

February 22, 2020

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

**RE: DSRFY2019-18 – Design Review – Mixed Use Development**

Dear Design Review Committee,

I am an owner of a townhome at 4213 N Hardtail Lane, Garden City, ID 83714 located immediately north of the subject property. As a long-term resident of Boise and Garden City, I am torn between being thrilled to see Boise and Garden City growing and keeping the feel of the cities I love. These ideals are sometimes at odds. I oppose this application for the following reasons.

1. The proposed building mass would not be in harmony with the neighborhood. A 6-story structure would be twice as tall as anything in the neighborhood and loom over the single-family residences immediately north and west of the property. In fact, it would be taller than anything I'm aware of in Garden City. From the information presented on the Garden City Land Use map and the Garden City Comprehensive Plan, it is my understanding that buildings north of Adams St are limited to 2 stories unless otherwise granted approval.
2. Currently the single egress point for this neighborhood at 42<sup>nd</sup> and Adams is already congested at certain times of the day with two schools, the Boys and Girls Club, commercial activity and proximity to the intersection of Adams and Veterans Memorial Parkway. I have personally witnessed drivers not respecting the crosswalk when children are waiting to cross the street. The addition of 140 residential units at this location will only make it worse. The applicant suggests eventually Freeride Lane will connect to 43<sup>rd</sup> to provide a second egress. That doesn't help in the mean time and is out of applicants control. While Garden City Police and Fire consider the Greenbelt a second point of egress for their purposes, it is not one residents can avail themselves of.
3. The original approved application for the Parkway Station development did an excellent job of describing an appropriate use of the subject property for Phase 4. In the May 24, 2017 Parkway Station Vision Statement found on the Garden City website, Phase 4 was described as a "commercial development on the corner with retail or restaurant on the ground floor and offices on the second floor and condos or multifamily on the southwest portion with parking at grade level under the residential units. The images of the proposed development include two or three story mixed-use commercial and residential buildings. It described retail with open air seating that would enhance the livability of the area. This plan is what was described to me when I was researching purchasing my townhouse in good faith and fair dealing. This new application does not line up with the original version I was sold. If the original vision is no longer viable then 2-3 story residential units similar to those built in Phases 1 and 2 would be more compatible with the area.
4. For the reasons listed above approval of this application will adversely affect the property values of recent new construction in the area. The question is whose private property rights take precedence?

Thank you for your consideration. I will be attending the March 2 meeting but submit these written comments for your consideration. Please keep me informed of any additional future meeting dates.

Sincerely,

Kati Powell