

September 21, 2021
Project No.: 21-048

Mr. Alan Tiefenbach
City of Meridian
Community Development Department
33 E. Broadway Ave., Ste. 102
Meridian, ID 83642

**RE: Jamestown Ranch Subdivision – Meridian, ID
Annexation and Zoning, and Preliminary Plat Narrative**

Dear Mr. Tiefenbach:

On behalf of Walsh Group, LLC, we are pleased to present the Jamestown Ranch Subdivision, a single-family residential community with an age-restricted component at the southeast corner of Black Cat and McMillan. The approximately 80-acre site is near existing and planned single-family residential subdivisions and commercial uses.



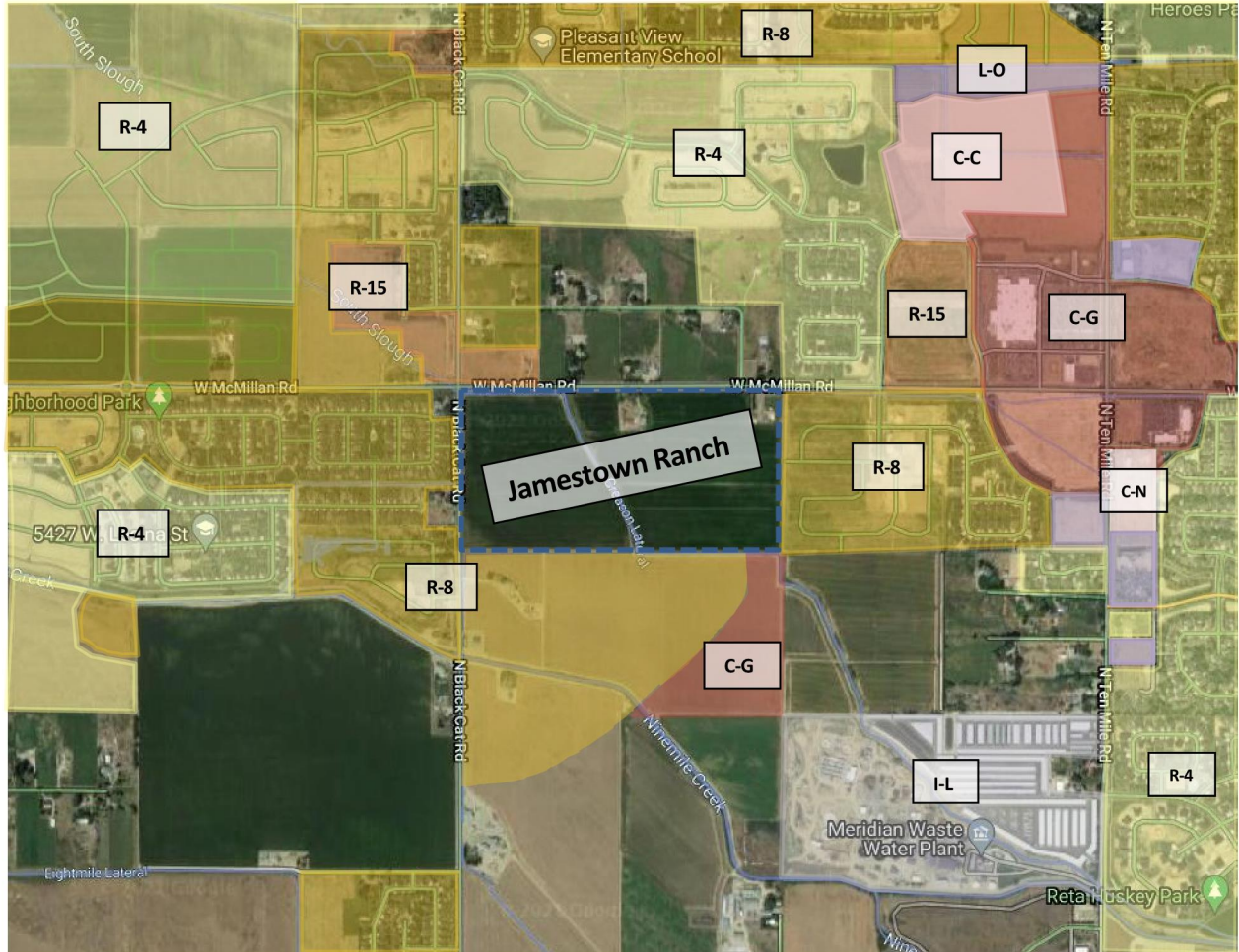
Consistent with the City of Meridian’s Comprehensive Plan, Jamestown Ranch proposes single-family residential housing styles including traditional detached and alley-loaded homes and an age-restricted component. Jamestown Ranch features enhanced walkability and pedestrian connectivity throughout and to surrounding subdivisions and services in the area and desired amenities for residents including two clubhouses, pickleball courts, and a pond.

