From:	planning
To:	building
Cc:	Christian Samples
Subject:	FW: Evidence
Date:	Monday, November 25, 2019 11:58:18 AM
Attachments:	ATT00001.htm

Could you please file this in the "public comment" for the associated DSR project?

Thank you,
Jenah

From: James Herbert <knotandburlconstruction@gmail.com>
Sent: Monday, November 25, 2019 11:43 AM
To: John Evans <jevans@GARDENCITYIDAHO.ORG>; Pam Beaumont <pbeaumont@GARDENCITYIDAHO.ORG>; Elfreda Higgins <ehiggins@GARDENCITYIDAHO.ORG>; Jeff Souza <jsouza@GARDENCITYIDAHO.ORG>; James Page <jpage@GARDENCITYIDAHO.ORG>; Christian Samples <csamples@GARDENCITYIDAHO.ORG>; planning <planning@GARDENCITYIDAHO.ORG>
Subject: Evidence

Evidence

To whom it may concern,

I wish to submit the following statement and evidence (evidence supplied at bottom) to the city for the December 2nd public hearing in regards to the proposed development of 406 40th st. and, 507, 510 41st st., the boardwalk development. Please give this serious consideration.

- Specifically concerning the 406 40th building.
    - The building is extremely intrusive to my privacy and well being. A 70' building and parking garage directly to the north of my property has an unimpeded view of my entire property, views directly into bedrooms and living spaces, providing me with no personal privacy. This is absurdly invasive, and will have a large negative effect on my personal privacy and well being. This also effects the future valuation, sell-ability and development of my property.
    - The proposed parking garage at 406 is not only unnecessary and inappropriately located, but also invasive. I will attach evidence that shows there is not currently a public parking demand that would justify placing a public parking garage in the middle of a residential street. The development will be bringing the parking concern, it does not exist in the current community. It makes very little sense to allow a zone change to install the parking garage a city block away from the attractions the developer is claiming to bring to the community. It would be far more practical and far less invasive to include the parking garage with the hotel and near businesses at the north end of the property where there will be a demand for parking, as well as, that part of the property is already zoned c-2 and will allow for such usage. A public parking garage in the center of a residential street, in a building with no public features, is a highly inappropriate location and causes undo hardship and invasion on surrounding properties and citizens.
    - The building in its proposed form is excessively tall. This will block mountain views for many of us and sunset views for others, as well as leaving many residents in a shadow where they currently have full daylight. We stand to loose views of the mountains that were a large part of our reason for purchasing our property.
    - This building does not fit in with the current neighborhood. Putting current residents in the uncomfortable situation of being looked down upon (literally and figuratively) by future residents. Having a 70' Building looking down upon trailers and single story residences is both an eye sore and will stand to cause many issues for current

residents.

- I would also like to request that garbage/waste disposal location not be placed along or near my adjoining property line.
- A suggestion as a way to move forward. Remove the parking garage, place the building as currently designed (minus garage) on grade level. This results in a 2 and 3 story apartment housing 38 units, a height and density that would be far less intrusive to the surrounding population. Any increase in set back from the south and east property lines would also be greatly appreciated.

Concerns regarding the entire project

- This project is excessively large. Placing such large buildings in a neighborhood that does not even have sidewalks or any other infrastructure to support such a large project is irresponsible and takes the needs of a developer over the needs of the community.
- This project will set a precedence for future development of our neighborhood. In a community that largely consists of vulnerable demographics and is one of the only racially diverse neighborhoods in Garden City, this project stands to begin the overdevelopment of our greenway at the expense of our most vulnerable community.
- This project brings to light questionable decisions to remove building height restrictions and increasing density in a historically low-income community. This has the effect of intentional displacement and gentrification of a vulnerable community by increasing demand and value of land that has for generations housed the working class of our community.
- The proposed building, if built, will give the community the look of Mumbai, where tall buildings sit on top of, looking down upon, a poorer community. This does little outside of causing separation and exclusion of the lower class in favor of a wealthier population.
- This project has no consideration of the current population, its facilities will unlikely be affordable by any current member of our community.
- This project offers no low income or reasonably affordable housing, again separating itself from the current community by being inaccessible financially for most residents. While there is no requirement in building code, the community feels there is no reason a small portion of the 270+ apartments couldn't be made accessible to low income residents. (This is also something the community feels needs addressed by the city as these projects begin to arise.)
- The traffic increases will be far in excess of the current infrastructure. This directly places undo hardship on the existing community.
- This project stands to have a large impact on the water table (which is very high in this community) and building underground parking and the large foundation required could potentially have a negative impact on both surrounding residences and the environment.
- There are many environment factors that could have a large impact when building such a large building along the water way, we feel need to be addressed before approval of such a project.
- This project stands to cause excessive overcrowding of the greenbelt pedestrian walkway, as well as, surface streets.

