

From: [Aud Nachilo](#)
To: [planning](#)
Subject: Comments RE: DSRFY2019-25: Erstad Architects - The Boardwalk Project
Date: Monday, August 9, 2021 8:49:27 AM

To Erstad Architects

Regarding the proposed modifications to the Boardwalk project, specifically the site modification to an 18-story, 111-unit condominium building.

My husband and I are homeowners within the Parkway Station development and the proposed 18-story development would have a great visual impact not only to us and our neighbors, but also users of the Riverside Park and the Greenbelt.

The height of the proposed building would be completely out of keeping with surrounding buildings and create a large negative visual impact on the current skyline.

The comment regarding the modification generating 45% less traffic - whilst this might be the case overall, local concerns are regarding traffic peaks during commuting and school times; we remain concerned that a 111-unit development would significantly increase traffic at these peak times.

Regards,

Audrey & Joe Nachilo
548 E Trackstand Ln, Garden City

Total Control Panel

[Login](#)

To: planning@gardencityidaho.org
From: aud.nachilo@gmail.com

Message Score: 1
My Spam Blocking Level: High

High (60): **Pass**
Medium (75): **Pass**
Low (90): **Pass**

[Block](#) this sender
[Block](#) gmail.com

This message was delivered because the content filter score did not exceed your filter level.

Hanna Veal

From: Belinda Isley <belindaroseisley@gmail.com>
Sent: Monday, August 2, 2021 4:18 PM
To: planning

Follow Up Flag: Follow up
Flag Status: Flagged

Please share my comments to appropriate stakeholders, City Council, Design Review, ect., regarding the proposed development known as the Boardwalk.

August 2, 2021

RE: The Boardwalk

To Whom it May Concern:

I could list the code/sections that this project is in direct violation of (10 at my count)-- and it also spits in the face of the Comprehensive Plan. However, codes aside, anyone with common sense can see that an 18-story building is NOT appropriate for this site.

It is not compatible with the surrounding neighborhood *in the least*, and the mixed-use commercial designation of this area is defined: "Three story buildings and 40-60% lot coverage, with aggregated open spaces for pocket parks should guide the development pattern in this area."

I've heard that Garden City lacks the gumption to say 'no' to big developers. Word on the street is that the big guys come in and everyone at the City stares in awe, and green-stamps everything. PLEASE...you must find the courage to stand behind the codes and the Comprehensive plan, that is in place *for a reason*; and learn to say no when something doesn't comply.

Sincerely,

Belinda Isley
207 E. 35th
Garden City, Idaho 83714

Total Control Panel

[Login](#)

To: planning@gardencityidaho.org [Remove](#) this sender from my allow list
From: belindaroseisley@gmail.com

You received this message because the sender is on your allow list.

Hanna Veal

From: Claudia Celestial <claudia.celestial@yahoo.com>
Sent: Thursday, July 29, 2021 7:01 PM
To: planning
Subject: DSRFY2019-25

To Whom It May Concern:

I am opposed to the site modification of project DSRFY2019-25 by Erstad Architects at 510 E. 41st St. An 18 story building on the Greenbelt would ruin the skyline and views. It would be an eyesore and not fit in with aesthetic of the Greenbelt. Garden City does not need to make it on the map with the 3rd tallest building in Idaho with that monstrosity of a building. In addition, the impact of the traffic on Adams Street would be overwhelming. Adams Street can barely handle the increased traffic already.

I implore you to NOT approve of this site modification.

Thank you for your consideration,

Claudia Celestial
532 E. Trackstand Lane
Garden City, ID 83714

Total Control Panel

[Login](#)

To: planning@gardencityidaho.org
From: claudia.celestial@yahoo.com

Message Score: 1
My Spam Blocking Level: High

High (60): **Pass**
Medium (75): **Pass**
Low (90): **Pass**

[Block](#) this sender
[Block](#) yahoo.com

This message was delivered because the content filter score did not exceed your filter level.