Applications for this project include annexation and zoning to the R-8 zoning district and a preliminary plat. We have held one neighborhood meeting, participated in various discussions with City staff and ACHD, and have researched adjacent projects and recent approvals. Approximately 5 neighbors attended the neighborhood meeting. Discussion centered on the number and density of homes, proposed amenities and open space, proposed access points to McMillan and Black Cat, other subdivisions being constructed in the area and the rate of growth of the area in general.

Site Information

The property is approximately 80 acres, is located at the southeast corner of McMillan and Black Cat Roads, and is currently zoned RUT (Rural-Urban Transition) in Ada County.

Jamestown Ranch is compatible with existing and planned land uses surrounding the property. The property is bounded on the north by McMillan Road (an arterial roadway), the Daphne Square Subdivision (zoned R-15) and single-family homes in the County (zoned RUT); to the west by Black Cat Road (an arterial roadway) and Oakcreek Subdivision (zoned R-8); to the east by the Volterra Heights Subdivision (aka Bridgetower, zoned R-8); and to the south by the Quartet Subdivision (zoned R-8). Jamestown Ranch will connect with several stub streets provided by adjacent subdivisions to the east and south and will complete vehicular and pedestrian connectivity planned in the area.



Comprehensive Plan

Jamestown Ranch aligns with the intent of the Meridian Comprehensive Plan future land use designation of *Medium Density Residential* by providing a premier community at a gross density at the low end of the 3-8 target density range. As this community proposes to provide an age-restricted component as well as traditional, market-rate residential lots for various kinds of families, *Objective 2.01.01* is fulfilled by offering housing options suitable for differing household sizes and lifestyle preferences. *Goal 2.02.00* is supported throughout the community with the provision of various open space areas and amenities that will support varied lifestyle choices.

Annexation and Zoning

We propose to annex and zone the approximately 80-acre property to the R-8 (Medium-density residential) district to accommodate a mix of single-family detached homes including an alley-loaded product within the west part of the site and an age-restricted component within the east part of the site.

An existing home adjacent to McMillan Road at the northeast part of the site is proposed to remain. The home's existing access point to McMillan will be eliminated and access to the home will be provided via an internal

connection within the subdivision. The property has been included within the preliminary plat and will connect to City services along with the Jamestown Ranch Subdivision upon annexation.

