

December 1, 2022

To: Garden City Mayor, Council, Zoning and Planning

Subject: The Residences at the River Club Development- the proposed 22 acre development by Lincoln Property Company (LPC West)

The plan that has been shared with current homeowners by the Lincoln Property Company (LPC West) is for 700-800 living spaces in 4 story apartment buildings. First question- where are 1500-1700 cars going to park? There are not enough auto parking spaces for residential occupants let alone any guests. Any development must provide enough parking spaces within the development to accommodate the number of parked cars. Our subdivision side streets should not become the overflow parking. The proposed development has no garages to store all occupants' personal belongings. Balconies will become storage units. All balconies in multi-story residential units should be enclosed with solid railing or better yet no balconies should face the golf course. Additionally, where are all the latest new fad electric bicycles going to be stored? Also, where are the Bird and Lime vendor rental supplied e-scooters and e-bikes going to be parked/left? 500+ plus dogs are going to go where to walk, poop and pee? A dog park is needed within the boundaries of any new residential development. Private resident's lawns and landscaping cannot become the communal litter box. Fencing adjacent to the golf course is a must to keep people and dogs from getting hit with golf balls and to contain people and dogs from accessing the golf course and using the golf course as a park. Who is liable for an injury or property damage from a golf ball?

The foothills are a treasured piece of land for healthy living and a gem for Boise and surrounding area. To build high rise buildings that block that skyline and view would be a forever lost gem. Additionally, the proposed 4 story and even 3 story rental housing complex next to a golf course and golf course community is not a good fit for open space feel.

As a perspective on a visual, the 4 story apartments next to Brixx Craft House on State Street are a comparison at what is being considered. Renters and landlords do not get involved in maintaining their living area as a community nor take care of buildings and property the way homeowners do. This apartment living style adjoining a private golf course is not something considered premier or at world class levels.

Plantation River road will become the u turn road from State Street to pull in and change directions going back west! That will jam up our subdivision traffic trying to leave. Adding all these high density units will overload sewer and water systems in our area as well as fire, law enforcement, highway maintenance etc. and will require new bond elections that will increase our property taxes. This density is just too much!

The culdesac at the end of N Fair Oaks Place currently has open access to the golf course. That area should be platted into 1 or 2 residential deeded lots meeting up with the other homes property boundaries on each side to form single family dwelling(s), which would close off that culdesac as a thoroughfare into our subdivision.

The current homes around the River Club golf course are owner occupied- 1 and 2 story dwellings. The neighborhoods are currently pretty safe, walker friendly- know your neighbors. The new development as being proposed is not the best fit for the community of the current long term homeowners and Garden City. If the development needs to go residential, then the zoning should stay at R2 to provide compatibility to the current area. An upscale 55 and older owner occupied residential community would be a perfect fit to the surrounding area and be an upscale enhancement to Garden City, providing world class and premier living on a golf course. This would provide stable owner occupied residential living, which is a healthy and necessary part of a successful city. This will provide generations of 55 and older people with an opportunity to own a home and live in a golf course community.

Commercial buildings would be a next best fit second to low density 55 and older owner occupied dwellings. Commercial buildings are typically 1 and 2 story with car traffic during business hours. Enough parking can be provided so our side streets do not become the over flow parking. Additionally, no extra dogs and people would be trying to cut across the golf course, streets and our residential property to get to the green belt.

Both of these choices provide a great return for the developer and better managed growth to the existing area, than the proposed 700-800 unit high density 4 story development.

A very important concern is flooding and floodplain change. If soil elevation is raised during the construction process, then the flood plain trajectory would change for the current neighborhood homeowners. The removal of surface land area for the Boise River to seep to during high river runoff periods or less soil for uptake of water during periods of heavy rain will cause an increase of water in crawl spaces for nearby homeowners. How will this impact the water table within the current Plantation subdivision and golf course open space?

With growth comes an increase in crime. The State Street corridor is turning into a multi-level high density rental housing strip. This high density of transitory mobile occupants living along State Street will increase crime in our neighborhoods, streets, place of work, place of shopping, and place of play.

Managing growth is a tough responsibility. Building healthy, safe, and successful communities requires short and long term vision and getting critical decisions correct. Zoning decisions become permanent and irreversible and damage to the quality of neighborhoods can and does happen. The current proposal if approved as is would forever take away a lost opportunity to create a unique 55 and older community on a golf course in the middle of a city.

We are urging you to work on mitigating the concerns and real issues that we and fellow homeowners are bringing forth for your review. We need a solution that Lincoln Property Company (LPC West) and neighbors both feel meet each other's wants and needs.

Thank you for your time and careful review.

Sincerely,

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