

Objection Re: Boardwalk Hotel and Apartments

To whom it may concern,

I am writing to express my objection to the approval of the proposed development of 406 40th, 510 and 507 41st, known as the Boardwalk Hotel and Apartments. Please submit to the City Council for further review.

Below are codes and excerpts from the Comprehensive Plan that pertain to this project:

Reasons for objection:

8-4b-1, C - To ensure that the design of structures and site development is compatible with the intended character of the neighborhood as set forth in the comprehensive plan.

-This development is neither compatible, nor supportive of the surrounding community. There have been other projects brought before the council that have been rejected despite being far more fitting to the Comprehensive Plan and far more compatible with the community and its needs.

8-4C-3

A. The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian, and adjacent properties.

-This development has a scale and massing that is in extreme contrast to the surrounding neighborhood and properties.

1.3.4 Explore new and innovative ways to assess the needs of all community members.

-This development does not support the needs, and is in fact, detrimental to the current surrounding community. It would be wonderful for the council to recognize the current residents' needs.

1.5 Objective Celebrate the historic, the cultural and the artistic.

-This development removes a large amount of cultural diversity from our neighborhood and replaces it with housing that is neither accessible or supportive of vulnerable populations of cultural diversity in our city.

2.3.1 harmony with neighborhood;

-This development is not even remotely harmonious with the current neighborhood, its residents or its current demographic.

3.1.4 accessibility that minimizes traffic, especially on surrounding neighborhoods.

-This project stands to detrimentally increase traffic in the surrounding neighborhoods, a potential increase of over 10X the current traffic levels. 40th and 41st Streets are small, residential streets that dead end at the Boise Greenbelt, and cannot support the street traffic from approximately 300 apartments/families and 138 hotel rooms/guests, in addition to the increase in the general public accessing the amenities, retail, and restaurants.

6.1.1 opportunities for mixed income housing.

-This project provides no support for mixed income, and in fact, eliminates much needed low income housing with out replacing it.

6.2 Continue to be a leader and set an example for the region in creating a diversity of housing.

-This project eliminates some of the most diverse housing in the city. This project is the exact opposite of leadership in housing diversity

Participate in and support a regional dialogue on affordable housing. Better understand the future housing challenges and need for affordable housing.

Partner with private developers and other agencies in maintaining a supply of affordable housing. Use the city's positive experiences as examples for other communities to follow.

-This project sets a negative example for affordable housing. Not only does it eliminate a large amount of needed affordable housing, the project will only be providing housing that is far in excess of the means of the vast majority of the population and demographics of our city.

6.3 Maintain the diversity of housing.

-This project eliminates much needed low income housing and cultural/age diversity, without providing a replacement, assistance to those displaced, or even access to housing within the proposed development. With over 300 units of housing, it seems detrimental to our city to not have any low income housing or attempt in maintaining income or cultural diversity.

Provide for a variety of housing types in the Land Use Code including smaller cottage and second housing units. Allow for housing that attract niche markets such as senior housing, live-work structures, and cooperative housing.

-This project is the opposite of this distinction, and is detrimental to current residents who could benefit from such development.

Continue to explore opportunities that encourage mixed income housing in new developments.

-This is an ideal project to explore mixed income housing, however there has been zero attempt to require or request such. This is a very important step in the development of our city that seems to be grossly overlooked.

7.3. Protect neighborhoods from through traffic.

-This project stands to increase through traffic in the neighborhood from the current 28 families with cars, to over 300 families with cars on a dead end street without the infrastructure to support it. This will have a direct negative impact on the current residents.

10.3.2 Recognize the stability of many areas within the city and focus future planning efforts on neighborhoods of rapid change and regeneration, especially east of Glenwood Street on both sides of Chinden Boulevard.

-The removal of low income housing and vulnerable population housing from the neighborhood is very negative to the stability and cultural diversity of the neighborhood and city as a whole.

10.4.3. Provide a transition in the height and scale of development that is compatible with the existing surrounding neighborhoods.

