

From: [Jenah Thornborrow](#)
To: [Christian Samples](#)
Subject: Fw: Live-work-create district
Date: Monday, October 28, 2019 7:59:43 AM

From: dkushlan@fiberpipe.net <dkushlan@fiberpipe.net>
Sent: Saturday, October 26, 2019 8:59:56 AM
To: Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>
Subject: Live-work-create district

Hi Jenah: I had coffee with Lou yesterday to catch-up (we have bonded since the committee), and he told me about the project planned next to Surel's Place and across the street from him. From what he told me, it sounds like a mixed use development not something that qualifies as work-live-create.

The definition: 10.7A-2 "Work-Live-Create: The use of a structure and/or site that **combines a** commercial or manufacturing activity allowed in the overlay district **with a** residential living space. The spaces may be combined within one (1) space, attached to one another, or separated but located on the same property. "

To me, and I think the discussion at the time and the intent, was that you have an equivalent number of living spaces to commercial. As Lou told me there are only 3 residential units and 30 some commercial units. I don't think that meets the definition. I think by definition it should be 50-50% of each. d.

Diane T. Kushlan, AICP

Kushlan | Associates

dkushlan@fiberpipe.net

208.433.9352

PO Box 8463

Boise, ID 83707

<https://kushlan-associates.com>

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To: jthorn@gardencityidaho.org [Remove](#) this sender from my allow list

From: dkushlan@fiberpipe.net

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8. All public hearing proceedings shall be recorded electronically and all persons speaking at such public hearings shall speak before a microphone in such a manner as will assure that the recorded testimony or remarks will be complete.

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Garden City Development Services, 6015 N. Glenwood St., Garden City, Idaho 83714

.....
DSRFY2019 – 4 – Mixed Use Development

Your Name DANA BOWEN Date 7 Oct 19

Your Physical Address: (118 E. 33RD St) - 1912 17TH St

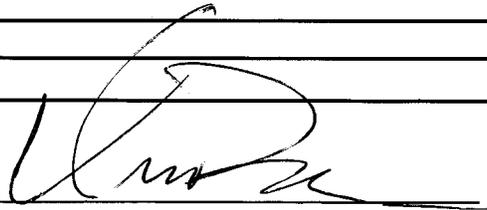
(Please select) I wish to be kept informed of any additional future meeting dates:

Yes No

(Please select) Regarding this application I:

Support the Application Am Neutral Oppose the Request

Comments:

Signature: 



DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street • Garden City, Idaho 83714 • www.gardencityidaho.org
Phone 208/472-2921 • Fax 208/472-2996 • planning@gardencityidaho.org

September 17, 2019

Dear Property Owner:

This is an **Official Notice of Intent to Approve** the **DESIGN** of a property near your own. Garden City Code provides that all owners of property within 300' of the boundaries of the applicant's proposal be notified of the City's **intent to approve** the application. A public hearing on this matter has been scheduled for **3:00pm on Monday, October 7, 2019** at Garden City Hall, 6015 N. Glenwood St., Garden City, Idaho 83714. **The decision following the public hearing will be final within fourteen (14) days unless there is a written objection submitted to the City stating the code has been misinterpreted or misapplied.** G.C.C. § 8-6A-5.B.2.

DSRFY2019-4: Derek Hurd with Gravititas Inc. is requesting a Design Review approval for a mixed use project that will be housed in 35 re-purposed shipping containers at 208 E. 33rd Street; Ada County Parcel R2734541364. The properties are within the Mixed Use (M) zoning district and the Work/Live/Create Land Use designation of the Comprehensive Plan.

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5. Testimony should not be personally derogatory.
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7. If oral testimony fails to comply with the aforementioned standards, the chairperson may declare such testimony out of order and require it to cease.

From: [Nancy Hragyil](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Park 33 Support
Date: Saturday, October 19, 2019 9:55:17 AM

To Chris Samples & The Garden City Council.

My name is Nancy Hragyil & I am a resident of Meridian, Idaho & a frequent visitor to the Garden City Area. We moved to the Treasure Valley over a year ago & it was projects like 'Park 33' that drew us here and I know Kristen & Jason Jones unique project will do the same for others.

Being in the real estate industry this project is something Boise is in great need of & is high in demand throughout the world. The generation of upcoming buyers & investors are being drawn to unique projects such as the Park 33, with its unique building materials & to the community focused design. If approved, Garden City would become known as a new & upcoming place to live & work-therefore increasing capital & becoming a world-desired place live-having an urban & architecturally appealingly features but with a suburban/family focus feel.

I would highly recommend that Garden City approve Jason & Kristen Jones "Park 33" project & give Residents-new & established alike-what they've been looking for & what they didn't know they needed.

Warm Regards,
Nancy Hragyil
Treasure Valley Resident
4256 S Highcliff Ave
Meridian, ID 83642
nhragyil@gmail.com

--

~Nancy
sent from my iPhone

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From: [Julie S](#)
To: [Christian Samples](#); jj@weeboise.com
Subject: Support commercial container project
Date: Friday, October 18, 2019 4:00:47 PM

To whom it may concern,

I am in support of the commercial container project that goes up for a vote on October 21st, 2019. This innovative concept is gaining popularity around the country and will certainly bring new business and entertainment to Garden City. From the video you can see the design optimizes space yet gives a pleasant and inviting feel to the area. Please, move to approve this for Garden city and the future tourist and businesses it will bring. Thank you for your consideration.

Sincerely,

Julie Kerr

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From: [Scott Vitek](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Park 33 development interest.
Date: Saturday, October 19, 2019 12:32:44 PM

I have grown to love Garden City with its continued development of the Greenbelt projects connecting it to Boise and the surrounding area. There is such a wonderful feeling of "community" and consideration for projects that are in tune with growth for comfort and human interests. The area that the Park 33 project is proposed for is undergoing necessary beautification and transformation. This area is experiencing tremendous growth having easy access to major traffic flow areas as well as close proximity to the Greenbelt /River area. I strongly feel that the proposed Park 33 development is a unique approach to providing the community with an interesting, progressive way to handle the demands associated with Garden City growth. I would love to see the consideration and approval of this project.

Scott Vitek
6 North Shore Dr.
Loman, Idaho 83637

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From: [Steven Miller](#)
To: [Christian Samples](#)
Subject: consideration of improvement project by Mr. Jason Jones
Date: Saturday, October 19, 2019 12:58:05 PM

My name is Steven Miller. Although my residence is currently 171 Bunker RD., Rotonda West, Florida, I travel widely, and spent time in Boise as recently as this past year. While exploring some of the local scenery and taking advantage of the eateries there was a surprising number of enterprising residents who expressed a desire to start their own businesses, but were stymied by the start up costs due largely to the expenses associated with available space in desirable locations.

