

## Neighborhood Meeting Summary

Neighborhood meetings are a precursor to the application and are required by code. They are intended to engage the neighbors and facilitate public input that can be incorporated into the SAP prior to the application being submitted to the city. The city conducted a neighborhood meeting on 4/22/2026.

The following is a synopsis of the discussions that occurred during the Neighborhood Meeting.

**Question:** Why does this SAP include properties beyond the ACHD site?

**Response:** More than just the ACHD site is included to ensure continuity and cohesive planning across the area. Including adjacent properties allows the SAP to create a unified destination and ensures coordinated zoning to any future redevelopment.

**Question:** Will this compel properties to redevelop?

**Response:** If a site is legally in use/ developed this will not affect the property until which time the property owner decides to redevelop.

**Comment:** A traffic analysis should be required.

**Response:** At this time, the adoption of the Heron Commons SAP District ordinance would not, by itself, trigger the need for a traffic analysis. The proposed ordinance does not constitute an upzone with respect to allowable density or development intensity when compared to existing zoning.

The application includes the rezoning of approximately thirty-four (34) acres. Of this area, approximately seven (7) acres are currently zoned R-3, with the remaining approximately twenty-seven (27) acres zoned C-2. The existing C-2 zoning district does not prescribe a maximum residential density, while the existing R-3 zoning district allows residential development at densities of up to thirty-five (35) dwelling units per acre. In addition, neither of the existing zoning districts establishes height limits.

The proposed Heron Commons SAP District does not increase the residential density permitted within the areas currently zoned C-2. While the proposal allows for increased residential density relative to what would otherwise be permitted under the R-3 designation, the overall development potential of the district is constrained by new height limits and by restrictions on the amount of land that may be developed within the Public Interface Subdistrict (HCPI).

While density allowances may increase in areas currently zoned R-3, the introduction of new height limits, setbacks, and development allocation requirements across the SAP District substantially constrain overall development potential. As a result, when considered across the district as a whole, the proposal may not result in a marked increase in overall residential density compared to existing zoning.

The proposed ordinance also narrows the range of permitted uses. Uses that have the potential to generate higher traffic volumes, such as industrial uses or large-scale retail otherwise allowed under the existing zoning districts, are more limited under the SAP District. Accordingly, the ordinance does not inherently increase traffic-generating potential at the entitlement level.

At this stage, the City is not reviewing a specific development proposal or identified land use. Traffic analysis requirements are typically evaluated at the time of development application, based on the nature, scale, and intensity of the proposed development. Future development within the Heron Commons SAP District may be required to submit traffic studies if applicable City or Ada County Highway District thresholds are met.

**Comment:** The residences to the west should include a height buffer.

**Response:** This comment informed the initial drafting of the ordinance. The current draft includes a height buffer of four stories adjacent to Heron Park Street.

**Question:** What is the setback from the Greenbelt?

**Response:** The setback is 70 feet from the ordinary high watermark and 15 feet from the Greenbelt, per standard city code requirements.

**Comment:** Adams Street should not connect, not even for bicycles and pedestrians.

**Response:** Traffic is acknowledged as a concern. Planning staff has proposed that the Adams Street connection be limited to bicycle and pedestrian use, or, if vehicular, be designed in a way that does not attract cut-through traffic. Design solutions can make the route function primarily for the site's access rather than as a shortcut.

The City has also heard concerns regarding bicycle traffic if Adams Street connects. In response, the ordinance includes a defined post implementation evaluation period. This period allows time for development and travel patterns to stabilize and provides a structured, performance-based process to evaluate the connection's operation. If documented safety or operational issues arise and cannot be adequately mitigated, the ordinance provides a clear pathway, including public hearings, to modify, restrict, or, if necessary, close the connection.

**Comment:** The greenbelt is congested.

**Response:** The City receives consistent feedback about the increasing congestion and conflicting uses on the greenbelt in this area. Planning documents support providing a secondary route to Greenbelt to provide a relief valve to Greenbelt when there are a number of conflicting users. A connection from Adams Street to the bridge would serve as this relief valve and help distribute bicycle transportation traffic from Adams Street directly to the bridge at 36<sup>th</sup> Street.

**Question:** What happens if the property remains in its current zoning and does not go through rezoning?

**Response:** If this SAP effort were discontinued, a future owner would still be required to complete a SAP prior to redevelopment. The city initiated this process to proactively guide redevelopment in alignment with neighborhood concerns and the comprehensive plan.

**Question:** Why not let developers compete independently and submit a master plan to the city?

**Response:** The city believes initiating the SAP is beneficial because it allows coordinated rezoning of adjacent parcels and ensures that any redevelopment supports a cohesive destination that aligns with broader planning goals.

**Question:** What will happen to the existing trees, and is there an incentive to preserve them?

**Response:** City code requires tree mitigation when trees are removed in conjunction with redevelopment, but it does not preclude removal of trees.

**Question:** Will the SAP or rezoning negatively affect property values or appraisals?

**Response:** Rezoning alone does not determine assessed value. The assessor's office relies on additional information such as comparable properties and existing site conditions. Rezoning is just one factor among many in property valuation.

**Question:** Who at the city evaluates economic impacts related to redevelopment?

**Response:** There is no single designated economic development officer. Development Services staff routinely consider economic impacts within the planning processes.

**Question:** Can the city require common open space to be dedicated to the public?

**Response:** The city cannot purchase the entire property to convert it into a park. However, planning tools, such as zoning, or exactions through the subdivision process, allow for the preservation and dedication of publicly accessible open space.

**Comment:** Fairview Acres and Thurman Mill run through the property and should be considered.

**Response:** There is potential to incorporate these features into the SAP.

**Comment:** Irrigation water should be required.

**Response:** City Code requires connection to irrigation waters if available.

**Comment:** The city should purchase this property for a park.

**Response:** Funding constraints limit the city's ability to acquire the property outright.