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Planning & Development Services

September 16, 2016

Dave Yorgason
Highlands Cove, LLC
3517 S. Ashbury Way
Boise, ID 83706

Re: Highlands Cove Traffic Study and Mitigation Plan (CFH15-00020 / PUD15-00004 / SUB15-00020)

Dear Mr. Yorgason:

This letter is to inform you of the action taken by the Boise City Council on the Highlands Cove Traffic Study and Mitigation Plan associated with a 57-unit planned residential development on 54.36 acres generally located at 1200 E. Highland View Drive in the R-1B (Single Family Residential) and A-1 (Open Land Very Low Density) zones.

The Boise City Council, at their work session meeting on **September 13, 2016**, **approved** the plan with the following amendments:

1. Of the \$120,000 to be provided by the developer for traffic calming, the City shall receive and administer \$100,000; the remaining \$20,000 shall be received and administered by ACHD, per their approval memo dated August 6, 2015.
2. The \$120,000 in funding from the developer may be used toward chicanes or center islands within the development; remaining funds shall be used on traffic calming projects outside of those identified in the July 22, 2016 ACHD memo Highlands Area – Recommended Traffic & Safety Improvements Report.
3. Install chicanes or choker islands along the new extension of Highland View Drive in the southern portion of the development, as well as farther north near the Broadstone Court intersection.
4. The proposed traffic diverter at the Highland View Drive-E. Braemere Road must provide bicycle and pedestrian access through the diverter via gaps in the raised concrete or the use of candlesticks, versus raised concrete; this project is to be funded outside of the \$120,000 dedicated to traffic calming.
5. The proposed traffic diverter at the Curling Drive-E. Braemere Road intersection should be installed and tested as a two-phase pilot project to establish the optimal traffic volume diversion. The amount of traffic diverted from W. Braemere needs to be balanced with the overall mobility and connectivity of the Highlands neighborhood.
6. Provide an assured commitment to continued monitoring and mitigation during the build-out of the development.
7. Install future active mitigation projects, as needed.

If you have any questions, please contact Leon Letson in this department at (208) 384-3816.

Sincerely,



Hal Simmons
Planning Director
Boise City Planning and Development Services

HS/wm

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