There are many large downsides to this project, particularly for the current population. We understand the city wants the tax revenue from this project, however we ask the board to seriously consider if this project is what is best for Garden City and its current residents. This project offers very few benefits to the current neighborhood, and a very large amount of negative impact. Please consider the lack of existing infrastructure for this project as a means for rejection. Please consider that this proposed project will set the stage for future development in this area. We should be able to work as a community to create a space that is supportive of local residents, local business, artists and working class citizens and our most vulnerable populations. This current projects serves to enrich a few individuals at the expense of our community and we hope you as city officials can realize the negative impacts of allowing such projects to happen in our community. We greatly thank you for your time and deliberate consideration, as this decision has a lasting effect on a large number of lives. I look forward to seeing you at the December 2nd meeting.

Thank you, be well,
James Herbert
404 40th st.

Evidence of lack of need for public parking garage

Evidence of views

25

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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 hesitant 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 cleaver 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

Total Control Panel Login

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From:
hannahballcan@gmail.com

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COMMUNITY MEETING RE: GARDEN CITY DESIGN REVIEW

Tuesday, November 19, 2019, 6:00 pm
Office of Urban Land Development
215 E 34th St.
Garden City, ID. 83714
(Across from Push N Pour)

Hello Neighbor!

Calling all Garden City residents, friends and homeowners! You are invited to attend a community meeting taking place on **November 19, 2019, at 6:00 p.m.** at the Office of Urban Land Development, 215 E 34th St., Garden City, to discuss upcoming proposed developments in our area, including, but not limited to the proposed Boardwalk Hotel and Apartments. We would like to gather community input and concerns to present to the developer prior to the next hearing. Please join us, we have a say in the future of our city!

Additionally, please keep in mind the public hearing regarding the proposed Boardwalk Hotel and Apartments development at 406 E 40th St., 507 E 41st St. and 510 E 41st St. in Garden City was rescheduled for **December 2, 3:00 p.m. at City Hall**, located at 615 Glenwood. Please attend this meeting in order to voice your concerns. The proposal consists of two (2), five (5) story apartment buildings offering 279 units, and one (1), eight (8) story hotel offering 136 rooms. This is an extremely large development that will have an impact on our current community.

Please join our email list so we can keep you posted on public hearings, meetings and important community happenings!

Email onceinever@gmail.com to help us create a way to reach out to the community.

If you cannot attend the meetings but would like to voice your concerns, please consider taking the time to email the Mayor and Council Members:

Mayor John Evans jevans@gardencityidaho.org

Council President Pam Beaumont pbeaumont@gardencityidaho.org

Council Member Elfreda Higgins ehiggins@gardencityidaho.org

Council Member Jeff Souza jsouza@gardencityidaho.org

Associate City Planner Chris Samples csamples@gardencityidaho.org

Council Member James Page jpage@gardencityidaho.org

From:	planning
To:	building
Cc:	Christian Samples
Subject:	FW: Evidence
Date:	Monday, November 25, 2019 11:58:18 AM
Attachments:	ATT00001.htm

Could you please file this in the "public comment" for the associated DSR project?

Thank you,
Jenah

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Sent: Monday, November 25, 2019 11:43 AM
To: John Evans <jevans@GARDENCITYIDAHO.ORG>; Pam Beaumont <pbeaumont@GARDENCITYIDAHO.ORG>; Elfreda Higgins <ehiggins@GARDENCITYIDAHO.ORG>; Jeff Souza <jsouza@GARDENCITYIDAHO.ORG>; James Page <jpage@GARDENCITYIDAHO.ORG>; Christian Samples <csamples@GARDENCITYIDAHO.ORG>; planning <planning@GARDENCITYIDAHO.ORG>
Subject: Evidence

Evidence

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residents.

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- A suggestion as a way to move forward. Remove the parking garage, place the building as currently designed (minus garage) on grade level. This results in a 2 and 3 story apartment housing 38 units, a height and density that would be far less intrusive to the surrounding population. Any increase in set back from the south and east property lines would also be greatly appreciated.

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Thank you, be well,
James Herbert
404 40th st.

Evidence of lack of need for public parking garage

Evidence of views

25

Total Control Panel Login

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From: knotandburlconstruction@gmail.com

Message Score: 1

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High (60): Pass

Medium (75): Pass

Low (90): Pass

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

From: Christian Samples
To: building
Subject: Fwd: Boardwalk Hotel/Apts Proposal
Date: Tuesday, November 26, 2019 11:52:35 AM
Attachments: ATT00001.htm

Please file in DSRFY2019 - 25.