It is my firm belief the project being considered for approval by Mr. Jason Jones, would serve as a vehicle to afford the opportunity for many of these frustrated entrepreneurs. If the finished project resembles the proposed plans, (which of course they would) you would find a very reasonable answer to the dilemma facing this group, and the many thousands of people, like myself, would flock to explore this concentrated section of the city to examine what the craftsmen, and craftswomen, have produced.

Turning a non productive vacant site into a location where these folk might be able to produce revenue generating items, where not only tourists could shop, but local persons could gather for a cup of coffee, or to dine, would appear to be nothing less than a perfect opportunity to turn an empty space into a thriving enterprise, benefiting everyone involved.

I truly hope you will give this endeavor the consideration it deserves.
Sincerely,
Steven Miller

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From: smiller73@gmail.com

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From: [planning](#)
To: [Christian Samples](#)
Subject: FW: DSRFY2019-4
Date: Monday, October 21, 2019 8:41:55 AM

From: Andrew Groth <andrewgroth1230@gmail.com>
Sent: Monday, October 21, 2019 8:25 AM
To: planning@GARDENCITYIDAHO.ORG
Subject: DSRFY2019-4

Design Review Committee, Planning Staff, & City Council,

My name is Andrew Groth. I am an artist living and working in Garden City and I support this proposed project in the Live-Work-Crete District. I believe it would enhance this growing arts community by providing the very things for which the neighborhood was named. Living, working and creating space for artists. I believe this is exactly the kind of vision Surel Mitchell had for this area and would be a huge step forward in drawing more interest and exposure to the artists and culture of the area. In addition, this proposal would support small businesses and entrepreneurs who will contribute to the positive direction of development in Garden City. The Treasure Valley is growing and Garden City needs to be ahead of the curve regarding its choices for how it wants to evolve.

Regarding the proposed use of shipping containers, I believe them to be an ideal building material for this project. Many shipping companies no longer find it cost effective to spend any money to retrieve their containers, therefore stranding them at their destination. Sometimes after only a single use. Finding a permanent home for them should be the goal of every builder. This project plans to use several containers, thereby removing them from the unused inventory, while also lowering the overall cost of the build. In addition, using them in this way conforms to the principles and values of Garden City as an example of the kind of ingenuity and conservation desired by the founders and the current community.

I believe everyone involved in this project does have the best interests of the neighborhood in mind. They show a willingness to work with the community and are committed to ensuring the safety, security and well being of its residents. The project would be a welcome addition to the LWC District by promoting the arts and helping to grow the community in a positive direction. Thank you.

Sincerely,
Andrew Groth
andrewgroth1230@gmail.com

To: planning@gardencityidaho.org
From: andrewgroth1230@gmail.com

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From: [planning](#)
To: [Christian Samples](#)
Subject: FW: Public Comment re: DSRFY2019 - 4 - Mixed Use Development
Date: Monday, October 21, 2019 8:42:16 AM

From: Betsie Richardson <betsie.richardson@gmail.com>
Sent: Thursday, October 17, 2019 12:41 PM
To: [planning](mailto:planning@GARDENCITYIDAHO.ORG) <planning@GARDENCITYIDAHO.ORG>
Subject: Public Comment re: DSRFY2019 - 4 - Mixed Use Development

Design Review Committee, Planning Staff & City Council:

I am a working artist with a studio in Garden City on 33rd Street. Project DSRFY2019-4, the 35 repurposed shipping containers proposed, is just down the street from where I work. I'm a big fan of the project.

When I think of vibrant cities, I think of public art, unique architecture, great food and an appetite from the community to embrace different. Call it the opposite of cookie-cutter.

I just hosted 200+ members of the public during my BOSCO open studio event (<http://boiseopenstudios.com>). I heard countless times about the growing vibrancy of Garden City, and how much people appreciate what artists are doing to make it a unique place. I see the proposed shipping containers contributing to the "artsy" vibe of Garden City that we all appreciate, while maintaining a quality design the residents can feel proud of. It's also contributing the the mixed use shops we enjoy along the Green Belt.

You don't create any buzz with another boring square warehouse or strip mall retail space. People will want to talk about this shipping container project.

Thank you for considering my comments.

Betsie Richardson

--

Betsie Richardson | Studio
m: (208) 559-5119
e: betsie.richardson@gmail.com

Instagram [@betsierichardson](#)

Facebook [@BetsieRichardson](#)

www.BetsieRichardson.com

To: planning@gardencityidaho.org
From: betsie.richardson@gmail.com

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From: [Emily Voges](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Park 33 support
Date: Monday, October 21, 2019 11:18:11 AM

Hi Chris,

I'm writing this email in support of Park 33 project in Garden City.
This would be a great amenity to grow Garden City in this district as live/work/create.

Thanks,
Emily

--



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From: emily@stackrockgroup.com

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From: [Jesson Jene Buster](#)
To: [Christian Samples](#); jj@weeboise.com
Subject: Park 33 Garden City Support
Date: Monday, October 21, 2019 11:27:57 AM

Dear Christian Samples,

Thanks for reviewing my memo of support for Park 33 slated for Design Review 10/21/19.

It was stated at a recent Boise City Council meeting, that 'we have to ride the greenbelt to Garden City to get a drink or eat on the river'. This statement sheds light into something real and true, that Garden City can continue to do this right. The 'this' is growth and development that provides for community and the economy.

Garden City is an anomaly in our current times, it's somewhat of a 'last frontier', there are few other, if any, places ready for positive development within proximity of a river surrounded by a booming economy. With strong economic growth and development valley-wide, easy access, and the immediate amenities; it is destined to be a true hub of diversity among cultures, art, outdoor activities, strong small-local businesses. Everything families, retirees, and young professionals are seeking.

This valley has provided great access to the river via parks, but there is an alarming lack of mixed-use opportunities that are at or within close proximity of the riverfront which is evidently positive analyzing other thriving cities nation and world wide. Garden City has offered the only true opportunities for people to gather add to the local economic multiplier while on the river, and has so much opportunity to showcase itself as a place like no other.

Park 33 is an optimal example of what the area is yearning for; unique spaces and opportunities for a diversity of people, businesses, and activities. Where community is at the forefront, and people come from other areas to pass time and contribute to the local economy.

Park 33 screams 'Art + People + Local' = Community'.

People can 'Live + Work + Create' in this unique space, and there is already an intense interest of small business owners and entrepreneurs with families that are intrigued and want exactly this.

Park 33 is an opportunity for Garden City to do this right, and set in stone something uniquely creative, positive, powerful, and beautiful that will offer great momentum towards the Legacy of Garden city, and enjoyed for many years to come.

As a designer and someone who has spent years studying what makes places and communities work or fail; but more importantly as someone who has spent time in the area around Garden City's riverfront, it is extremely evident what is calling out here, and that is something exactly as Park 33 is offering. We owe it to each other and to future generations, this opportunity is our responsibility.