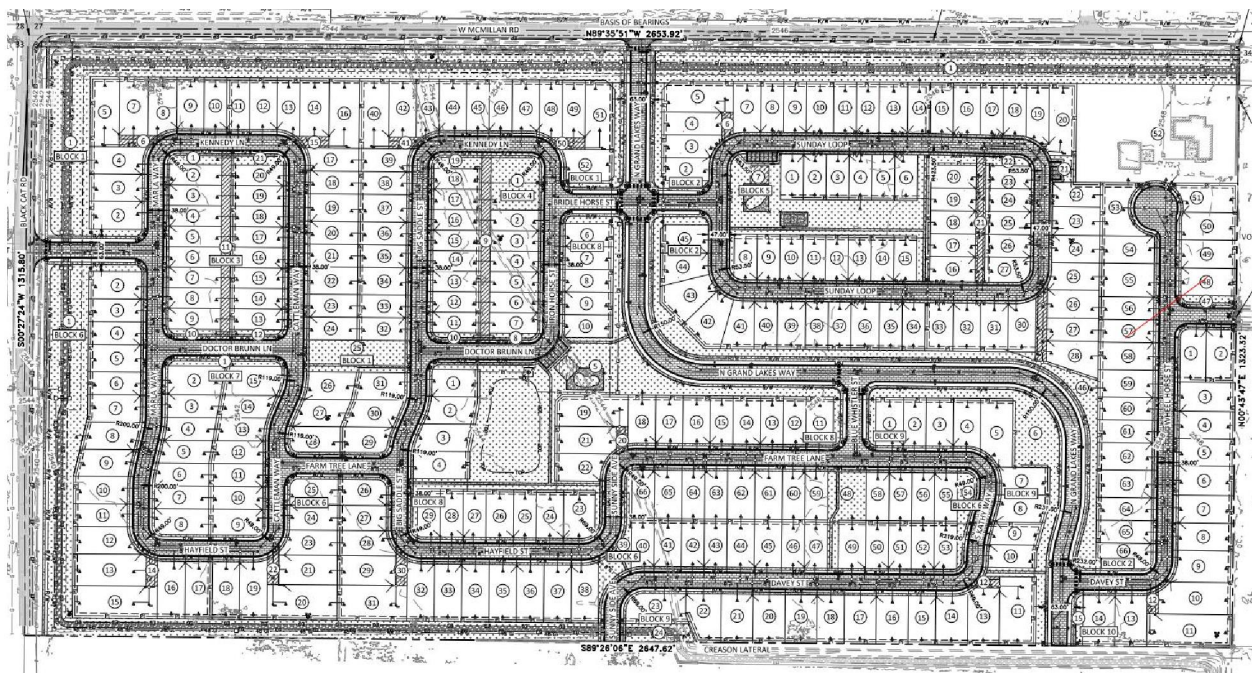
Although the R-8 zoning district is requested for the entire project, the differing housing products proposed will support *Goal 2.01.00* in the Comprehensive plan by avoiding the concentration of one housing type in the area. This community will provide the opportunity for residents to age in place as they transition from standard single-family residential lots to smaller footprints with less ground to maintain in the age-restricted portion.

Preliminary Plat Application

The Jamestown Ranch preliminary plat encompasses approximately 80.30 acres and consists of 294 single-family detached residential lots, 25 common open space lots, and 15 common access lots totaling 334 lots overall. The age-restricted component of the project will consist of 65 buildable lots, whereas the market-driven, standard single-family lots will consist of 229 buildable lots.

Residential lot sizes range from approximately 4,952 square feet to 10,500 square feet to provide a variety of housing types within the development, consistent with the comprehensive plan. The average lot size, excluding the existing home, is approximately 7,064 square feet. The existing home will remain on an approximately 76,888 square foot, or 1.77 acre lot.

In alignment with the Comprehensive Plan FLUM designation, the gross density of Jamestown Ranch is 3.66 du/acre.



The Creason Lateral is located along the northwest frontage of the property adjacent to McMillan and bisects the site, traveling to the southeast and through the Quartet Subdivision. The Lemp Canal adjoins with the Creason Lateral along the property's frontage adjacent to McMillan and continues to travel south along Black Cat Road. Both laterals will be piped to ensure safe and efficient crossing and to facilitate easy maintenance for the irrigation district. Coordination will be ongoing with the irrigation districts managing the waterways to meet their requirements.

Access and Connectivity

The primary entrance road for the subdivision will be Grand Lakes Way, a collector roadway that will connect with the Quartet Subdivision to the south. The alignment and design of Grand Lakes Way has been coordinated with and approved by ACHD at its current location. A second access point to Black Cat Road will align with an access point to the Oakcreek Subdivision to the west. Three stub streets will be connected from adjacent subdivisions: two to the south and one to the east. Grand Lakes Way will connect with the collector proposed through the Quartet Subdivision while Sunny Side will connect through the center of the subdivision. Viso Street will be connected from the east to connect with Wheel Horse Street.

Jamestown Ranch will include pavers instead of standard pavement on all roadways throughout the community. Pavers will not only help to alleviate some of the challenges associated with the high groundwater present in the area but will foster an exclusive and high-quality charm for future residents. Local streets are proposed throughout the subdivision and will be improved to the City of Meridian and ACHD's standards.

Jamestown Ranch will connect existing neighborhoods with planned transit corridors and will aid in increasing the safety and efficiency of pedestrian and vehicular traffic in the area. The project includes multiple pedestrian connections and pathways within the community to enhance walkability for residents. The City's 10-foot multi-use pathway will be constructed along the project's frontage on McMillan Road and will continue through the subdivision adjacent to Grand Lakes Way. Jamestown Ranch offers the opportunity to connect adjacent existing neighborhoods to the east and west with pedestrian walkways and will connect north and south to planned and currently developing subdivisions. Pedestrian connections will enhance walkability in the entire area and will contribute toward fulfilling Meridian Comprehensive Plan *Objective 2.02.01* by enhancing the quality and connectivity of residential planning in the area by linking subdivisions together and promoting neighborhood connectivity.