Thanks,

Chris

Get Outlook for iOS

From: Jim White <jimbo80027@gmail.com>
Sent: Monday, November 25, 2019 12:57:08 PM
To: John Evans <jevans@GARDENCITYIDAHO.ORG>; Pam Beaumont <pbeaumont@GARDENCITYIDAHO.ORG>; Elfreda Higgins <ehiggins@GARDENCITYIDAHO.ORG>; Jeff Souza <jsouza@GARDENCITYIDAHO.ORG>; James Page <jpage@GARDENCITYIDAHO.ORG>; planning <planning@GARDENCITYIDAHO.ORG>; Christian Samples <csamples@GARDENCITYIDAHO.ORG>
Cc: Jim White <jimbo80027@gmail.com>; Karen White <RenWhiteRed@gmail.com>
Subject: RE: Boardwalk Hotel/Apts Proposal

To the Garden City Mayor, City Council, and City Planners,

One year ago, my wife and I took a calculated risk to buy a new NeighborWorks home here near 40th St. and Adams. We knew this was a rapidly changing section of Garden City, and finding a home we could afford near the river, greenbelt, and parks was very exciting. At first thought, the idea of a stylish Hotel and Apartments development seemed intriguing as well, but each day I walked down 40th St. towards the river for my highly valued walk, I more carefully considered the impact such a large scale project will have on our everyday lives so near to it.

Please use the authority given you, to thoughtfully consider reducing the scale such an intrusion would have on us as we live, work, and enjoy our community here in the East End, and for Garden City as a whole.

I wish to submit the following statement and evidence (evidence supplied at bottom) to the city for the December 2nd public hearing in regards to the proposed development of 406 40th st. and, 507, 510 41st st., the Boardwalk development.

- RE: the 406 40th ST. building.
    - The building is extremely intrusive to my neighborhood's well being. A 70' building and parking garage. This also effects the future valuation, sell-ability and development of our property.
    - The proposed parking garage at 406 is not only unnecessary and inappropriately located, but also invasive. I will attach evidence that shows there is not currently a public parking demand that would justify placing a public parking garage in the middle of a residential street. The development will be bringing the parking concern, that does not exist in the current community. It makes very little sense to allow a zone change to install the parking garage a city block away from the attractions the developer is claiming to bring to the community. It would be far more practical and far less invasive to include a parking garage with the hotel and nearby businesses at the north end of the property where there will be a demand for parking, as well as, that part of the property already zoned c-2 and will allow for such usage. A public parking garage in the center of a residential street, in a building with no public features, is a highly inappropriate location and causes undo hardship and invasion on surrounding properties and citizens.
    - The building in its proposed form is excessively tall. This will block mountain views for many of us and sunset views for others, as well as leaving many residents in a shadow where they currently have full daylight. We stand to loose views of the mountains that were a large part of our reason for purchasing our property.
    - This building does not fit in with the current neighborhood. Putting current residents in the uncomfortable situation of being looked down upon by future residents. Having a 70' Building is an eye sore and will stand to cause many issues for current residents.
    - I am for, progress or change, which is not intrusive and cohesively merges with current and planned community purposes which does not negatively
    - impact the riverside calming intention of this part of town.

RE: Proposed Boardwalk development

- This project is excessively large. Placing such large buildings in a growing neighborhood community that does not even have sidewalks or any other infrastructure to support such a large project is irresponsible and takes the needs of a developer over the needs of the community.
-
- This project will set a precedent for future development of our neighborhood in a size and scale completely inappropriate to the quickly establishing now.

- This project brings to light questionable decisions to remove building height restrictions and increasing density which moves contrary to any residential feel
- or enjoyment of the riverside usage such as the Heron Park in progress.
-

- This project has no consideration of the current population, its facilities will unlikely be affordable by any current member of our community.
- The traffic increases will be far in excess of the current infrastructure. This directly places undo hardship on the existing community.
-
- This project stands to have a large impact on the water table (which is very high in this community) and building underground parking and the large foundation required could potentially have a negative impact on both surrounding residences and the environment.
-
- There are many environment factors that could have a large impact when building such a large building along the water way, we feel need to be addressed before approval of such a project.
-
- This project stands to cause excessive overcrowding of the greenbelt pedestrian walkway, as well as, surface streets.

There are many large downsides to this project, particularly for the current population. We understand the city wants the tax revenue from this project, however we ask the board to seriously consider if this project (in the current form) is what is best for Garden City and its current and future residents. This project offers very few benefits to the current or future neighborhood, and a very large amount of negative impact in the manner of sheer scale. Please consider the lack of existing infrastructure for this project as a means for rejection. Please consider that this proposed project will set the stage for future development in this area. We should be able to work as a community to create a space that is supportive of local residents, local business, artists and mixed income citizens. This current projects serves to enrich a few individuals at the expense of our community and we hope you as city officials can realize the negative impacts of allowing such large scale projects to happen in our community. We greatly thank you for your time and deliberate consideration, as this decision has a lasting effect on a large number of lives. I look forward to seeing you at the December 2nd meeting.