Please do this right.

Thank you,

--



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From:
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From: [Kate Shrosbree](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Wee Boise - Letter of Support
Date: Monday, October 21, 2019 2:51:47 PM

Dear Mr. Samples,

I'm writing this letter to you in support of the Wee Boise Development. This development will further contribute to the sense of place and identity in Garden City. The plans for this development have been created by a strong team that has done work in the local area and have thought out this project thoroughly so that it will integrate with the surrounding built fabric. I work at Stack Rock Group Landscape Architecture and have been watching the team develop these plans with heart and careful planning. This mixed-use space will contribute to the vibrancy in Garden City by not only creating residential fabric but also creating opportunities for small local start-up businesses. Thank you for your time and consideration.

Sincerely,

Kate Shrosbree

Home Address:
1702 S Merrill Street,
Boise, Idaho, 83705

--



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.....
DSRFY2019 – 4 – Mixed Use Development

Your Name DANA BOWEN Date 7 Oct 19

Your Physical Address: (118 E. 33RD St) - 1912 17TH St

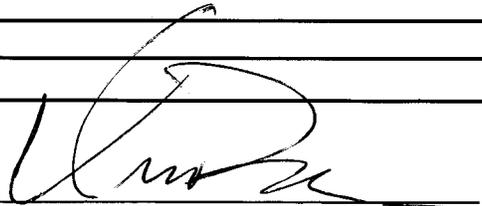
(Please select) I wish to be kept informed of any additional future meeting dates:

Yes No

(Please select) Regarding this application I:

Support the Application Am Neutral Oppose the Request

Comments:

Signature: 



DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street • Garden City, Idaho 83714 • www.gardencityidaho.org
Phone 208/472-2921 • Fax 208/472-2996 • planning@gardencityidaho.org

September 17, 2019

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From: [Melissa Levick](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: In support of Park 33
Date: Tuesday, October 15, 2019 7:02:34 AM

Hi Christian,

I am emailing in support of Park 33, the mixed use space in Garden City. Our city needs more affordable yet architecturally interesting housing, more retail, and more live/work spaces, and this project accomplishes all of these things. Plus, Park 33 fits squarely into the 50 year plan that Pam Beaumont has articulated, in wanting more green space and beautiful buildings in Garden City.

Please consider approving this project so that we as a city can keep progressing forward by attracting more residents, retail, and artists to our community.

Thank you,

Melissa Levick - Garden City Resident
4231 N Hardtail Lane
Garden City, ID 83714

--

Melissa Levick
718-913-6441

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From:
melissa.levick@gmail.com

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From: [Michelle Russell](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Park 33
Date: Tuesday, October 15, 2019 7:59:47 AM

Mr. Samples,

My name is Michelle Russell. I live in the White Water Park Apartments. My address is: 581 N. Whitewater Park Blvd. Boise ID, 83702. My business, The Kula Connection, LLC is located in Garden City at 3308 W. Chinden Blvd behind Roots Market. I am very interested in seeing Park 33 come to fruition, as this type of innovation will help continue to bring business into Garden City and foster growth for existing business. It seems a well thought out and conscious growth plan. Thank you.

All best,
Michelle Russell

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From: [Caitlin Copple Masingill](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Support for Mixed Use Project
Date: Tuesday, October 15, 2019 8:15:50 AM

Hi Chris,

My family and I live at 283 E. Thurman Mill Lane. We want to express our support for more mixed use projects, including the one coming before you from Jason Jones. We specifically chose to live in Garden City because it's NOT like Boise, Eagle, or the outlying suburbs. We want MORE vibrancy, pedestrians, cyclists, places to eat, shop, work out and hang out, and we fully support the entrepreneurs who are working hard to create a unique sense of place in the GC that only mixed use, transit friendly developments can provide.

I hope you'll approve Mr. Jones' project and future ones like it and not cave in to NIMBY-ism and lack of vision, which in my view is what has created the suburban-style sprawl that is ruining the character of the Treasure Valley.

Thanks for listening.

Caitlin



Caitlin Copple Masingill
Founder + President

T. 406.493.4281 E. caitlin@fullswingpr.com
www.fullswingpr.com

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From: caitlin@fullswingpr.com

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From: [Larry Adams](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Parkway Station - Highly Support
Date: Tuesday, October 15, 2019 8:29:44 AM

Dear Mr. Samples,

I am writing today in support for the approval of the Parkway Station project.

We returned to the US and selected Boise as our new home 2 years ago from an expat posting in Canada. At that time we were surprised that there were so few choices to replicate living in a metro environment that included retail, affordable housing, and walking access to the great amenities of the city. This project would provide all of the things we are looking for as we select permanent home to purchase. I promise that we would immediately move into a community like Parkway Station if it was available and affordable.

Please support the project.

Thanks in advance,

Larry Adams & Jerry Smith
9750 W Amity Rd
Boise, Idaho 83709

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From: [Will Howard, PLA, ASLA](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Park 33
Date: Tuesday, October 15, 2019 9:13:36 AM

Chris,

I wanted to reach out and express my support for the Park 33 project. We are extremely proud to be a part of a project that is so thoughtfully put together.

I believe it is a great re-use of adaptive materials and products. By creating public space that the community can embrace it will give an identity to an area that has been branded as the "Live, Work, Create" district. We can only hope for future developers to be as creative in their approach to projects. By utilizing non traditional building materials it will allow this project to evade the pitfalls of just another stucco box with fake stone on it.

By approaching the site design they way they do it will address the problems that are often present in developments with stormwater and open space. This will allow for a very interesting mix of natural elements with the density a lot deserves in an urban environment.

We encourage the city of Garden City to not only approve the project, but help promote additional projects throughout the community that have the ability to brand Garden City as the cool place to be. It will increase tax revenue, address future stormwater, and encourage the area to be the true "Live, Work, Create" area it has been branded to be.

Thank you for your time,

-Will Howard



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From:
will@stackrockgroup.com

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From: [lenes.moss](#)
To: [Christian Samples](#)
Cc: [JJ@weeboise.com](#)
Subject: Park 33
Date: Tuesday, October 15, 2019 9:46:48 AM

Good morning,

I am writing in favor of proposed project Park 33. This mixed use development will be an incredible attraction for tourism, local business owners and residents alike. As aesthetically pleasing as it is, it is also very functional in thought and purpose and would serve the community well. The affordable residential space is something everyone yearns to have access to and the proximity to other businesses and the River make it a solid investment. Voting to pass this new age, forward thinking development would ensure success for people of all ages and backgrounds. It must be said that a lot of hard work, effort and astute calculations went into this architectural design. My grandfather was a builder and my father is a builder. I have been around construction all my life and I urge you to see the future that is Park 33.

