



THE WATERFRONT DISTRICT

**WATERFRONT DISTRICT  
RIVERFRONT MANAGEMENT PLAN**

**JULY 2013**

## **WATERFRONT DISTRICT RIVERFRONT MANAGEMENT PLAN**

### **BACKGROUND**

In 2006 the Waterfront District, LLC granted a Conservation Easement to the City of Garden City to protect the band of common property bordering the Boise River and greenbelt path that runs the length of the Waterfront District development (Property). See Attachment A, Conservation Easement. The Waterfront District Homeowners Association (WDHA) is the successor to the Waterfront District, LLC and owner of the Property, subject to the terms of the Conservation Easement and any applicable laws. The shared values of the Conservation Easement include protection of the Property as a semi-natural area, preservation of open space, protection of critical areas from development, protection of green space adjacent to the greenbelt path and nearby parks, limited development of the area for use by WDHA members and the enhancement of scenic enjoyment by promoting and preserving the public and homeowner views of the river corridor. Additional values and interests to be promoted within the Property include safety of greenbelt users, community fire safety, wildlife habitat and protection of the river from nutrient, chemical and temperature pollution.

### **PURPOSE**

This Plan describes the future desired condition of the Property located between the greenbelt and the river which is owned by the WDHA and phased actions to develop and maintain such desired condition. The Property shall be developed and maintained in a manner that achieves the future desired condition.

### **DESCRIPTION OF DESIRED CONDITION**

The Property shall be developed and maintained in a manner that promotes and maintains functional and aesthetic consistency along the entire length of the Property and protects the values and interests of the Conservation Easement and the WDHA. The desired condition or appearance of the Property is defined by reference to type, density and location of grasses, understory shrubbery, trees and any developed recreational improvements as described below:

#### **Area 1 – Near Greenbelt**

The width of this area varies from approximately 5' to 15' or more and includes, generally, the area nearest, and of similar elevation, to the greenbelt. This area may potentially be irrigated through an installed sprinkler system and planted with draught tolerant grasses. See Attachment B, Sprinkler System Bids. The sprinkler system shall be designed and operated to provide the minimum amount of water necessary to establish and support grasses. Irrigation shall not extend beyond the grass area near the greenbelt except as specifically provided by this Plan for recreational improvement areas. The grasses shall not be fertilized, treated with chemicals or mowed except as necessary to establish and maintain coverage. The grass area shall be generally free of shrubs, trees and deadfall except for

currently existing live native or desirable vegetation which may be retained. Vegetative litter such as fallen trees, branches, twigs and leaves may be removed for fire safety or aesthetic purposes. Currently existing live vegetation may be trimmed, pruned or removed for safety or view shed purposes subject to approval or consultation, as appropriate, of the WDHA Riverfront Committee. See Attachment C, Review and Approval Form. Trimming/removal of currently existing trees (dead or live) that pose a hazard to greenbelt or WDHA users is a priority. See Attachment D, Tree Service Bid.

## **Area 2 – Intermediate**

The width of this area varies greatly depending on location within the Property but generally includes the area between the grassy area nearest the greenbelt and the ordinary high water mark of the Boise River or the boundary of the WDHA property as applicable. The Idaho Department of Lands maintains that the ordinary high water mark occurs at a river flow of 6,500 cubic feet per second. This area shall not be irrigated or otherwise developed except as specifically provided by this Plan consistent with the Conservation Easement. Vegetation in this area shall consist of light to medium density native or desirable shrubs and trees. Shrubs and trees may be trimmed, pruned, removed or planted for safety or filtered view shed purposes subject to approval or consultation, as appropriate, of the Riverfront Committee. Deadfall and vegetative litter such as fallen trees, branches, twigs and leaves may be removed for fire safety or aesthetic purposes but shall generally be left in place in this area as wildlife habitat and for the purpose of stabilizing and protecting soils which may be inundated by the Boise River during periods of extraordinary high flows. Trimming/removal of currently existing trees (dead or live) that pose a hazard to greenbelt or WDHA users is a priority.

## **Area 3 – Near River**

The width of this area also varies depending on location within or near the Property and includes the area very near or below the ordinary high water mark of the Boise River which is generally inundated by the Boise River on an annual springtime basis. WDHA ownership and control within this area may be limited and subject to laws or requirements not addressed by this Plan. This area shall not be irrigated or otherwise developed except as may be specifically provided by the Plan, consistent with the Conservation Easement, applicable laws and required permits. Vegetation in this area shall consist of existing native or desirable trees and shrubs which shall not be trimmed, pruned, removed or planted except upon approval of the Riverfront Committee and any applicable local or state requirements. Deadfall and vegetative litter shall be left in place. The Riverfront Committee will coordinate with local or state agencies as appropriate to address safety issues (boater, walkers, flood, or fire) that may be related to standing or downed trees or flood debris.

## **Area 4 – Special Development Sites**

The Conservation Easement provides for the development of specific view sheds and recreational improvement areas.