Jim and Karen White
321 E 40th St.
Garden City Idaho 83714

Evidence of lack of need for public parking garage

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From: jimbo80027@gmail.com

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Low (90): Pass

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Attention Chris Samples, AICP November24, 2019

Associate Planner, Garden City, ID 83714

Re: Michael Talbott, Boardwalk Project

In an October 2019 interview/article (*1) Michael Talbott had a lot to say about his proposed ideas for developing Garden City and his Boardwalk project:

"We will start with the entitlements. It could be next year or the year after," he said. "We will wait until it looks good and hopefully that's soon – but I'm not under any time pressure."

"We're going to try and help them as best we can," Talbott said of the people living in the homes on the site. He said he is working with Garden City officials on ideas to find new sites for some of the mobile homes.

"We really hope to clean up the river and make it more accessible for everyone," he (Talbott) said.

Since Mr. Talbott clearly states he is not in any rush, in my opinion slowing this project down some would be in Garden City's best interest. Growth and development can be a good thing, but explosion on this scale is unprecedented and planning is imperative for the success of the developer, and the need for Garden City existing (and new) resident's long term livability. There is an opportunity here for the city to assist in creating a wonderful project that enhances and compliments Garden City itself. (A failed hotel, empty retail spaces, etc., would not be an asset for the area. Such a failure is easy to imagine going on to deal with a large homeless population moving into this area.

I have attended a few meetings where representatives for Mr. Talbott have been provided. Questions and concerns asked by residents have not been answered in much detail. It does not seem real progress is being made in relocating residents. Evidently the facts and figures continue to change but overall it is clear this project will greatly impact and overshadow the existing neighborhood. Perhaps a few renters can view this as a means to get out of the area, but overall many people live here because it is affordable and they can be property owners. Few have the means to sell and re-establish in another area. Many of us are very concerned for people being displaced who live in the mobile home parks – these are our neighbors and friends. We have strongly suggested the developer stops collecting space rents allowing residents a way to save for deposits so they can plan for transition.

Each person places their own value on what determines peace of mind, and how to live with increased noise and the loss of privacy. Even the loss of sunlight for a single family ground level residence needs full consideration. It is also going to cost existing residents who are not physically displaced more to live here. There will be additional annual monies necessary to homeowners who live here.

What happens to river and storm water that can no longer disperse throughout low areas naturally and gradually? From personal experience of living on a waterfront property for thirty years I understand exactly what happens when water hits a cliff wall and has nowhere to go. Once forced to overflow, water often has to backup as well. A "Perfect Storm" is no longer that unusual. Please don't let the Boardwalk project become Garden City's wall. Individual flood insurance is not much of a realistic answer. A current FEMA quote is hefty - over $600.00 annually for 405 E. 40th (and likely to be raised substantially), but the real cost is the stress of dealing with a problem potentially created by insufficient controlled planning for existing residents when such unknown forces are introduced.

I do not know if an environment impact statement is required, but I suspect it would show the difficulty of building along a river where a high water table will constantly be fighting construction progress. That can add considerably to the project's length that residents will be forced to endure. (A utility easement on my previous riverfront property went from a planned 2 weeks completion to 2 years completion due to the water table rising in deep trenches.)

There are many ways the Boardwalk Project can be outstanding and truly enhance Garden City at the same time. One example would be instead of typical high rise looming structures, attractive tiered building layers (imagine wedding cake layers). This is less offensive to neighbors and helps create more privacy for everyone, including people on the existing greenbelt and the proposed boardwalk. Noise can also be a significant irritant but can be addressed by requiring that the mechanical equipment for new development not cause any more than 55 decibels of sound at the property line adjacent to a single-family (or multifamily) zone. Fan and equipment manufacturers provide noise ratings for their equipment, and the dissipation of noise over a given distance can be calculated. Dumpster and service areas should not be next to a residential property line. Parking lots and service areas should be fully screened from residences on the opposite side of the street and that vehicle entries be located to reduce traffic impacts. Substantial street trees are another very good way to reduce the impacts of commercial and mixed-use development on residential streets.

I am out of time today but the list goes on; who pays for sidewalks, etc.. Footnote *2 is an excellent resource to help a city and developer integrate easier into existing residential neighborhoods. I encourage everyone involved in any type of design to read this comprehensive article. Let's all work together to make the Boardwalk Project and future Garden City projects compatible and prosperous for everyone who chooses to live here. Thank you for your considerations.

