



DEVELOPMENT SERVICES DEPARTMENT

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

January 30, 2020

Dear Property Owner:

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DSRFY2019 – 18: Bill Truax with Parkway 405 LLC is requesting design review approval for structures and site improvements associated with a mixed use development. The property is located at N. Freeride Lane, Garden City, ID 83714; Ada County Parcel # R8583760500

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

.....

DSRFY2019-18 – Design Review – Mixed Use Development

Your Name Claudia Celestial Date 2-10-2020

Your Physical Address: 532 E. Trackstand Ln, Garden City 83714

(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:

See attached

Signature: Celestial

February 10, 2020

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

Re: DSRFY2019-18 – Design Review – Mixed Use Development

To Whom it May Concern:

I am opposed to the proposed development at the corner of 42nd St. and Adams St. on N. Freeride Lane in Garden City, known as Ada County Parcel #R8583760500.

The proposed design does not fit with the aesthetics of the neighborhood. The tallest buildings in the surrounding area are three stories, and this proposed design is 6 stories tall. It will look out of place in the neighborhood, and looks like a downtown Boise building. Garden City is unique and needs to keep its distinctive personality. It does not need to become a mini downtown.

I am concerned what another 140 residential units will add to the traffic issues at the corner of Adams St. and 42nd St, which only has a two way stop on 42nd. During the busiest hours of the day, Adams Street is used by people as an alternate to Chinden Blvd. To attempt to turn left from 42nd Street onto Adams Street in the morning and evening hours is difficult at best, and adds an extra 5 minutes to commute time, as I have experienced many times.

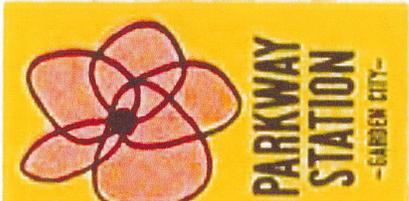
I am concerned about the safety of the neighborhood with the proposed pathway going from this monstrous development along Freeride Lane past my front porch to Riverfront Park and the Greenbelt. Future Public school uses the park as their playground and having added public access puts the children at risk. The public can continue to use 42nd Street as the avenue to get to Riverfront Park and the Greenbelt. They do not need another pathway through the Parkway Station complex, increasing public foot traffic on Freeride Lane, and another access to the school children playing at the park.

When I purchased my home in May 2019, it was advertised that the corner would have retail/restaurant/office space only, which I was excited about and which contributed to my decision. I thought the area would not be overcrowded with residents contributing to more traffic. In fact, the remaining available home in the current development continues to be advertised with the original proposal (see attached), so anyone considering a purchase is buying under false impressions.

I am extremely disappointed with this new proposal for the corner, and I would not have purchased my home if I had known the vision would change.

Respectfully submitted,

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



E. 43RD STREET

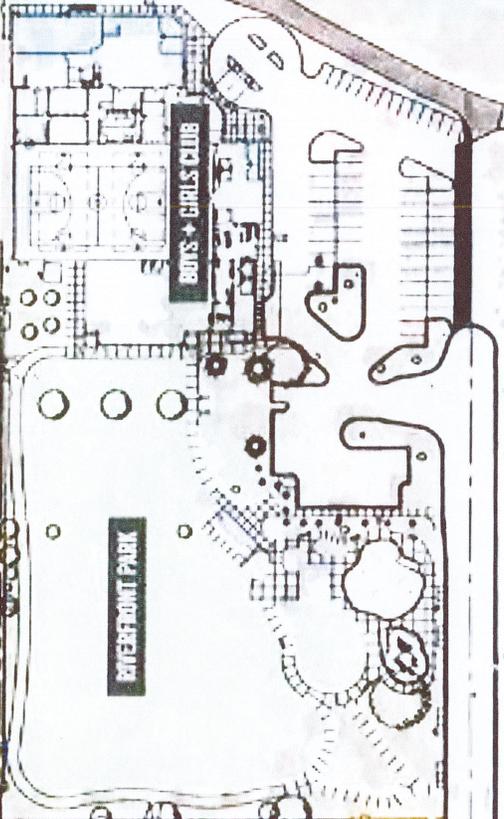
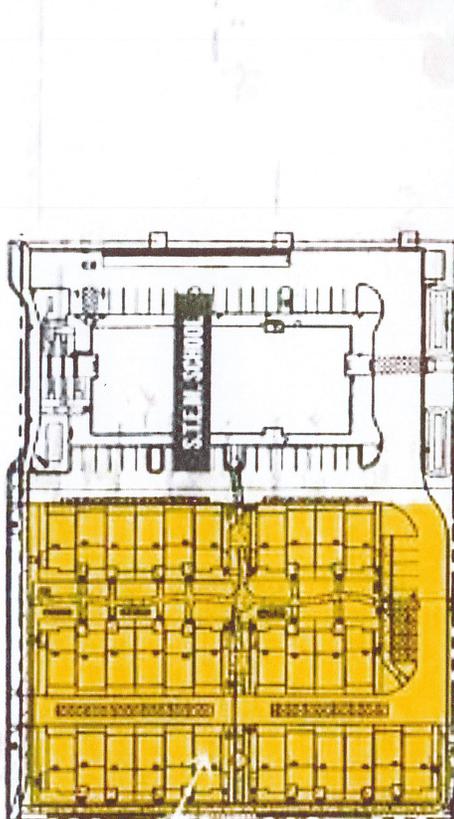
TOWNHOMES

