteria.



Save Central Foothills Campaign

The protection of open space and thoughtful, measured development in our precious Boise Foothills is a topic that concerns many Boise residents. People come from far and wide to access these foothills. While responsible development is welcomed, many of your neighbors have come together to save this at-risk area from poorly designed development.

What are The Issues?

An Open Space lot would be developed

- The proposed subdivision would include developing an Open Space lot within Eyrie Canyon Subdivision, designated as 'Unbuildable' during Eyrie Canyon's approval in 2009. (Blue parcel on map) The intent of the Planning & Zoning Commission and citizens at that time was this lot was to remain Open Space forever. **Allowing development of an Open Space lot would set a very dangerous and worrisome precedent for the entire City.**
- Developer told prospective buyers the lot would not be built on as it was too steep.

A required trail would be lost.

The Open Space parcel also contains a trail that was required as a condition of approval. No alternative has been proposed.

Leveling Our Foothills

- Both parcels are very steep and exceeds the City's threshold for development of 25% slope. Nearly the entirety of both parcels is steeper than 25%.
- Because of the steep terrain, significant cut and fill is proposed and the topography will be completely rearranged and altered. Some areas will have over 80' of fill to create the streets and building pads. This is the equivalent of a 7 story building.

- The project proposes moving over 517,000 cubic yards of dirt. This is the equivalent of 39,000 dump truck loads of dirt. Or 1300 dump truck loads PER LOT. The City's Comp plan and development rules recommend minimizing cut and fill. The project does not comply.
- Over 50' will be taken off the prominent ridge which can be seen from Hill Road dog bone, Hillside Jr High, Quail Hollow Golf Course and much of the Treasure Valley. The City's Blueprint Boise plan and Hillside Development Ordinance discourages development of prominent ridge lines.
- This is not the vision our community has for responsible foothills development.



Prominent ridge hear Hill Road and Hillside Jr High

Fire danger and access

- This area has already experienced frightening fires with limited access out of the area. There is only one road in and out of the proposed subdivision. No secondary access is possible.

The applicant appears to side step important processes.

- They have not applied to change the Condition of Approval on designation of the Open Space lot to allow development.
- They have not provided a slope map nor a plant inventory.
- They have not submitted a Planned Unit Development proposal as requested by Blueprint Boise but rather submitted a more simplified Subdivision application.

Why are these parcels so important?

- The Open Space lot allows residents of Eyrie Canyon to access the Hillside to Hollow Reserve. And it contains a trail that was required as a condition of approval
- The larger parcel is enjoyed daily by trail users as its trails help complete several loops.
- The parcels are vey visible from many areas of the Treasure Valley.
- Excellent stands of native plants are found on site, as well as one rare plant, Aasae onion.



Central Foothills Neighborhood Association requests that Planning and Zoning deny this application.

What is Next?

- Public hearing at Planning & Zoning, City Hall: **Monday, September 16th.**
- Deadline for submitting letters so the P&Z Commission can read them in advance: **Sept 6th.**

What you can do to help

- Sign the petition asking the City to deny the application: <http://chng.it/kvTRmnDz5v>
- Write a letter **before September 6th.** Speak to one or more of the issues but speak from your heart.

Send to: City Planning and Development Services

Attn: Cody Riddle

Email: criddle@cityofboise.org

Snail mail: City Hall

PO Box 500

Boise, Id. 83701-0500

Re: CFH19-00055 and SUB 19-00034. 2317 W Winter Camp Drive

- Attend the P&Z meeting on **September 16th.** Testify if you can.
- Tell your neighbors and encourage them to get involved.

www.savecentralfoothills.com