Sincerely,
Lenes J. Moss

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From: [Hannah Brie](#)
To: [Christian Samples](#)
Cc: JJ@weeboise.com
Subject: In support of Jason and Kristen Jones commercial container project
Date: Tuesday, October 15, 2019 10:55:06 AM

Hello Chris Samples,

I am writing to voice my support for the commercial container project being developed by Jason and Kristen Jones. Not only do I think it will be a beautiful addition to the area but it's going to create a movement towards advancing the community, creating a welcoming space for potential businesses to grow and service their customers, thereby bringing the community closer together. It excites me to see this potential project establishing in Boise. Thank you for your time.

Hannah Brie
Clarity by Hannah Brie
www.hannahbrie.com
Instagram @clarityboise
Facebook @clarityhannahbrie

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From: [Joe Jaszewski](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: In support of Park 33
Date: Tuesday, October 15, 2019 12:00:22 PM

Hello,

I live on Thurman Mill St. in Garden City and am writing in full support of the Park 33 project.

This project is the exact reason why my family and I moved to the Work-Live-Create District: small-scale, creative, innovative, diverse, pedestrian-oriented development that promotes community, sustainability, and is economically resilient. I love the design and purpose of it. The shops and spaces housed therein will be wonderful additions to our neighborhood and I can't wait to explore what it becomes. I hope it receives full support from the city and can begin construction ASAP.

My only disappointment with the project is the two off-street parking spaces, which I understand is mandatory per city code. My wish is that there would be no parking requirements in the Work-Live-Create District and property owners could utilize their land to the highest and best purpose without inviting more subsidized driving in the neighborhood.

Thank you for your time and consideration,

Joe Jaszewski

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From: joeja6@gmail.com

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From: [william](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com; linda.orton79@gmail.com
Subject: Park 33 Project
Date: Tuesday, October 15, 2019 3:55:09 PM

Please support the Park 33 project in Garden City.

This innovative project would provide a number of creative retail work spaces alongside living space.

The project offers guests and visitors a unique experience unlike any other.

The use of shipping containers is a smart efficient use of repurposed materials that are architecturally interesting and affordable.

This will be a wonderful pedestrian friendly shopping experience that will most certainly attract both local residents and visitors to Garden City.

Please support this project.

Best Regards,

William and Linda Graham
4230 Clayton Court
Leavenworth, Kansas
66048

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From: [Leigh Moss](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Park 33 Endorsement
Date: Tuesday, October 15, 2019 4:34:14 PM

Good Evening,

Please accept this as my support of the proposed new project Park 33. Speaking from a real estate perspective, this development will serve as a great attraction for local residents and tourists alike with it's proposed mixed use tapping into both commercial and residential sides of the market.

The developers have taken great care to ensure responsibly sourced materials, design of the site plan to encourage pedestrian traffic and have collaborated with a strong architectural firm to ensure a quality aesthetic feel that promotes strong consumer engagement.

This type of development has seen great success in other areas of the country and stands to be a strong anchor in this community for generations to come.

I highly encourage you to elect to move forward with approving Park 33.

Sincerely,
Leigh Moss



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From: [Court Etherington](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: "Park 33" East Garden City
Date: Wednesday, October 16, 2019 7:38:16 AM

Hi Chris,

I live in the Waterfront District here in Garden City. Some very cool things started happening on 36th street and 34th street a couple of years ago. The area, mainly consumed with mobile homes, started to change and older homes and mobile homes were changed out for new townhomes and multi-family homes. In other words, the place was being cleaned up.

Now I've learned that a new project is underway on 33rd Street. It's called Park 33 and is a live-work type development that will vitalize the area dramatically for the better.

My wife and I give our full support to this cutting edge endeavour. It's another positive for our community.

Thank you for your attention to this very important matter.

Court & Yvette Etherington

3598 N Prospect Way

Garden City

208-784-6624

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From: [Adam Straubinger](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Park 33
Date: Wednesday, October 16, 2019 9:35:19 AM

Chris,

I am a Garden City resident living in the Live-Work-Create District. I am writing in support of the Park 33 project, which I believe compliments the character and vision of the Live-Work-Create area. This project will provide unique business, creative, and residential opportunities for our neighborhood, and is a welcome deviation from the current developments in the area.

Thank you for your efforts! I know this plan is different than most other concepts, but I hope that the city can work with the applicant to move this project forward.

Adam Straubinger
262 E. 36th St.

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From: [Rachel Henley](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Park 33 Project
Date: Wednesday, October 16, 2019 10:15:22 AM

Hello Chris,

I am writing you today to give my support for this project. Although I am not a resident of Garden City, I've been able to read much about the growth of your city, the variety of activities it offers to locals and tourists, and the vibrant community it hosts. I know that my family and I plan to make a trip to the area in the next couple of years, and would love an eclectic space like this to visit. I realize it's a bold move to offer modern and trendy spaces in a traditional area but I think it would also showcase the city's forward-thinking.

I hope that the council considers the Park 33 proposal and approves the project. I know Jason Jones personally and he has a passion for community, above profit or notoriety. He'll be a great asset to the growing neighborhood.

Thanks for your time.

Sincerely,
Rachel Henley
6013 Marion Street
Shawnee, KS 66218
816-456-0190

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From: [Newman, Sherman](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Park 33 and an Improved Garden City
Date: Wednesday, October 16, 2019 11:32:30 AM

Mr. Samples and To Whom It May Concern,

I visited Garden City in April for the first time, and I was most impressed with the beauty and the growing possibilities on your side of the river! I really enjoyed Garden City, but it seems like for fun one must cross the river to Boise. I am aware of the property and location Park 33 would be, and it would be a perfect fit for the community. This is an ideal location to keep residents and visitors from spending more time and money across the river.

I also know Jason and Kristen Jones very well (10+ years), and you are not going to meet two more earnest people, who want the best for their community as I am sure so do you. Getting to know them and giving them this opportunity will surely prove my educated opinion to be your fact.

There is no doubt that change can be very uncomfortable and scary, but facing these discomforts and fears creates growth. This growth is what helps us become better people and better communities.

May God provide us all with the strength and courage to grow!

Hope to be back in Garden City real soon and meet.

Sincerely yours,

Sherman Newman
High School Teacher
644 South Blvd
Baton Rouge, La 70802

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From: [Scott Caufield](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Park 33 approval
Date: Wednesday, October 16, 2019 12:22:36 PM

Hi Chris,

I wanted to throw my support behind Jason Jones' Park 33 project that is up for review on Monday. I think it's a great idea and exactly the kind of interesting project that helps make this such a great community. Thanks for your consideration,

Scott Caufield, CFA, CPA
Pacific Value, LLC
101 S. Capitol Blvd, Ste. 502
Boise, ID 83702
Ph – 208-331-2315
Direct- 208-319-2638
Fax – 208-331-2316

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From: [Kaci Jensen](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Support: Park 33
Date: Thursday, October 17, 2019 9:07:19 AM

I think Garden City should really be open to this idea. It is the 1st of its kind in our area that I know of and is a very creative space.