A traffic impact study (TIS) has been submitted to Ada County Highway District (ACHD) and is currently under their review.

Services

In accord with City Code, Jamestown Ranch will utilize City services upon annexation. Water and sewer will be extended from McMillan south via the proposed main entrance to the development. We will coordinate with the public works department to ensure that adequate public facilities are available to accommodate future development of the property.

The property is within walking distance to the area's commercial center, including a Walmart, various restaurants, a hair and nail salon, a future convenience store, a preschool, a bank, and professional offices, among other uses. The future Owyhee High School is located a little over a mile and a half to the west, Ponderosa Elementary School is about a mile to the south, and Sawtooth Middle School is under 2 miles to the east.

Recently, the Meridian City Council adopted the 2022 Fiscal Year proposed budget, which included funds for the construction of Fire Station No. 8 to serve northwest Meridian. The fire station will be built near Owyhee High School and will provide another point in which emergency services will be sourced for the area. Exact timing of the design and construction of the fire station is to be determined, but should coincide with the proposed construction timeline of Jamestown Ranch. Currently, Fire Station No. 2 is approximately 1.5 miles to the southeast off Ten Mile between Ustick and Cherry Lane. With two potential fire stations available to serve the area, the Jamestown Ranch subdivision will be appropriately situated, should emergency services be required.

Project Phasing

Jamestown Ranch is proposed to be constructed in 2 phases, as depicted on the enclosed phasing exhibit. The first phase will include the construction of a portion of the market-rate standard residential lots and the entirety of the age-restricted lots, an open space lot within the age restricted portion including clubhouse, pool and pickleball court, a market-rate open space lot including clubhouse, pool and play area, access points to McMillan and Black Cat Road, and a portion of Grand Lakes Way. The second phase will connect Grand Lakes Way and another stub street to the Quartet Subdivision to the south, will connect a stub street to Bridgetower Subdivision to the East, and will include the remaining market-rate standard residential lots. Development will be market-driven, however, we anticipate construction to commence in 2022 and to be completed in 2024.

Community Integration

As mentioned, Jamestown Ranch will include an age-restricted housing style and community at the northeast part of the site and market-rate standard residential lots for the remainder of the community. The age-restricted portion of the community has been designed to cater to a smaller house footprint with communal open space and a loop road to facilitate walkability and a pedestrian scale. This part of the community includes five alley-loaded homes that will front on greenspace. We have opted to develop the age-restricted portion of the community without a gate to integrate this area with the Jamestown Ranch community and to ensure easy access for residents and visitors.