-This project is in no way, shape or form compatible with the current neighborhood. The height and scale of the project is excessive and detrimental to the existing community. A transition from single story housing to 5 and 9 story buildings cannot be seen as a compatible transition.

11.2 . Investigate the feasibility and community support for creating a cultural center, museum, theater and a community center for all ages.

-We can create as many cultural centers as we want, however, if we eliminate all the culture from the neighborhood, the city is supporting an obvious anti-cultural diversity agenda.

On a periodic basis, evaluate the effectiveness of all community services and facilities in meeting the needs of the community.

-How does this meet the needs of the community? Displacement, removal of low income housing, lack of reasonable access to proposed facilities, and burdening small residential neighborhoods to high density through traffic. Is this how the city meets our needs?

Work in partnership with groups such as AARP, the Looking Glass Academy, and the Garden City Community Collaborative in continually assessing the physical, social, health, mobility, educational and cultural needs of the city.

-Removing affordable housing without replacing it, particularly housing that supports a Hispanic and elderly community, is counter productive if this is actually a desire of the city.

12.3.2 Recognize the economic value of the arts and culture. Explore additional ways to brand and promote the existing and attract additional arts and culture venues to the community.

-Proposed project does a good job of removing the current culture and diversity and provides no affordable artist or cultural support.

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.

-Important note- “support” and “**compatible with surrounding neighborhood**”, which this project is not.

MIXED USE COMMERCIAL:

The mixed-use commercial designation is for the area south of Adams Street. The intent of this designation is to create an area for mixed uses, including residential, office, retail, and small scale industrial, that are more urban in character than in the mixed-use residential area. Three story buildings and 40%- 60% lot coverage, with aggregated open spaces for pocket parks should guide the development pattern in this area.

-Important note- “**Three story buildings** and 40%- 60% lot coverage, with aggregated open spaces for pocket parks should guide the development pattern in this area.”

1.3.4 Explore ways to assess the needs of all community members.

-How is the city assessing the needs of current residents in regards to this development? Can the council honestly say that this is supportive of the needs of ALL community members? It would seem it is very beneficial to the needs of only a few individuals who are NOT members of our community, at the detriment of many who are active, working and living members of our community.

6.2.1 Initiate and support a regional dialogue on affordable housing.

-There has been zero attempt to establish affordable housing, either in regards to this specific project, or in any enforceable means such as code requirements.

6.2.2 Partner with others in maintaining a supply of affordable housing.

-This project displaces low income residents and eliminated much needed affordable housing in order to build over-market rate housing.

6.2.3 Consider the formation of a city commission on housing.

-Probably a good idea to actually undertake instead of just outlining in a Comprehensive Plan.

6.3.2 Encourage mixed income housing in new developments.

-This project proposes the exact opposite of this, and the lack of code to require such building practices is detrimental to the current population and without code to enforce, just contributes to the gentrification of our city.

10.4.3 Transition development to be compatible with the existing surroundings.

-This project is not compatible either socially or visually to the existing surroundings.

12.3.2 Recognize the economic value of the arts and culture.

-Removing culture and artist demographics from our city does not appreciate the economic or social value of such.

“The number of owner-occupied units is estimated in 2016 at 53%, a decrease from 66% in 2010. The median value of a home has increased to an estimated value of \$188,000 in 2016. Median rent has increased 49% since 2000 to \$767/month in 2016. The number of households paying more than 35% of their income on housing is estimated at 47%. At the time of this writing a number of additional multi-family units are under construction or permitting that for the future will represent a greater percentage of the city’s housing stock. “

-This project assists in creating the loss of owner occupied and affordable housing, which creates an extremely negative impact on the growth and success of a city, particularly in the long term.

Garden City Municipal Building Code

8.1a.2d

A3 3. Consider the needs of all citizens, businesses and the environment.