Kaci Jensen
9755 w. Leo Dr
Boise, ID 83709

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From: [Rashmi Venugopal](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: WeeBoise Container Project
Date: Thursday, October 17, 2019 3:39:46 PM

Hi,

My name is Rashmi Venugopal. I recently visited Garden City because I'm interested in moving up there. It's a beautiful community. I was introduced to this project by Mr. Jones. I went to one of the meetings with the architect and the WeeBoise team. It was very impressive. I know they have put a lot of thought and consideration into the project. I think it's a great idea and in a great location for people who are visiting garden city. I know Mr. Jones goes on and on about how wonderful Garden City is and how he loves living there. It sounds like he has the city's best interest at heart. I hope you consider the opportunity and work with the team to make this a reality. Thank you for your patience and consideration.

Thanks,

Rashmi Venugopal
Director of Finance
Kemper Engineering Services, LLC (SDVOSB, WOSB)
TEL 225-923-2945
FAX 225-930-0782

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From: [Kaety Bowers](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Park 33 Support
Date: Thursday, October 17, 2019 4:04:14 PM

Chris,

I strongly support Park 33, its vision and implementation.

Re-purposing materials to build such areas is the definition of forward thinking and quite frankly, it's where the larger United States cities are/have headed.

I've viewed the project and find it to be both visually stimulating and ecologically responsible. We need more areas like this. Affordability is huge, as are areas that allow pedestrians and artists to intermix in retail settings.

I can't wait to see this come to fruition and become a cornerstone for Garden City culture!

Regards,

Kaety Bowers
5434 W 140th St,
Overland Park, KS 66224

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From: [Bobbi Cordova](#)
To: [Christian Samples](#)
Cc: [Jason Jones](#)
Subject: Park 33
Date: Thursday, October 17, 2019 10:54:35 PM

Park 33's utilization of sustainable and innovative design will offer guests a unique outdoor experience unlike any other. Visitors and locals alike will enjoy the space. It Will offer an Interesting & walkable area for people. Shipping container communities can be made on large and small scales, & can fill an affordable housing and commercial gap, fill-in vacant spaces, and be built in communities ripe for urban development.

This project will bring a new awareness, the extra activity will certainly increase values to properties near by.

I know the Jones' personally & know that their passion for this project will please everyone involved. Their attention to detail is impeccable!

Bobbi Cordova
ReeceNichols KCN
816-517-9294
Bobbi@ReeceNichols.com
M.BobbiCordova.ReeceNichols.com

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From: [Stephanie Shelley](#)
To: [Christian Samples](#)
Cc: JJ@weeboise.com
Subject: Park 33
Date: Friday, October 18, 2019 8:02:37 AM

I am so excited about this project! What an incredible addition this would be to Garden City and the Treasure Valley. I can't wait to be able to add this location to date nights and days we spend on the greenbelt with our family!! This is the perfect project in the perfect spot to add to our growing community!!

Stephanie Shelley

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From: [Karin Echols](#)
To: [Christian Samples](#)
Subject: Support of "Park 33"
Date: Friday, October 18, 2019 8:37:22 AM

Hello!

This email is to confirm support of project "Park 33" by Jason and Kristin Jones. An industrial work/live space made of repurposed materials would be an excellent addition to our Garden City Community.

Karin Otto
Face Boutique Owner
5907 W State Street
Garden City

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From: [Kristen Crowell](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Date: Friday, October 18, 2019 10:19:57 AM

Dear Leaders and Community of Garden City,

It is my understanding that you have quite a special community; so much so that of all the cities and communities in America, Jason Jones selected yours for his shipping container park concept. Jason has traveled extensively throughout the United States. He has shared his experiences of the places he has journeyed to. Many of these travel logs have piqued my interest to go and experience for myself. But of all the communities Jason has traveled to and visited, never have I heard him offer such compelling reasons for why Garden City, Idaho is not only a great place to visit, but THE place to live.

According to 2019 World Population Review, there are 4,115 cities in the United States with a population of 10,000 to 100,000 people. <http://worldpopulationreview.com/countries/united-states-population/cities/>. What an honor to have Jason select Garden City for his well thought out shipping container community! To hear Jason speak of Garden City, you would think he was a native of your community, and that it is heaven on earth. He speaks of the scenic beauty, the goodness of the people, the strong sense of community, all of which he has an intense desire to be a part of.

Jason is one of the most compassionate and giving individuals I have ever encountered. And he wants to give to your community! I can assure you that this container park community was not designed on a whim. He has spent countless hours envisioning and planning and will undoubtedly execute on his plans with exactness, while collaborating with others in your community. I am confident that allowing Jason's plans to move forward will be a win for Garden City. Anytime we allow others to bloom where they are planted, it is an opportunity for us to bloom as well. Garden City has the opportunity to attract incredible talent to its community, and to be at the core of these individuals' creative endeavors. In working with Jason to move forward his planned community, Garden City will be a part of something unique and innovative. I look forward to visiting Garden City soon, and hope that my visit will include a stop to see Garden City's thriving shipping container park community!

Warm Regards,

Kristen Crowell
816-694-8288

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From: kristen.lfc@gmail.com

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From: [Bill Belau](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Park 33
Date: Friday, October 18, 2019 2:02:12 PM

To whom it may concern:

I've been hearing all about this upcoming proposal for Park 33, and it sounds very intriguing. As a Meridian resident, my husband and I frequently visit downtown Boise to attend shows or visit shops or restaurants. The only time we're really in Garden City is to attend a Hawks' game. This Park 33 could be interesting enough to draw people from around the area to Garden City. I love the idea of using the repurposed shipping containers, and think it will add a neat industrial vibe to the area.

Thanks,
Jill A Belau
2703 S. Weber Rapids Pl.
Meridian, ID

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From: [Larry Williams](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: Park 33
Date: Friday, October 18, 2019 2:07:29 PM

Chris Samples,

I have ridden my bike by and looked at the property proposed for the Park 33 project and it looks like a positive use for the property. It seems to fit in with the objectives of that area and would, in my opinion, be a positive addition. Thanks for your time and consideration.

Larry Williams
4481 N. Waterfront Way
Boise, Idaho 83703

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From: [Wee Boise Inc.](#)
To: [Christian Samples](#)
Subject: Fwd: Delivery Status Notification (Delay)
Date: Friday, October 18, 2019 2:50:43 PM
Attachments: [ATT00001.htm](#)
[icon.png](#)

Not sure if you received this

Attn: Jason Jones
Wee Boise Inc.
921 S Orchard Street
Suite G
Boise, Idaho 83705

Mobile: (225)284-9102

Begin forwarded message:

From: Steven Miller <smiller73@gmail.com>
Date: October 18, 2019 at 7:19:57 AM MDT
To: jj@weeboise.com
Subject: Fwd: **Delivery Status Notification (Delay)**

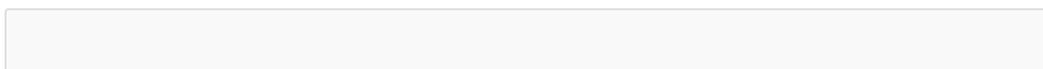
I thought this might be the best way to have the response message in hand.
Resent again this morning.