Sincerely,

Kris Tabor

405 E 40th

Garden City, ID

*1) https://boisedev.com/news/2019/10/01/the-boardwalk-garden-city/

*2) http://mrsc.org/Home/Stay-Informed/MRSC-Insight/Archives/Protecting-Existing-Neighborhoods-from-the-Impacts.aspx

From: Christian Samples
To: Kristopher Marlatt
Cc: building
Subject: Re: Boardwalk Development concerns.
Date: Tuesday, November 26, 2019 11:55:11 AM

Kristopher, thank you for your comments. I am still on medical leave at the moment. Elizabeth, please file with application DSRFY2019 - 25.

Kristopher, as an interested party on this case, you will be informed when the staff report is loaded to the website.

Thanks,

Chris

Get Outlook for iOS

From: Kristopher Marlatt <krismarlatt@gmail.com>
Sent: Monday, November 25, 2019 2:44:59 PM
To: Pam Beaumont <pbeaumont@GARDENCITYIDAHO.ORG>; John Evans <jevans@GARDENCITYIDAHO.ORG>; Elfreda Higgins <ehiggins@GARDENCITYIDAHO.ORG>; James Page <jpage@GARDENCITYIDAHO.ORG>; Christian Samples <csamples@GARDENCITYIDAHO.ORG>; Jeff Souza <jsouza@GARDENCITYIDAHO.ORG>; planning <planning@GARDENCITYIDAHO.ORG>
Subject: Boardwalk Development concerns.

To whom it may concern,

I wish to submit the following statement and evidence (evidence supplied at bottom) to the city for the December 2nd public hearing in regards to the proposed development of 406 40th st. and, 507, 510 41st st., the boardwalk development. Please give this serious consideration.

- Specifically concerning the 406 40th building.
    - The building is extremely intrusive to my privacy and well being. A 70' building and parking garage directly to the north of my property has an unimpeded view of my entire property, views directly into bedrooms and living spaces, providing me with no personal privacy. This is absurdly invasive, and will have a large negative effect on my personal privacy and well being. This also effects the future valuation, sell-ability and development of my property.
    - The proposed parking garage at 406 is not only unnecessary and inappropriately located, but also invasive. I will attach evidence that shows there is not currently a public parking demand that would justify placing a public parking garage in the middle of a residential street. The development will be bringing the parking concern, it does not exist in the current community. It makes very little sense to allow a zone change to install the parking garage a city block away from the attractions the developer is claiming to bring to the community. It would be far more practical and far less invasive to include the parking garage with the hotel and near businesses at the north end of the property where there will be a demand

for parking, as well as, that part of the property is already zoned c-2 and will allow for such usage. A public parking garage in the center of a residential street, in a building with no public features, is a highly inappropriate location and causes undo hardship and invasion on surrounding properties and citizens.
    - The building in its proposed form is excessively tall. This will block mountain views for many of us and sunset views for others, as well as leaving many residents in a shadow where they currently have full daylight. We stand to loose views of the mountains that were a large part of our reason for purchasing our property.
    - This building does not fit in with the current neighborhood. Putting current residents in the uncomfortable situation of being looked down upon (literally and figuratively) by future residents. Having a 70' Building looking down upon trailers and single story residences is both an eye sore and will stand to cause many issues for current residents.
    - I would also like to request that garbage/waste disposal location not be placed along or near my adjoining property line.
    - A suggestion as a way to move forward. Remove the parking garage, place the building as currently designed (minus garage) on grade level. This results in a 2 and 3 story apartment housing 38 units, a height and density that would be far less intrusive to the surrounding population. Any increase in set back from the south and east property lines would also be greatly appreciated.

Concerns regarding the entire project

- This project is excessively large. Placing such large buildings in a peaceful neighborhood that does not even have sidewalks or any other infrastructure to support such a large project is irresponsible and takes the needs of a developer over the needs of the community.
- This project will set a precedence for future development of our neighborhood. In a community that largely consists of vulnerable demographics and is one of the only racially diverse neighborhoods in Garden City, this project stands to begin the overdevelopment of our greenway at the expense of our most vulnerable community.
- This project brings to light questionable decisions to remove building height restrictions and increasing density in a historically low-income community. This has the effect of intentional displacement and gentrification of a vulnerable community by increasing demand and value of land that has for generations housed the working class of our community.
- The proposed building, if built, will give the community the look of Mumbai, where tall buildings sit on top of, looking down upon, a poorer community. This does little outside of causing separation and exclusion of the lower class in favor of a wealthier population.
- This project has no consideration of the current population, its facilities will unlikely be affordable by any current member of our community.
- This project offers no low income or reasonably affordable housing, again separating itself from the current community by being inaccessible financially for most residents. While there is no requirement in building code, the community feels there is no reason a small portion of the 270+ apartments couldn't be made accessible to low income residents. (This is also something the community feels needs addressed by the city as these projects begin to arise.)

The traffic increases will be far in excess of the current infrastructure. This directly places undo hardship on the existing community.

