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January 17th, 2024

City of Meridian
Historic Preservation Commission
33 E. Broadway Ave.
Meridian, ID 83642

Subject: Farmstone Crossing Subdivision (H-2023- 0045)

Dear Commission,

Thank you for the opportunity to review and discuss the Farmstone Crossing Subdivision located at 820 S. Black Cat Rd. We have submitted applications to the City of Meridian for annexation, zoning and preliminary plat approval for this 27.59 acre site. Our proposed zoning is Mixed Employment (M-E) in accordance with the Future Land Use Map (“FLUM”) and we are proposing 6 commercial buildings with a central plaza.

As you know, there is a Dual Grain Silo that resides on the property. We have received letters from Preservation Idaho as well as the Ada County Historic Preservation Council regarding this structure. The Meridian Historic Preservation Commission has also provided a letter to the City of Meridian regarding the proposed development and the silo. In addition, we have met with Blaine Johnston, the president of Meridian’s Historic Preservation Commission, on several occasions to discuss the options for the dual silo.

In the letters from Preservation Idaho and the Ada County Historic Council, it was requested that the developer explore incorporating the dual silo into the development due to its’ agricultural significance. The letters also provided a secondary course of action if the silo was not salvageable or useable. Here are the excerpts:

In a letter dated January 9th, 2022 the Ada County Historic Preservation Society stated that *“If you are not able to save these structures, we ask that you allow for an architectural historian to document the site before the structures are torn down.”*

In a letter dated October 26th, 2022, Preservation Idaho stated that *“In the event you are not able to utilize these structures, we ask that you consider moving the*

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remaining structures to another location in Ada County where they can be maintained and preserved.”

As requested, we have explored the options for preserving the Silo. During this process, we discovered that this is not feasible due to the following issues:

- **Location**

The silo is presently located in a required ACHD right-of-way for a collector street, Vanguard Street, as identified in ACHD’s Master Street Plan. (See Figure 1)



Figure 1 - Silo Location

- **Safety**

The structure is not safe and cannot be brought up to current building standards/requirements for use in a public space. (See Figure 2)



Figure 2 - Silo

At this point in our evaluation, it was clear that leaving the silo in its' current location **would not be possible**. We then asked a moving company, Pacific Movers, to evaluate the structure for moving and relocating. The moving company determined that it was not feasible to move the structure.

Our Proposal

Based on these findings, our proposal is to disassemble and store the structure for an agency or person(s) that may be able to preserve the silo on a site of their choosing. In addition, we are proposing the following feature for Farmstone Crossing to memorialize the history of the silo at the site:

1. We will construct a monument of the Silo in the Plaza.
2. We will install a plaque to accompany the monument which will include pictures of the original silo along with historical details for the public.

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We believe this proposal is an ideal way to memorialize the agricultural history of the Dual Grain Silo and provide the community with a beautiful monument at the site. (See Figure 3)

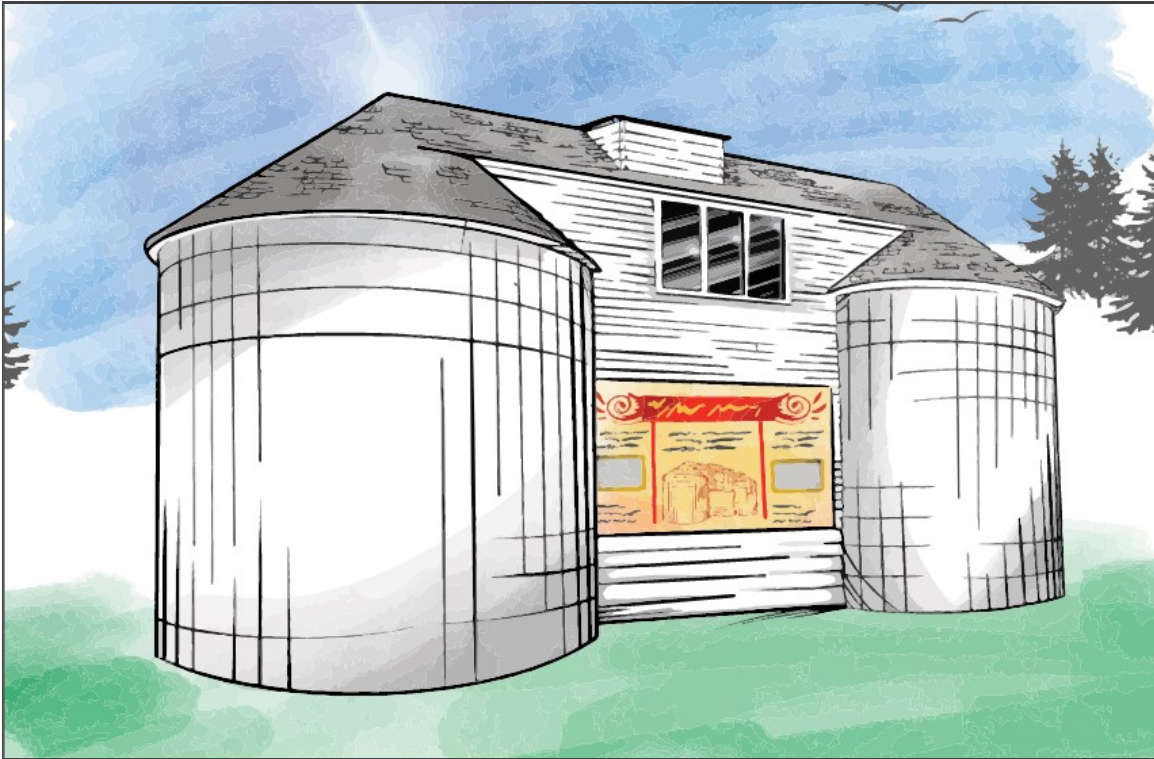


Figure 3 - Silo Monument and Plaque Illustration

Summary

We appreciate the assistance and guidance provided by the Meridian Historic Preservation Commission as well as Preservation Idaho and Ada County Historic Preservation Commission. Feel free to reach out if you have any questions.

Sincerely,

David Bailey
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