From: [Don May](#)
To: [building](#); [planning](#)
Subject: Additional Thoughts re: 18-story building along Greenbelt (Boardwalk)
Date: Thursday, August 5, 2021 12:57:46 AM

There are additional Comprehensive Plan Goals that an 18-story building with only 2,000 SF of commercial space along the Greenbelt does NOT support. They include the following:

Goal 12.1 Support a positive business environment. Garden City only has a *few* places of public access to the Greenbelt. They must be nurtured and developed for commercial public use as much as possible. 2,000 SF of commercial space - especially if it is not guaranteed to be a restaurant or cafe - is not nearly enough public space for commercial use. In addition, an 18-story building will make the "main street" commercial corridor that's called out for in the Comprehensive Plan completely out of place. A more appropriate level of building - such as 9 stories - is called for if a "cute, main street commercial environment" is desired just one block away.

12.3 Create a premier destination for work, recreation, entertainment, culture and commerce. 2,000 SF of commercial space is not nearly enough along the Greenbelt. Space should be maximized for public use whenever possible, especially when it's so close to Garden City's gem: Whitewater Park.

12.3.3 Support the evolving east end of the city as a gateway destination for resort accommodations; recreation-oriented businesses; arts, entertainment and cultural venues; and craft beverage hub. Encourage non-residential uses that are compatible with the surrounding residential neighborhood. 2,000 SF of commercial space is not nearly enough along the Greenbelt. Space should be maximized for public use whenever possible, especially when it's so close to Garden City's gem: Whitewater Park.

12.3.4 Plan for the future of the expanded Whitewater Park and the opportunities and challenges additional visitors will bring to the city. The proposed development should maximize ground floor retail to support this goal, as it is within 1/2 mile of Whitewater Park.

12.3.5 Market the city to smaller businesses and support a positive environment for entrepreneurial businesses. Smaller businesses will only be attracted to the "main street" corridor at 41st and Adams if a building is installed that does not dwarf the desired corridor.

Respectfully,
Don May
120 E 41st St
Garden City

Total Control Panel

[Login](#)

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

From:
don.may.email@gmail.com

You received this message because the sender is on your allow list.

From: [Don May](#)
To: [building](#); [planning](#)
Subject: Boardwalk Tower Feedback: Deny 18 stories and Require Additional Commercial Space
Date: Thursday, August 5, 2021 12:43:50 AM

Hello,

I own property in Garden City at the following addresses:

- 120 E 41st St
- 112 E 41st St
- 4126 N Osage St

As a developer myself, I am writing to express my dismay at the proposed height of the Boardwalk condominium towers. The Boise River is a jewel of our community and should be protected as such. 18 stories is WAY TOO HIGH for a development right next to the river. Developers should take neighbors and public amenities such as the Greenbelt and the River into consideration when developing. Additionally, the proposed building would be an eyesore to ALL Garden City residents, most of whom do not want to live in a downtown area.

Fellow property owners such as myself will be negatively impacted by an 18-story building. The Comprehensive Plan discusses the preservation of property rights on pp. 57.

I hope you will only approve the original height of 9 stories, which is STILL high, but is much more appropriate.

In addition, I hope you will require the developer to provide MORE than just 2,000 SF of commercial space. Since the development is on the Greenbelt, it should support Goal 3.2 "Create public gathering places at multiple locations throughout the city"

An 18-Story Building - and a building along the Greenbelt with so little commercial space - goes AGAINST the following Comprehensive Plan Goals:

1.3 - Consider the needs of all citizens. Garden City residents do not want an eyesore visible from anywhere in the city. Citizens who utilize the public Greenbelt do not want a monstrosity of a building abutting the Greenbelt and River.

1.4 Create a premier destination to recreate. Citizens who utilize the public Greenbelt do not want a monstrosity of a building abutting the Greenbelt and River.

2.1.4. Explore the opportunities to create distinctive neighborhoods through defining the unique attributes of the individual neighborhood, the incentives needed to encourage those characteristics, and the design, architecture and development standards to guide future development. An 18-story building will suffocate future development in this neighborhood, as no one will want to live near and view such an eyesore.

3.3 Promote quality design and architecturally interesting buildings. An 18-story monstrosity does not fit into this standard.

3.2 Create public gathering places at multiple locations throughout the city. The proposal needs MORE than just 2,000 SF of commercial space. It should have designated restaurants and/or cafes.