- This project stands to have a large impact on the water table (which is very high in this community) and building underground parking and the large foundation required could potentially have a negative impact on both surrounding residences and the environment.

- There are many environment factors that could have a large impact when building such a large building along the water way, we feel need to be addressed before approval of such a project.
- This project stands to cause excessive overcrowding of the greenbelt pedestrian walkway, as well as, surface streets.

There are many large downsides to this project, particularly for the current population. We understand the city wants the tax revenue from this project, however we ask the board to seriously consider if this project is what is best for Garden City and its current residents. This project offers very few benefits to the current neighborhood, and a very large amount of negative impact. Please consider the lack of existing infrastructure for this project as a means for rejection. Please consider that this proposed project will set the stage for future development in this area. We should be able to work as a community to create a space that is supportive of local residents, local business, artists and working class citizens and our most vulnerable populations. This current projects serves to enrich a few individuals at the expense of our community and we hope you as city officials can realize the negative impacts of allowing such projects to happen in our community. We greatly thank you for your time and deliberate consideration, as this decision has a lasting effect on a large number of lives. I look forward to seeing you at the December 2nd meeting.

Thank you, be well,
Kristopher J. Marlatt

Total Control Panel Login

To: csamples@gardencityidaho.org
From: krismarlatt@gmail.com

Message Score: 1
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High (60): Pass
Medium (75): Pass
Low (90): Pass

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From:	Christian Samples
To:	Mevans3599
Cc:	building
Subject:	Re: Proposed development of 406 E. 40th Street
Date:	Tuesday, November 26, 2019 11:53:54 AM

Thank you for your comments Martin. I am still on medical leave, but Elizabeth can provide immediate assistance if needed. Elizabeth, please file into the record for application DSRFY2019 - 25.

Martin, you are an interested party on this case and you will be informed when the staff report is uploaded to the website.

Thanks,

Chris

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From: Mevans3599 <mevans3599@aol.com>
Sent: Monday, November 25, 2019 2:25:00 PM
To: Christian Samples <csamples@GARDENCITYIDAHO.ORG>
Subject: Proposed development of 406 E. 40th Street

-Martin Evans-
498 E. 40th St. #1
Garden City, ID 83714
mevans3599@aol.com
(208) 891-8701

Dear C. Samples,

My wife Tara and I moved to 498 E.40th St. #1 about 11 1/2 years ago. We were looking for an affordable place to live where we would also have an adequate yard for our dogs. In addition, we wanted a place in a relatively safe and quiet neighborhood. I was working as a delivery driver in the Garden City and northeast Boise area and became acquainted with 40th Street, as well as the surrounding area. When the mobile home we are currently living in went up for sale, we had found a place that met all the criteria that were important to us and so we bought it. We have now lived there for about 11 1/2 years, because our home still continues to meet our needs. While we are fortunate enough that we won't be displaced because of this new development, we are concerned about those that will be. In addition, we have several other concerns, not the least being this new development will place some of the tallest buildings in Ada county literally in my and some of my neighbor's backyard or directly across the street from their front door. I don't believe that that is a situation that anybody, including any of the city council members or even the developers would appreciate if they were in my or my neighbor's shoes.

Our neighbors have had meetings in which this project has been the subject of and there are several items that we are in agreement. Among these are -

The removal of height restrictions from the building code is NOT in the best interest of the current residents of Garden City

The height of the proposed building at 406 E. 40th St. be limited to three stories total

The proposed parking structure to be incorporated into the residential building is not only obtrusive, but unnecessary.

The increased demands on the current infrastructure have not been addressed.

Current residents enjoy having property, even if it only a small rented lot on which their mobile home sits on.

The proposed development will change the "feel" of the neighborhood

From our neighborhood discussions, I think we all agree that the developer has a right to benefit from developing property that he/they own. We also agree that the current residents should not have to be encumbered in order for the developer to gain. We believe that with thoughtful discourse between the residents, the developer and the city, a plan that is agreeable to all can be implemented.

Thank you for your consideration,

-Martin Evans-
498 E. 40th St. #1
mevans3599@aol.com
(208) 891-8701

The following letter was composed on behalf of the community that with be affected by the proposed development on 40th Street, which I am in agreement with.

To whom it may concern,

I wish to submit the following statement and evidence (evidence supplied at bottom) to the city for the December 2nd public hearing in regards to the proposed development of 406 40th st. and, 507, 510 41st st., the boardwalk development. Please give this serious consideration.