----- Forwarded message -----

From: Steven Miller <smiller73@gmail.com>
Date: Fri, Oct 18, 2019 at 9:08 AM
Subject: Fwd: Delivery Status Notification (Delay)
To: <csamples@gardencityidaho.com>

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From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Date: Thu, Oct 17, 2019 at 11:48 AM
Subject: Delivery Status Notification (Delay)
To: <smiller73@gmail.com>





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From: Steven Miller <smiller73@gmail.com>

To: csamples@gardencityidaho.com

Cc: jj@weeboise.com

Bcc:

Date: Tue, 15 Oct 2019 09:07:36 -0400

Subject: to whom it may concern

My name is Steven Miller. Although my residence is currently 171 Bunker RD., Rotonda West, Florida, I travel widely, and spent time in Boise as recently as this past year. While exploring some of the local scenery and taking advantage of the eateries there was a surprising number of enterprising residents who expressed a desire to start their own businesses, but were stymied by the start up costs due largely to the expenses associated with available space in desirable locations.

It is my firm belief the project being considered for approval by Mr. Jason Jones, would serve as a vehicle to afford the opportunity for many of these frustrated entrepreneurs. If the finished project resembles the proposed plans, (which of course they would) you would find a very reasonable answer to the dilemma facing this group, and the many thousands of people, like myself, would flock to explore this concentrated section of the city to examine what the craftsmen, and craftswomen, have produced.

Turning a non productive vacant site into a location where these folk might be able to produce revenue generating items, where not only tourists could shop, but local persons could gather for a cup of coffee, or to dine, would appear to be nothing less than a perfect opportunity to turn an empty space into a thriving enterprise, benefiting everyone involved.

I truly hope you will give this endeavor the consideration it deserves.
Sincerely,
Steven Miller

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From: weeboise@gmail.com

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From: [Hannah Ball](#)
To: [Hannah Ball](#); [Jenah Thornborrow](#)
Subject: Future planning the East end of Garden City
Date: Sunday, November 10, 2019 12:12:13 PM

Dear decision makers, friends and residents of the East end.

A few thoughts about zoning and proposed projects in the East end.

Being a young developer when I don't fully understand a site or project it's fairly simple to do many hours of research and find projects across the country that demonstrate how a similar project preformed.

I believe my career in development is an education of sorts and often the research I discover will teach me about new product.

If this was a college paper I guess you could say it's somewhat of a comparison of two projects and how these projects relate to code and overall affect "cohesive planning in the East end", I guess you could say that would be the title of this paper.

Cohesive planning in the East end

Project 1. The Boardwalk. 41st Street and 40th Street. 2 product types in under 10 acres of land with over 400 units proposed, taller buildings 1 proposed at 8 stories on the river.
Application type: Design review.

Research Discovered: The last few months I have done research to look at the elements of a hotel, both pros and cons to creating this product in an urban environment.
Quite fascinating was the different types of Hotels and what they might need from a community or city to function well.

This first article was a short read and provided great information to the style of Hotel.

<http://thekraemeredge.com/recipe-successful-urban-resort/>

<http://thekraemeredge.com/recipe-successful-urban-resort/>

The Boardwalk has said to be a "full service Hotel" in a destination setting. One key point was in a destination hotel, hotel residents want or need to explore the community, have things to do and see nearby and have an experience. This will mean hotel guests walking through the surrounding neighborhoods, exploring the community enjoying river recreation and the river bank environment, eating locally, and hopefully leaving Garden City with a memorable experience. If the hotel wished to have success they must offer (or the community must offer) places to eat, entertainment, recreation, and other unique opportunities for the "destination".

In the 34th Street specific area plan my team and I looked at a variety of things that would actually encourage future development.

- We looked at how adjacent parcels will develop

How our height placement would not be negative

- We looked at the entire idea of what are the people doing when they are on 34th Street and we created the product to reflect that.

One key element I didn't know at that time but understand now is the big picture idea of "how will future parcels develop, what uses will follow and how will it compliment the community. In retrospect having to master plan the 34th Street area gave certainty to future development.

The importance of Master planning. Master planning in a large scale project provides some ideas and tools for future parcels to re-develop. There is no negative outcome to thinking ahead when planning. I would not hesitate to ask any large scale application the question of "how does an adjacent lot not part of this application develop appropriately"? If this can be answered with a few options and fits code than likely healthy development will continue. If the answer is unclear than it could cause for an unorganized approach to planning & development.

I don't believe there is any issues with creating a master plan to a large scale development.

I think back to a comment made by Mayor Evans as he described the East end from a previous and historical perspective. He stated true facts about the uses we previously saw in the East end; auto body next to commercial, next to housing, next to manufacturing.

A sort of patch work of planning with very little master planning approach, but that was the past today we can evaluate planning for what we want to be in the future.

Project 2. Park 33, a small scale mixed use project, that uses shipping containers as materials (amongst others) provides retail, food and residential units. Application Design review. This style of development would often be seen in a "destination environment" often patrons would visit based on the unique characteristics of design. This could be a local destination or a tourist destination.

This would probably be a place to get a "world famous chocolate chip cookie" see local art or add a picture to instagram with some clever hashtag "Garden City Live".

Both of these style of projects steer the East end in the direction of "destination". While one is large scale and feels to be a bit more typical of what you might see in a commercial zoning the other is small scale and might feel more neighborhood.

We have designed a code to hopefully promote cohesive planning, as a community hopefully we are considering the effects of wanting a destination location, and the effects on infrastructure, attracting tourists, community safety, master planning, maintenance and sustainability of our city.

How many trash cans will the Greenbelt need in the future? How many bike racks, how many pet parks, how will a subdivision and a full service hotel blend appropriately. How do we want the future mayor (20 years time) to describe the East end?

There will be more papers to follow and more conversations to be done regarding the planning of the East end.

This is not a support or deny either project but rather I believe this is appropriate timing to start having honest conversations of what we want for and from our community.

All The Best,

Hannah Ball
Garden City | 808-673-5815

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From: deeachilders@gmail.com
To: [Jenah Thornborrow](#)
Subject: DSR2019-04 Mixed use project at 208 E 33rd St
Date: Tuesday, November 12, 2019 12:28:29 PM

I am against this project as I do not think it fits with the dynamics of the Work Live Create plan intention. It feels very manipulative of the applicable codes; primarily as it relates to parking – or lack there of in providing off-street parking for the tenants and patrons of the studio’s rented to “creatives.” This feels and will look like a 15 unit commercial building with no off-street parking. Also, what is stated on the plan submitted varies with additional intention of the builder as quoted in the Idaho Statesman article 9/26/19.