COTTAGE HOMES

COFFEE SHOP

TOWNHOMES

ADAMS STREET



CREEKVIEW

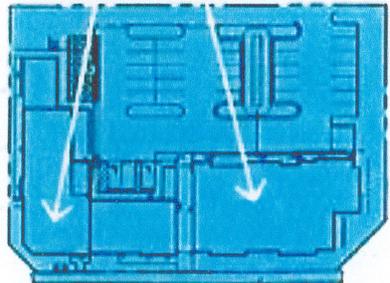
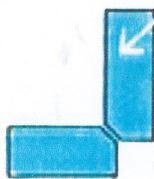
BOISE DIVER

E. 42ND STREET

RETAIL - RESTAURANTS - OFFICE

APARTMENTS

VETERANS MEMORIAL PARKWAY



SECRET

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL



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.....

DSRFY2019-18 – Design Review – Mixed Use Development

Your Name Daniel Vermedal Date 2/10/2020

Your Physical Address: 525 E. Trackstand Ln., Garden City, ID 83714

(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:

1) Traffic @ 42nd + Adams is very busy & hard to turn left off of 42nd during certain times of day. Should do a traffic study as 140 more housing units will greatly increase this problem.

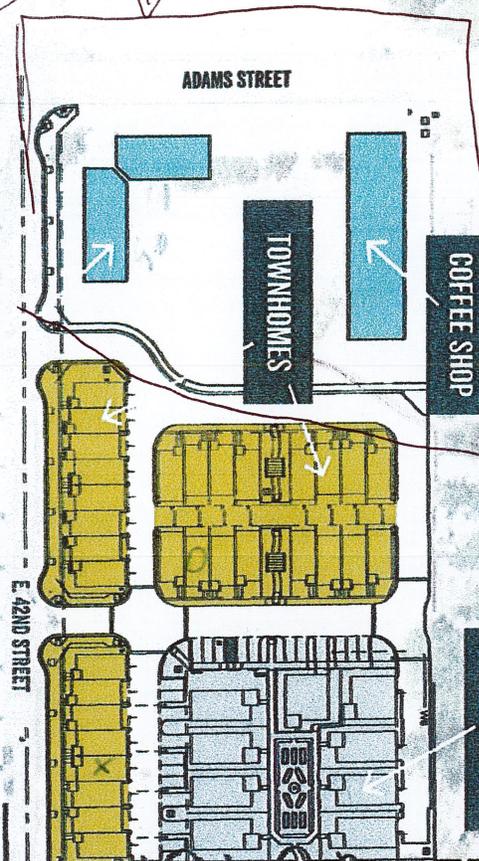
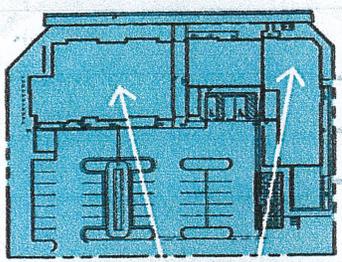
2) 85' building is Not what was represented to those homeowners of townhouses. We would not have bought if we knew of this huge bldg