- Specifically concerning the 406 40th building.
    - The building is extremely intrusive to my privacy and well being. A 70’ building and parking garage directly to the north of my property has an unimpeded view of my entire property, views directly into bedrooms and living spaces, providing me with no personal privacy. This is absurdly invasive, and will have a large negative effect on my personal privacy and well being. This also effects the future valuation, sell-ability and development of my property.
    - The proposed parking garage at 406 is not only unnecessary and inappropriately located, but also invasive. I will attach evidence that shows there is not currently a public parking demand that would justify placing a public parking garage in the middle of a residential street. The development will be bringing the parking concern, it does not exist in the current community. It makes very little sense to allow a zone change to install the parking garage a city block away from the attractions the developer is claiming to bring to the community. It would be far more practical and far less invasive to include the parking garage with the hotel

and near businesses at the north end of the property where there will be a demand for parking, as well as, that part of the property is already zoned c-2 and will allow for such usage. A public parking garage in the center of a residential street, in a building with no public features, is a highly inappropriate location and causes undo hardship and invasion on surrounding properties and citizens.
    - The building in its proposed form is excessively tall. This will block mountain views for many of us and sunset views for others, as well as leaving many residents in a shadow where they currently have full daylight. We stand to loose views of the mountains that were a large part of our reason for purchasing our property.
    - This building does not fit in with the current neighborhood. Putting current residents in the uncomfortable situation of being looked down upon (literally and figuratively) by future residents. Having a 70' Building looking down upon trailers and single story residences is both an eye sore and will stand to cause many issues for current residents.
    - I would also like to request that garbage/waste disposal location not be placed along or near my adjoining property line.
    - A suggestion as a way to move forward. Remove the parking garage, place the building as currently designed (minus garage) on grade level. This results in a 2 and 3 story apartment housing 38 units, a height and density that would be far less intrusive to the surrounding population. Any increase in set back from the south and east property lines would also be greatly appreciated.

Concerns regarding the entire project

- This project is excessively large. Placing such large buildings in a neighborhood that does not even have sidewalks or any other infrastructure to support such a large project is irresponsible and takes the needs of a developer over the needs of the community.
- This project will set a precedence for future development of our neighborhood. In a community that largely consists of vulnerable demographics and is one of the only racially diverse neighborhoods in Garden City, this project stands to begin the overdevelopment of our greenway at the expense of our most vulnerable community.
- This project brings to light questionable decisions to remove building height restrictions and increasing density in a historically low-income community. This has the effect of intentional displacement and gentrification of a vulnerable community by increasing demand and value of land that has for generations housed the working class of our community.
- The proposed building, if built, will give the community the look of Mumbai, where tall buildings sit on top of, looking down upon, a poorer community. This does little outside of causing separation and exclusion of the lower class in favor of a wealthier population.
- This project has no consideration of the current population, its facilities will unlikely be affordable by any current member of our community.
- This project offers no low income or reasonably affordable housing, again separating itself from the current community by being inaccessible financially for most residents. While there is no requirement in building code, the community feels there is no reason a small portion of the 270+ apartments couldn't be made accessible to low income residents. (This is also something the community feels needs addressed by the city as these projects begin to arise.)

The traffic increases will be far in excess of the current infrastructure. This directly places undo hardship on the existing community.

- This project stands to have a large impact on the water table (which is very high in this community) and building underground parking and the large foundation required could potentially have a negative impact on both surrounding residences and the environment.

- There are many environment factors that could have a large impact when building such a large building along the water way, we feel need to be addressed before approval of such a project.
- This project stands to cause excessive overcrowding of the greenbelt pedestrian walkway, as well as, surface streets.

There are many large downsides to this project, particularly for the current population. We understand the city wants the tax revenue from this project, however we ask the board to seriously consider if this project is what is best for Garden City and its current residents. This project offers very few benefits to the current neighborhood, and a very large amount of negative impact. Please consider the lack of existing infrastructure for this project as a means for rejection. Please consider that this proposed project will set the stage for future development in this area. We should be able to work as a community to create a space that is supportive of local residents, local business, artists and working class citizens and our most vulnerable populations. This current projects serves to enrich a few individuals at the expense of our community and we hope you as city officials can realize the negative impacts of allowing such projects to happen in our community. We greatly thank you for your time and deliberate consideration, as this decision has a lasting effect on a large number of lives. I look forward to seeing you at the December 2nd meeting.

Thank you, be well,
-Martin Evans-
498 E. 40th St. #1
Garden City, ID 83714

Total Control Panel Login

To:
csamples@gardencityidaho.org
From: mevans3599@aol.com

Message Score: 30
My Spam Blocking Level: High

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

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

From:	Christian Samples
To:	ROY BEANNETT Owner
Cc:	building
Subject:	Re: Boardwalk Delv.
Date:	Tuesday, November 26, 2019 11:56:22 AM

Roy, thank you for your comments. I am still on medical leave. Elizabeth, please file with DSRFY2019 - 25.

Roy, as an interested party on this case, you will be informed when the staff report Is available.