Approval of this plan will set a precedent for the area.

Thank you for your consideration!

Warmly,
Dee Childers
9505 W. River Beach Lane
Garden City, ID 83714
208-830-4455

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Urban Willow LLC
210 Murray Street
Boise, Idaho 83714

August 22, 2019

Via Hand Delivery

The Honorable John G. Evans
Mayor of Garden City
6015 N. Glenwood Street
Garden City, Idaho 83714

Re: In the Matter of Specific Area Plan SAPFY2019-1 and Planned
Unit Development PUDFY2019-1

Dear Mayor Evans:

Please accept this letter on behalf of Urban Willow LLC as a request for reconsideration of the City Council's approval of the Specific Area Plan (SAPFY2019-1) and Planned Unit Development Master Site Plan E 34th Street, et al. Garden City, Ada County, Idaho (PUDFY2019-1) as set forth in the Findings of Fact, Conclusion of Law and Decision dated August 14, 2019 (collectively, "34th Street Area Plans"). Specifically, Urban Willow LLC requests that the 34th Street Area Plans be rescinded on the basis that the 34th Street Area Plans includes certain conditions that negatively affect the development potential and marketability of the subject parcels in the current economic environment. Urban Willow LLC requests that the subject parcels be restored to the status as existed prior to the adoption of the 34th Street Area Plans.

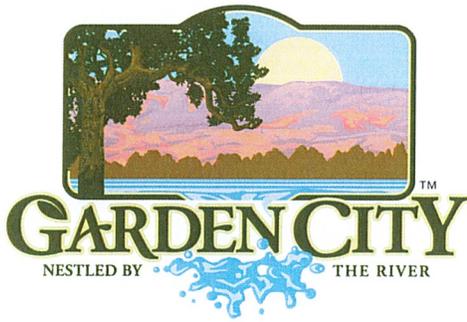
Also, this letter shall confirm that Nate Mitchell is the sole authorized agent for Urban Willow LLC. You are authorized to discuss with Mr. Mitchell matters involving Urban Willow LLC, the 34th Street Area Plans and real properties owned by Urban Willow LLC subject to the 34th Street Area Plans. Mr. Mitchell's status as the sole authorized agent for Urban Willow LLC with respect to these matters shall continue until you receive written notice of revocation issued by the undersigned.

Thank you for your consideration of this matter.

Urban Willow LLC

By: 
Richard M. Phillips, Manager

cc: Jerry Alberg
Dava Kevin Bowes



CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714
 Phone 208/472-2900 • Fax 208/472-2996

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Agenda Item # or name: DSRFY2019 – 4 – Park 33

Date: 10/21/2019

PLEASE PRINT LEGIBLY

Name: Meryl Lingard

Physical Address (City & State of residence, not PO Box):

215 E 33rd St

GARDEN CITY

E-Mail: MerylLLidaho@msn.com

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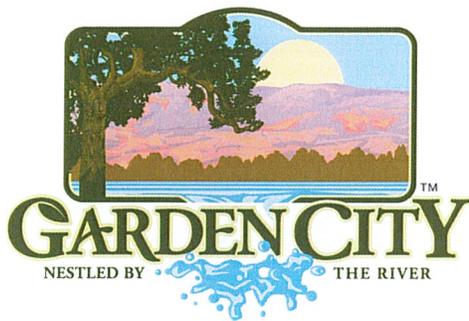
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Do you wish to be an interested party? Yes _____ No

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 Written Signature (only if not testifying)



CITY OF GARDEN CITY

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Date: 10/21/2019

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Name: DAVE BRANDT

Physical Address (City & State of residence, not PO Box):

215 E. 33

GARDEN CITY 83714

E-Mail: davebidaho@msn.com

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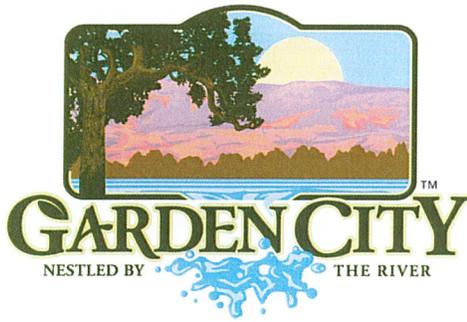
Do you wish to testify? ? Yes No

Do you wish to be an interested party? Yes No

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Five horizontal lines for handwritten comments.

Written Signature (only if not testifying)



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Agenda Item # or name: DSRFY2019 – 4 – Park 33

Date: 10/21/2019

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Name: LOUIS LANDRY

Physical Address (City & State of residence, not PO Box):

211 E. 33rd St.

Garden City, ID 83714

E-Mail: lou.landry@cablcone.net

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<input type="checkbox"/> White	
<input type="checkbox"/> Male	<input type="checkbox"/> Female
Disabled	<input type="checkbox"/> Yes <input type="checkbox"/> No

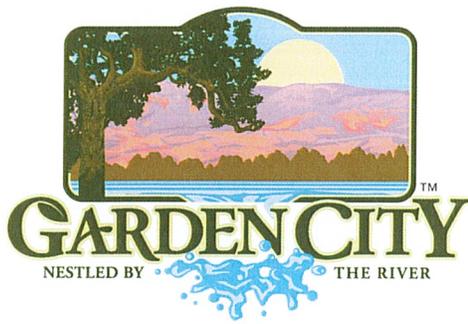
Choose one: _____ Support the application _____ Neutral Oppose the application

Do you wish to testify? Yes _____ No

Do you wish to be an interested party? Yes _____ No

If you do **not** wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

Louis Landry
Written Signature (only if not testifying)



CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714
Phone 208/472-2900 • Fax 208/472-2996

PUBLIC HEARING
SIGN-UP SHEET

You must sign up to testify – or submit comments

Agenda Item # or name: DSRFY2019 – 4 – Park 33

Date: 10/21/2019

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Name: Hannah Ball

Physical Address (City & State of residence, not PO Box):

215 E. 34th St

Garden City ID 83714

E-Mail: hannahballcan@gmail.com

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<input type="checkbox"/>	Hispanic or Latino	
<input type="checkbox"/>	White	
<input type="checkbox"/>	<input type="checkbox"/>	Disabled <input type="checkbox"/> Yes <input type="checkbox"/> No
Male	Female	

Choose one: Support the application Neutral Oppose the application

Do you wish to testify? Yes No

Do you wish to be an interested party? Yes No

If you do **not** wish to testify orally, your comments on this sheet will be read into the record – so long as they are written legibly, signed below and do not exceed the space allotted.