Channels of View - The creation and maintenance of “channels of view to the river” are allowed provided no one channel exceeds 100 feet in length, the cumulative view channels do not occupy more than one-half of the river frontage and native and desirable trees are allowed to grow to mature height in the remaining areas.

Recreational Improvement Areas - In addition to the now existing foot bridge and waterpark ramp on the eastern portion of the Property, the Conservation Easement contemplates developed recreational amenities from east to west as follows: a) pier or other elevated structure in the area adjacent to the eastern edge of the Villas for greenbelt user access to the river; b) riverside garden, courtyard, roof shelter, lawn area and beach and river access area for WDHA use, similarly developed and adjacent to the existing WDHA recreational area south of the greenbelt (future community center site), and; c) picnic and recreational area for WDHA use adjacent to the last three single family lots at the far west, downstream portion of the Property.

### **DESIRABLE VEGETATION**

The riparian habitat along the river corridor through Boise is commonly described as a black cottonwood galley forest. Dominant tree types include; cottonwood, willow, maple, locust, and alder. Common understory vegetation includes; dogwood, ninebark, elderberry, currant and wood rose. The Boise area is within the semi-arid climate zone which averages 12 inches of precipitation a year. This annual average precipitation means that the areas adjacent and upland from the river riparian area support more draught tolerant vegetation unless supplemental irrigation is provided. The overall desired condition for the WDHA property band along the green belt is to be managed as semi-natural. The exceptions to this are the Special Development Areas that have been specifically identified in the Conservation Easement and this Plan. Achieving and maintaining a semi-natural condition requires promoting desirable vegetation and controlling undesirable vegetation. Attachment E, Identification and Use of Common Riparian Woody Plants and Attachment F, Idaho’s Noxious Weeds, are key references that will be used for determining desirable vegetation and controlling undesirable vegetation.

### **APPROVAL OR CONSULTATION FOR TREE OR SHRUB TRIMMING, PRUNING, REMOVAL OR PLANTING**

Removal or planting of trees or shrubs, or trimming and pruning of trees or shrubs, more than 2” in diameter, shall require approval by the Riverfront Committee through submission and approval of a Riverfront Management Review and Approval Request Form (Attachment C). Trimming and pruning of trees and shrubs less than 2” in diameter by a homeowner directly across the greenbelt from their property or by a Riverfront Committee work group, in Area 1 (Near Greenbelt) or Area 2 (Intermediate) shall require consultation with the Riverfront Committee and any affected adjacent homeowner(s). In the event of a dispute between the homeowner and affected neighbor(s), the Riverfront Committee will make the final determination.

## **SCHEDULE OF ACTIVITIES**

### **Phase I - 2013**

Area 1 - Near Greenbelt - Removal of deadfall and other vegetative or manmade debris; trimming/removal of trees posing a hazard to greenbelt or WDHA users; trimming or pruning and possible removal of existing trees and shrubs, subject to approval or consultation of the Riverfront Committee; possible installation of an irrigation system; removal of noxious weeds; planting of draught tolerant grasses. Specific plans and design for the irrigation system shall require the approval of the WDHA Board of Directors.

Area 2 - Intermediate - Trimming or pruning and possible removal or planting of shrubs and trees subject to approval or consultation of the Riverfront Committee. Trimming/removal of trees posing a hazard to greenbelt or WDHA users.

### **Phase II - 2014-2015**

Maintenance of activities undertaken in Phase I. Identification, design and approval of specific channels of views and any related tree or shrub removal, subject to approval of the Riverfront Committee. Planning, design and light or temporary development of Recreational Improvement Areas, subject to approval of the WDHA Board of Directors.

### **Phase III - 2016+**

Maintenance of activities undertaken in Phases I and II. Planning, design and development of permanent, constructed Recreational Improvement Areas, subject to approval of the WDHA Board of Directors.

## **DEVELOPMENT, REVIEW, APPROVAL AND AMENDMENT OF PLAN**

The initial draft of this Plan was developed by a subgroup of the Riverfront Committee, provided to the full committee for review and revision, provided to the full WDHA membership for general review and revision via posted notices and the website. Following final revision and review by the Riverfront Committee, the Plan was subject to review and final approval by the WDHA Board of Directors. Any amendments of the Plan shall be made through the same process.

## ATTACHMENTS

Attachment A – Grant of Conservation Easement (See AMI Website)

[www.amihome.net/waterfrontdistrict/HomeownerResources.aspx](http://www.amihome.net/waterfrontdistrict/HomeownerResources.aspx)

Attachment B – Sprinkler System Bids

Attachment C – Riverfront Management Review and Approval Request Form (See AMI Website)

[www.amihome.net/waterfrontdistrict/HomeownerResources.aspx](http://www.amihome.net/waterfrontdistrict/HomeownerResources.aspx)

Attachment D – Tree Service Bid

Attachment E – Field Guide for the Identification and Use of Common Riparian Woody Plants (Kerry, Scott and Gwen have copies)

Attachment F – Idaho’s Noxious Weeds (Kerry, Scott and Gwen have copies)