Thanks,

Chris

Get Outlook for iOS

From: ROY BEANNETT Owner <eskabible2@centurylink.net>
Sent: Monday, November 25, 2019 4:07:39 PM
To: Pam Beaumont <pbeaumont@GARDENCITYIDAHO.ORG>; John Evans <jevans@GARDENCITYIDAHO.ORG>; Elfreda Higgins <ehiggins@GARDENCITYIDAHO.ORG>; James Page <jpage@GARDENCITYIDAHO.ORG>; Christian Samples <csamples@GARDENCITYIDAHO.ORG>; Jeff Souza <jsouza@GARDENCITYIDAHO.ORG>; planning <planning@GARDENCITYIDAHO.ORG>
Subject: Boardwalk Delv.

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Thank you, be well,
Jody bennett and Roy Bennett @ 400 E 40th and 4022 Adams

Evidence of views obstructed

Evidence of lack of need for public parking garage

Evidence of views

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To:
csamples@gardencityidaho.org
From:
eskabible2@centurylink.net

Message Score: 1
My Spam Blocking Level: High

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

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

From:	Stephen Rumpp
To:	Christian Samples
Cc:	building
Subject:	Re: Boardwalk Development Public Comment
Date:	Tuesday, November 26, 2019 2:22:05 PM
Attachments:	ATT00001.htm email image.tiff

Thank you Chris,

Steve

> On Nov 26, 2019, at 12:02 PM, Christian Samples <csamples@GARDENCITYIDAHO.ORG> wrote:
>
> Stephen, thank you for your comments. I am still on medical leave, but Elizabeth will file the comments on the record for DSRFY2019-25. Please reach out to her for immediate assistance.
>
> As an interested party on the application, you will be notified when the staff report is uploaded to the website.
>
> Thanks,
>
> Chris
>
> Get Outlook for iOS
>
> ---
>
> **From:** Stephen Rumpp <steve@steverumpp.com>
> **Sent:** Tuesday, November 26, 2019 8:28:45 AM
> **To:** Pam Beaumont <pbeaumont@GARDENCITYIDAHO.ORG>; John Evans <jevans@GARDENCITYIDAHO.ORG>; Elfreda Higgins <ehiggins@GARDENCITYIDAHO.ORG>; James Page <jpage@GARDENCITYIDAHO.ORG>; Christian Samples <csamples@GARDENCITYIDAHO.ORG>; Jeff Souza <jsouza@GARDENCITYIDAHO.ORG>; planning <planning@GARDENCITYIDAHO.ORG>
> **Subject:** Boardwalk Development Public Comment
>
> Garden City Leadership,
>
> I write to you today to provide input regarding the proposed Boardwalk Development and more specifically, the 406 40th St building.
>
> Recently, I represented James and Christopher Herbert in the purchase of their very first home. After an exhaustive search with them, while they drove back and forth from Portland, to find a place they could set their roots and call home in their newly adopted Idaho.
>
> Finding the home they eventually purchased at 404 E 40th St., after years and years of planning and saving money for this purpose, they have began making this

home their own following its years of neglect.

James and his brother Chris are the real deal. They are the substance of the emerging Garden City citizenry. They saw in this parcel a home and the potential to evolve their own property to include options for others to live on this parcel in harmony in the Garden City they began to know and appreciate.

While there were several cash offers in a backup position to theirs, it is my opinion that none of those buyers even saw the 1950's "Mid Century Modern" building on this .45 acre parcel to be an actual home. To them, it was a lot with a home to be torn down, followed by as many units and heights as could get approved in order to maximize return on investment. Fortunately the Herbert brothers prevailed beyond appraisals to purchase this home.

News of the scale of the Boardwalk development, the massive building heights, projected traffic congestion, taking of privacy, invasion of commercial development in the heart of residential properties, along with the removal of affordable housing and the ensuing flight of average Garden City residents, has been devastating news to these most honorable and talented brothers. These are the quality of individuals Garden City must attract and retain in order that a healthy work/live part of our great area can continue to prosper. This enormous development does not step in that direction, but away from it.

I submit that if Garden City is to continue to be a part of the area where young and talented people aspire to live and work, that this development should be tabled or at a minimum, slowed down to allow for a final product that serves all the needs of Garden City's existing residents before it gives preferential treatment to outsiders who seek profits over community.

Thank you for including this input as public comment for your upcoming design review meeting on December 2, 2019.

Thank you,

Steve

Steve Rumpp
REALTOR®, SRES®
Silvercreek Realty Group
208-559-0005
steverumpp.com

Steve Rumpp
REALTOR®, SRES®

Silvercreek Realty Group
208-559-0005
steverumpp.com

Total Control Panel Login

To:
building@gardencityidaho.org
From: steve@steverumpp.com

Message Score: 35
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High (60): Pass
Medium (75): Pass
Low (90): Pass

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