This project captures the essence of the live, work create district! it promotes walkability & a mixed use concept
It will add value to such groups as the chamber of commerce and Gardencity visitors
beavuo. we need more exciting development
Did we not design the comp plan to be a destination in this area? -

Written Signature (only if not testifying)

From: [steven.gossett](#)
To: [Jenah.Thornborrow](#); [steven.gossett](#)
Subject: DSR2019-4, 34th St. CONTAINER PROJECT
Date: Tuesday, November 12, 2019 6:51:43 AM

November 12, 2019

Mayor John Evans, Garden City Council, Pam Beaumont,

Elfreda Higgins, Jeff Souza, James Page

I am writing in regards to the DSR2019-4 mixed use project of re-purposed shipping containers located at 208 E. 33rd St. My concern is over parking and best use for the site. My business, Gossett Landscape, located at 312 E. 36th St. has been negatively impacted by previous exceptions to parking requirements – specifically the Luchiano's Restaurant, that was built disregarding Garden City parking codes and rules regarding parking for businesses and customers. Not one parking space was provided!

Patrons block both sides of the entry to my business, Gossett Landscape at 312 E. 36th St. and into my driveway lane making entering and pulling out dangerous or impossible, particularly with the speed that people drive to and from the Waterfront. I have talked extensively with employees and management of that business and the lack of parking has killed the 'off season' cold month business for Luchiano's without vehicular patron parking. Greenbelt patronage essentially disappears. Those parking regulations reflect real usage and need, support healthy businesses, community and promote safety for vehicles and pedestrians.

The Idaho Statesman article on 9/26/19 referenced Jason Jones looking for and using 'loopholes' to these requirements. I urgently request that the Mayor and Council ensure that the Live-Work Concept is not just a sales pitch, and that there will be an actual mix of residences and studios, and that the safety and usage are respected by actual parking needs. Please promote responsible design and code enforcement. Disregarding common sense and code requirements affects public safety, congestion and ultimately business health and success.

Sincerely,

Steven Gossett

Gossett Landscape and Design

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From: [Terri Hagmann](#)
To: [Jenah Thornborrow](#)
Subject: DSR2019-04 Mixed use project at 208 E 33rd St
Date: Tuesday, November 12, 2019 12:42:40 PM

I am against this project. I do not think it fits with the intentions of the Work Live Create plan intention. It feels very manipulative of the applicable codes; primarily as it relates to parking – or lack there of in providing adequate off-street parking for the tenants and patrons of the studio’s rented to “creatives.”

Whar is stated on the plan submitted varies with additional intention of the builder as quoted in the Idaho Statesman article 9/26/19.

Approval of this plan will set a precedent for the area.

Thank you for your consideration!

Terri Hagmann
9505 W River Beach Lane
Garden City, ID 83714
208-995-6388

Please excuse my typing errors. This message is being sent from my cell phone.

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From: [Richelle Greene](#)
To: [Christian Samples](#)
Cc: jj@weeboise.com
Subject: In Support of Park 33
Date: Wednesday, November 13, 2019 10:20:06 AM

Dear Chris,

Though I am not a Garden City resident, I am a small business owner, and the approval of the Park 33 Project is vital to the Treasure Valley's growth. With the ever-rising costs of rent, affordable housing is an absolute necessity to Garden City, and ultimately the entire city of Boise and the surrounding areas. Many Idaho natives are simply no longer able to live in the cities they were raised in, due to the over inflation of housing costs. Not to mention, local small business growth cannot and will not occur without more bugetarily conscious spaces. Park 33 is a shining example of what we should be attempting to create in the state of Idaho. Affordable space for small business and housing is of paramount importance to the community.

Sincerely,

Richelle Greene
239 West Cherry Ave.
Meridian, Idaho 83642

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To: csamples@gardencityidaho.org
From:
richelle.glutenfreegalaxy@gmail.com

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November 8, 2019

Mayor John Evans
Council President Pam Beaumont
City Hall
6015 N Glenwood
Garden City, ID 83714

Dear Mr. Evans and Ms. Beaumont,

First, congratulations to you, Pam, for handily winning your reelection. You have done so much for Garden City, and I know you still have a lot more energy and care to give to our community. Secondly, all of the hubbub and excitement in the Live-Work Create District is very exciting! I'm hearing all sorts of buzz from neighbors, Surel's Place staff and Jason Jones and Hannah Ball, both of whom have worked to consider Surel's Place in their current and future plans in creative, generous ways. The current Wee Boise plans, for example, show many adjustments to the original that are direct responses to some of my original concerns, and I think the current iteration is modern and welcoming and interesting.

It would not come as a surprise to Jason that two of my original concerns—parking and noise—are still forefront in my mind or that I'm depending on the city to ensure that his project moves forward in ways that take into account existing and future residents, neighbors and businesses. When I spoke to him last, he had already devised noise abatement strategies and reminded me that all of the businesses would close by 10pm. Still, I'd like assurances from the city that the noise ordinances won't be softened and that they will be enforced, as our residents do need to be able to Live Work and Create (and Sleep) in Surel's Place. If our residents can't escape regular invasive noise, our organization will suffer.

Regarding parking, Jason has clearly done so much thinking and counting and number crunching, and though he feels there is ample street parking to support 30+ new businesses on our street, I am concerned. He assured me that the city wouldn't let his project move forward if Hannah's doesn't, as his is dependent on alley access for some additional parking in the rear (including some for Surel's Place). He also mentioned that he's planning on people arriving by foot and bicycle, but considering that, from our eight years of experience at virtually the same location, patrons arriving by any mode other than vehicles are rare. This, in part because The District simply doesn't have enough people living in it to provide us with all of our audience, but also because many people don't ride bikes due to distance or ability or weather. Street parking that requires people to walk multiple blocks is fine for young, spry patrons in good weather, but not for many folks, especially without better lighting and sidewalks throughout The District. If our patrons can't park or if parking even *seems* more difficult than it already is, Surel's Place will be in big trouble.

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Gillian Donahey

SURELSPACE.ORG | 212 E 33RD ST, GARDEN CITY, ID 83714
(206) 407-7529 | REBECCA@SURELSPACE.ORG

TAX ID: 45-5319151

I have not spoken to one stakeholder who doesn't understand the validity of these concerns, including Jason. I do, though, believe that there is a positive solution to be found and that he will play an integral role in helping to find it, as will the city.

I am grateful to everyone there who is hashing this out including the city council, the city staff, developers, and neighbors. I'm confident that if everyone works together, any decision made will result in the continued careful place-making that you, Pam, started with my mom. In the end, I'm sure we all want the same thing—a healthy mixed use neighborhood where existing residents, makers and businesses happily welcome exciting new endeavors, like Jason's, knowing that the work of developers and the city will result in the health and progress of our burgeoning and inspiring community.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca Kelada". The signature is fluid and cursive, with the first name and last name clearly legible.

Rebecca Kelada
Founder