Goal 5. Focus on the River

5.5.1 Visual Accessibility to the River. An 18-story building would NOT promote visibility of the river or a "focus on the river"

5.7 Maintain and protect the Greenbelt Pathway

5.8 Plan for the Future of the Greenbelt Pathway and the Boise River Having an 18-story structure abutting the Greenbelt does NOT protect or enhance the Greenbelt at all. It will cast a large shadow on the Greenbelt, it will be a lifelong eyesore for current and future residents.

10. Plan for the Future. An 18-story building ON the river will discourage future development, as no one will want to live near such an eyesore. We do not live in New York City. We live in Garden City, Idaho.

10.5 Create a "Main Street" corridor with commercial nodes as designated on the Land Use Map and described in the Land Use Designation. 41st and Adams is the perfect spot for a "main street" commercial zoning district. The proposed development is a mere block from this district. An 18-story building will NOT be congruent with a "main street" corridor of 2-3 story buildings. It will be COMPLETELY out of character and should be disallowed as such.

Thank you for your attention to this matter,
Don May

Total Control Panel

[Login](#)

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

From:
don.may.email@gmail.com

You received this message because the sender is on your allow list.

Hanna Veal

From: Eric Oden <eric.oden@protonmail.com>
Sent: Thursday, July 29, 2021 9:40 AM
To: planning; Pam Beaumont; Teresa Jorgensen; James Page; Jeff Souza
Subject: Vida High Rise

Hi,

I am writing to express my opposition to the Vida high rise on the river. I noticed when I hit the City home page to get email addresses, that the City motto apparently is: "Nestled by the River." That seems totally at odds with a huge building on the river. The height is totally out of scale for the Boise River in Garden City. Frankly, I am surprised that the City plans even allow for its consideration.

I will be watching this issue and you won't get my vote next election if you support and ok this obnoxious project.
Eric Oden

Total Control Panel

[Login](#)

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

From: eric.oden@protonmail.com

You received this message because the sender is on your allow list.

Hanna Veal

From: Lyn Pulliam <mrswwiii86@gmail.com>
Sent: Wednesday, July 28, 2021 8:11 AM
To: planning
Subject: Height of new proposed development

I am STRONGLY opposed to the height of this new Garden City proposed building on 41st Street! While I am not adverse to new buildings, an 18 story building would be, quite simply, an eyesore. Nothing over 3 stories should be approved for our city. I am sure you will be hearing from many Garden City residents about this.

Sincerely,

Lyn Pulliam
5293 N Watersedge Ave.
Garden City, ID

Total Control Panel

[Login](#)

To: planning@gardencityidaho.org
From: mrswwiii86@gmail.com

Message Score: 1
My Spam Blocking Level: High

High (60): **Pass**
Medium (75): **Pass**
Low (90): **Pass**

[Block](#) this sender
[Block](#) gmail.com

This message was delivered because the content filter score did not exceed your filter level.

From: [Jenah Thornborrow](#)
To: [building](#)
Subject: FW: DSRFY2019-25 - Boardwalk multi-story tower
Date: Friday, August 6, 2021 4:28:37 PM

From: Todd _ <todd@vertical-corp.com>
Sent: Friday, August 6, 2021 4:11 PM
To: Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>; Hanna Veal <hveal@GARDENCITYIDAHO.ORG>
Subject: DSRFY2019-25 - Boardwalk multi-story tower

Regarding the Design Review hearing on 8/16/21 for DSRFY2019-25, please consider this a **letter of support** for the proposed 18-story condo tower at 510 E. 41st St. Not only does it conform to code and is consistent with the development that is already taking place on the adjacent property, it will enhance the Greenbelt experience, create an exciting place to live, contribute to the city's economic vitality and be Garden City's most iconic structure. This project is truly a game changer. It is insightful, bold and will bring much needed improvements to our community. It will put Garden City and the Boise River on the map and set the bar for all future development. Thank you.

Total Control Panel

[Login](#)

To: jthorn@gardencityidaho.org [Remove](#) this sender from my allow list
From: todd@vertical-corp.com

You received this message because the sender is on your allow list.