Signature: Daniel Vermedal

↓
see attached

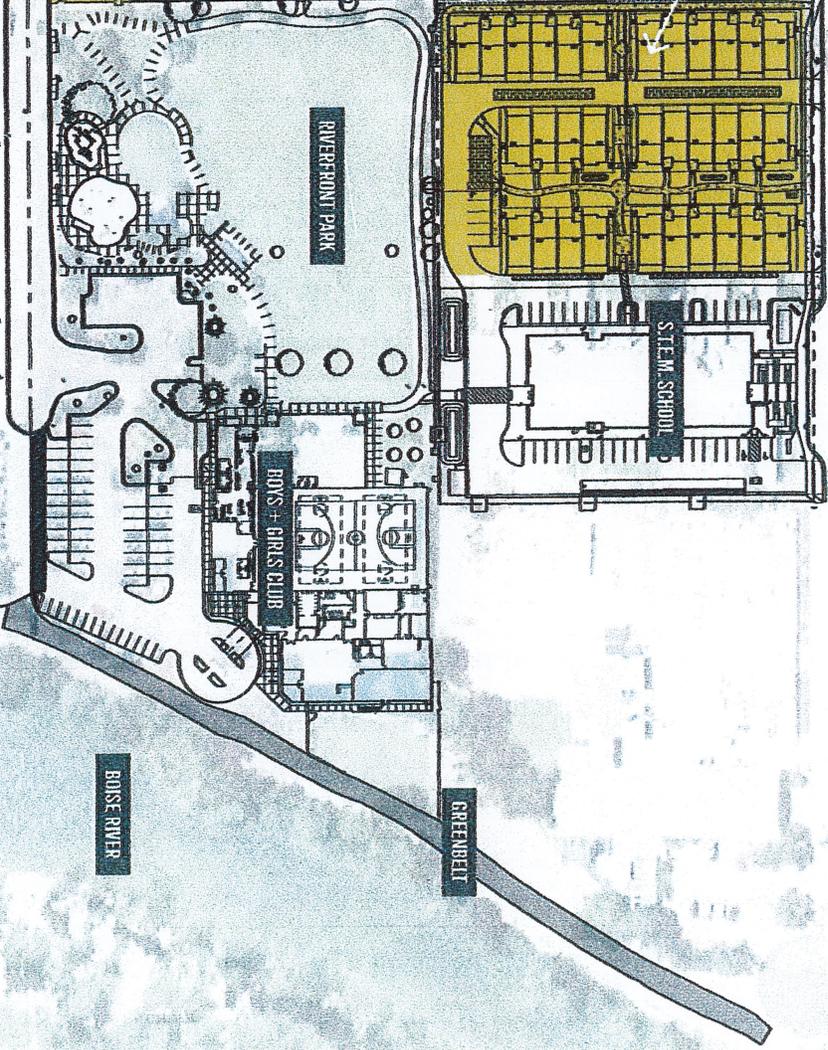


Phase 2



VETERANS MEMORIAL PARKWAY

What was represented to us as far as future development goes when we purchased in 2018.



E 43RD STREET

BOISE RIVER

GREENBELT

From: [planning](#)
To: [Christian Samples](#)
Subject: FW: Phase 4 of Parkway Station Lot 50
Date: Friday, February 21, 2020 11:19:51 AM

From: Jenny Martin <jemartin4@gmail.com>
Sent: Thursday, February 20, 2020 4:54 PM
To: planning <planning@GARDENCITYIDAHO.ORG>
Subject: Phase 4 of Parkway Station Lot 50

Hi Garden City Planning,

I understand that the review meeting for Lot 50 (Phase 4) of Parkway Station has been postponed until March 2nd. My name is Jenny Martin and I am a resident homeowner of a town home in Parkway Station (4257 N Hardtail Ln., Garden City, ID 83714). I am overall a proponent for growth and excited to see the development of Garden City's riverfront corridor. Unfortunately, I am extremely concerned with the attached proposal of 140 additional residential units without a traffic study and a realistic plan for handling the traffic at the intersection of 42nd and Adams. The proposed plan to be reviewed on March 2nd as with the initial plan for Parkway Station assumes that everyone will essentially ride their bike, walk or take public transportation to work. That is idealistic and not yet a reality in our community. I do utilize the greenbelt daily for recreational use but myself, along with most neighbors, commute via car to work as do the majority of the parents bringing their children to the schools and the Boys & Girls Club. The intersection of 42nd and Adams already has an issue with heavy traffic flows due to the addition of the Parkway Station developments (phases 1,2,3) combined with the existing apartments, the Boys and Girls Club, UPS, Anser Charter School and the new STEM school. Please do a full assessment and find alternate traffic routes before approving this project. We should be looking at the long term sustainability and livability of the area.