F. Goal 6: Diversity in housing:

2. Maintain the city’s “fair share” of affordable housing.

3. Maintain the diversity of housing

-This development does none of these. In fact, it removes much needed affordable and diverse housing, replacing it with housing that few in our city or communities can afford. It is the complete opposite of the outlined goal. Once a project of this nature is approved without any concern for housing diversity, the city will no longer be capable of enforcing such requirements on new developments, therefore willingly assisting in the removal of diversity, culture, arts and thoroughly gentrifying our community.

8-1A-3 COMPLIANCE WITH COMPREHENSIVE PLAN:

Pursuant to the requirements of Idaho Code section ~~67-6501~~ et seq., zoning within the city shall be in accordance with the comprehensive plan adopted by the council on July 24, 2006, and as amended over time. (Ord. 898-08, 9-8-2008)

c. Compliance with the minimum standards does not automatically ensure acceptance of an application by the city. Additional requirements may be added by the decision maker before acceptance in order to implement the purpose of this code, the objectives of the comprehensive plan, or provide for the public health, safety, and general welfare. (Ord. 898-08, 9-8-2008)

- It is the City Council's duty to ensure the well being of its current citizens, regardless of high hopes for development and tax dollars, the needs of the current residents should take priority. We hope the City Council is capable of making this distinction.

b. For multi-family developments between twenty (20) and seventy five (75) units, three (3) amenities shall be provided, with one from each category.

c. For multi-family developments with seventy five (75) units or more, four (4) amenities shall be provided, with at least one from each category.

Quality of life amenities: a) clubhouse; b) fitness facilities; c) enclosed bike storage; or d) public art.

-There is no plan for public art, as required for a development of this nature. Suggest working with local artists to provide such.

We would also like to bring up the requirement for detached sidewalks for this project, the community would much prefer attached sidewalks with tree wells (as implemented on 36th and Clay). There are no detached sidewalks anywhere near the proposed development and current residents strongly disagree with this requirement as it does not fit our neighborhood and will negatively impact surrounding properties and require excessive maintenance on behalf of current property owners.

It is the duty of the City Council to look into the future as a city grows. It is also, more importantly, its duty to consider the needs and well being of its CURRENT residents and develop in a manner that is suitable and beneficial to them. Council members must remember that they are in their positions because of the current citizens. It is easy to see a trailer park or low income area and envision a modern landscape with all the bells and whistles of a big city with clean modern development. While this should be a goal, it should not be accomplished simply by removing and replacing the people who's well being and best interests have been put into the hands of the City Council. A look at any developed city will show a lack of forethought for the populations who were first established, the result is a place where a wealthier population thrives at the expense of the working class. However, if you think we need working folks - garbage people, trades folks, laborers, service industry workers - less than we need wealthy citizens, who can afford the luxuries such development brings, I ask, who will take away your refuse? Who will fix your car or house? Who will serve you a meal at your favorite restaurant? These are the people of Garden City. These are the people who need a City Council that looks after their needs. These are people who bring us culture, art and diversity. The only way to have a successfully developed city that sets an example for positive growth, is to take the needs of its most vulnerable and easily displaced populations as a priority. These are the people who need your consideration. This city has become what it is on the backs of the working class. Let us lead by example and show that just because the foundation of a great city is built upon the working class, does not mean they are to be stuck at the bottom and forgotten about. We have a unique opportunity within our city to grow together and truly create something we can ALL be proud of and an integral part of. If you believe in the ideas set forth in the Comprehensive Plan, then you should realize the most important part of our development is to be absolutely certain that it is inclusive of all, with the focus on maintaining the population that got

us to where we are today. Gentrifying our community in hopes to create an ideal future is the most detrimental way to grow a city. Please look after the needs and well being of those of us who elected you to your seats.

Thank you for your time and consideration, and for considering the needs and well-being of our current residents and community members while deciding on this proposal. This will set the stage for further development in our community and it is extremely important to ensure that we live up to ALL the elements of the Comprehensive Plan and the surrounding codes. The decisions made over this development will have lasting effects on our community and we hope the City Council has the interests of its constituents on the top of the list, not the back burner.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kira Tabor', with a long horizontal flourish extending to the right.

Kira Tabor
405 E. 40th St.
Garden City, ID