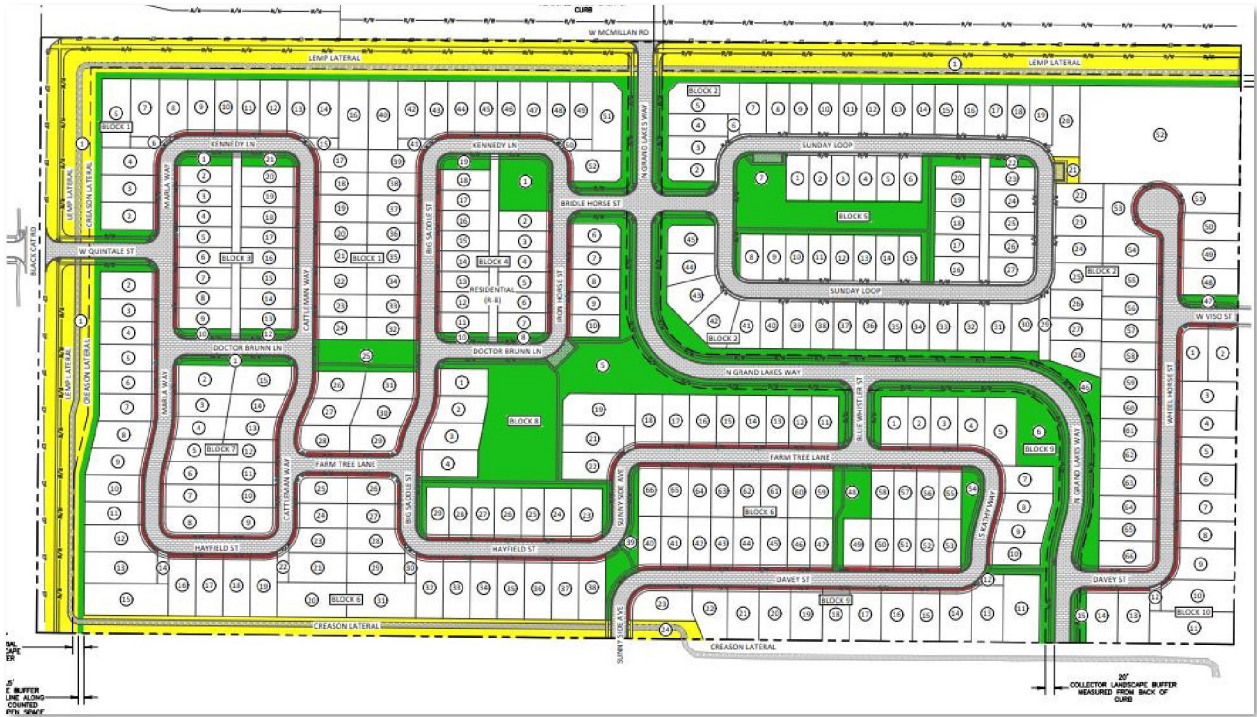
The market-rate standard residential lots vary in size and style throughout the remainder of the development. The majority of the standard residential lots are located on the west or south side of Grand Lakes Way, which creates a natural buffer between the age-restricted community and the standard lots without any physical barriers. This will allow both sections to interact with one another while maintaining an individual sense of place.

Lots within Jamestown Ranch have been designed to complement and transition well to abutting homes in adjacent neighborhoods to ensure a cohesive community overall. As mentioned, connectivity will be continued through the subdivision with the completion of transportation networks and pedestrian pathways. Jamestown Ranch will be an asset to northwest Meridian by completing this undeveloped section with a consistent product type and neighborhood that will meld well with existing homes.

Landscaping, Open Space and Amenities

Overall, Jamestown Ranch contains 11.63 acres, or 14.5%, of qualified open space as shown on the attached open space exhibit. Each of the proposed areas within the development are detailed in our open space exhibit to demonstrate compliance with City Code.

Two central park areas have been included as focal point gathering places for residents within the age-restricted part of the community and the standard residential lots. Both open space lots will include a pool, clubhouse and seating areas; the age-restricted open space area will include a pickle ball court. Pedestrian walkways are included within the central open spaces and throughout the development to allow for interconnectivity and easy access to amenities. Several pocket parks are included throughout the development in different phases to provide a variety of places for residents to recreate and gather. All common space will be owned and maintained by the homeowners' association.



Housing Style and Similar Projects Completed

The market-rate standard residential lots within Jamestown Ranch will incorporate a variety of building materials and architectural styles. Homes will be complementary to the age-restricted homes proposed in the northeast portion of the site.



The Walsh Group will be designing and building homes in the age-restricted portion of Jamestown Ranch. The Walsh Group's flagship 55+ active adult subdivision, the Village Bungalows, is located in Meridian, with 74 single-family homes on a 12-acre site. Luxury homes are mostly single-level craftsman style homes with front porches, extra wide hallways, 9-10 foot ceilings, roll-in showers, fireplaces and a butler's pantry. The community features a clubhouse with a full kitchen, fitness center and yoga room, a central park and walking paths. The Walsh Group designed this neighborhood with community connection in mind and a focus on maintenance-free lifestyle with all yard, snow removal and sprinkler maintenance covered by HOA. Below are exterior renderings of single-family homes that have been constructed in other communities The Walsh Group has completed.



Conclusion

We believe that the proposed zoning and preliminary plat as conditioned, will complement surrounding uses, fulfill the intent of the Comprehensive Plan, and provide a unique combination of housing opportunities in northwest Meridian.

We appreciate the time you and other staff members have spent to help us understand the steps needed to accomplish this project. Should you have questions or require further information in order to process these applications, please feel free to contact me.

Sincerely,
KM Engineering, LLP

A handwritten signature in blue ink that reads "Stephanie Hopkins". The signature is enclosed in a dashed-line rectangular box.

Stephanie Hopkins
Land Planning Manager

cc: Walsh Group, LLC.