I also would like to request the meeting minutes for when the plans changed for Lot 50. Were the Homeowners notified? When I purchased my property in 2018, it was with the understanding that the developer planned to use lot 50 for a coffee shop with the design being built from shipping containers. The sign with the rendering of the plan/building for the coffee shop was displayed on the corner of 42nd and Adams for approximately 1 year and would have been a welcome addition to the amenities that we were expecting without the 140 additional residential units to increase traffic.

I am writing this to you as I will be out of town for the meeting on March 2nd and want to share my concerns.

Sincerely,

Jenny Martin, homeowner
4257 N Hardtail Ln.
Garden City, ID 83714

208-949-6443

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To: planning@gardencityvidaho.org Message Score: 13 High (60): **Pass**
From: jemartin4@gmail.com My Spam Blocking Level: High Medium (75): **Pass**
Low (90): **Pass**

[DSRFY2019 - 18 - All Application Documents and ...](#)

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

DSRFY2019-18 – Design Review – Mixed Use Development

Your Name Rome Acopan Jr. Date 2/13/20

Your Physical Address: 4245 N Haydtail Ln, 83714

(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:

Please, please, please consider traffic & congestion on 42nd & Adams St. 150-unit apartment plan was not part of master development plan for Parkway Station

Signature: Rome Acopan Jr.

2020-02-13
6250-170 (05)

County Parcel # R8583760500

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Christie Ertel
(208) 387-6252

From: [Rome Acopan Jr.](#)
To: [Christian Samples](#)
Subject: Written Statement for March 2 Design Review Committee / RE: Parkway Station
Date: Monday, February 24, 2020 3:51:24 PM

Dear Design Review Committee:

My name is Rome Acopan Jr. and I am a homeowner residing in Parkway Station community and development. I am writing to you to express my opposition and concern regarding the proposed development and expansion of Parkway Station on the vacant parcel on the NW corner of 42nd and Adams Street.

The basis of my opposition is that the proposed 140-unit apartment building and retail would cause more congestion on 42nd Street. 42nd Street is the ONLY ingress and egress for residents living north of Adams Street. In addition, the Boys & Girls Club and Fishers Technologies uses 42nd Street for their school buses and fleet of vehicles respectively. South of Adams Street, there are several businesses (such as Grasmick and UPS) and Anser Charter School that use Adams Street as their main means of ingress and egress in order to get to Veterans Parkway.

Please carefully consider the impact of traffic and congestion the Parkway Station expansion will put on the intersection of 42nd and Adams. Any more traffic on this intersection will also directly affect the flow of traffic at the Adams and Veterans Parkway intersection. At certain times of day, especially during “rush hour” in morning and afternoon, there is major congestion at the intersection of 42nd and Adams Street. It is not uncommon to see an endless line of vehicles stretching west to east on Adams Street, waiting to continue to Veterans Parkway. This “traffic” doesn’t even include all of the vehicles funneling onto Adams from 42nd Street (both north and south of Adams). In addition, any increased traffic and congestion would restrict the accessibility of emergency response vehicles. It may also delay the response time of emergency response vehicles who commute through the intersection of Adams and Veterans Parkway to get to their final destination.

Best Regards,
Rome Acopan Jr.
4245 N Hardtail Ln
Garden City, ID 83714
(208) 890-5578

Total Control Panel

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To: csamples@gardencityidaho.org
From: racopan@hotmail.com

Message Score: 1
My Spam Blocking Level: High

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

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Your Name STEVEN BOSCAWEN Date 2-7-20

Your Physical Address: 4230 N. FREERIDE LN GARDEN CITY ID 83714

(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: 