

## Hanna Veal

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**From:** Jenah Thornborrow  
**Sent:** Monday, April 18, 2022 10:10 AM  
**To:** Brett Labrie; Derek Hurd; Maureen Gresham (mhgresham9@yahoo.com); Hanna Veal  
**Subject:** FW: Chinden Townhomes - 8373 W. CHINDEN BLVD

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**From:** Sarah Arjona <Sarah.Arjona@itd.idaho.gov>  
**Sent:** Monday, April 18, 2022 8:55 AM  
**To:** Cecilia Arritola <Cecilia.Arritola@itd.idaho.gov>; Womack, Nicolette <Nicolette.Womack@kimley-horn.com>  
**Cc:** Emily Baun <emily@idahomeliving.com>; Hahn, Abbey (Stover) <Abbey.Hahn@kimley-horn.com>; Jennifer Mohr <jennifer@colearchitects.com>; Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>  
**Subject:** RE: Chinden Townhomes - 8373 W. CHINDEN BLVD

Good morning,

Cecilia has covered most of the concerns that ITD has with the proposed site plan. In addition, ITD has not yet reviewed a Traffic Impact Study for the proposed site. ITD has met with the developer previously and discussed a scope of work for the analysis, but has yet to receive the requested analysis. Per the Idaho Administrative Procedures Act (IDAPA) 39.03.42.400.07(b) developments should, if possible, take access from local roads. If a development wants access to the State Highway system and there is local road access available, the applicant must prove the need for an access on the State Highway system with a Traffic Impact Study. Without reviewing the Traffic Impact Study, ITD cannot determine if the proposed site plan would be accepted.

Thank you,

*Sarah Arjona*  
*Development Services Coordinator*  
*ITD District 3*  
*(208) 334-8338*

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**From:** Cecilia Arritola <[Cecilia.Arritola@itd.idaho.gov](mailto:Cecilia.Arritola@itd.idaho.gov)>  
**Sent:** Monday, April 18, 2022 8:45 AM  
**To:** Womack, Nicolette <[Nicolette.Womack@kimley-horn.com](mailto:Nicolette.Womack@kimley-horn.com)>; Sarah Arjona <[Sarah.Arjona@itd.idaho.gov](mailto:Sarah.Arjona@itd.idaho.gov)>  
**Cc:** Emily Baun <[emily@idahomeliving.com](mailto:emily@idahomeliving.com)>; Hahn, Abbey (Stover) <[Abbey.Hahn@kimley-horn.com](mailto:Abbey.Hahn@kimley-horn.com)>; Jennifer Mohr <[jennifer@colearchitects.com](mailto:jennifer@colearchitects.com)>; Jenah Thornborrow <[jthorn@GARDENCITYIDAHO.ORG](mailto:jthorn@GARDENCITYIDAHO.ORG)>  
**Subject:** Chinden Townhomes - 8373 W. CHINDEN BLVD

*Good Morning Nicolette : I wanted to share some initial insights and feedback that our Planning and Development team has discussed about this development. First, in relation to the Multi-Path Development the plan was to work with Garden City to get the Chinden South Sidewalk project*

ready for funding, but there is some additional environmental work that needs to be complete before we can move on the next part of the project. So, it has been at a standstill for now.

Here are some things to consider, and Sarah will probably have some additional input on this application as well.

- In the drawing I am only seeing Guest Parking, where are the parking/garage units for the tenants?
- The first section of units seems to be very close to the sidewalk, allowing very little room. There really should be some property setbacks accounted for
- In between each row of the units, there is not much room for cars, emergency vehicles, and other trucks to drive in between the units.
- There is huge concern for traffic impact, since it's very close to Coffey Street and there are no intended plans for ITD/ACHD to place signal's at the street.

Thank You. Cecilia

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**From:** Womack, Nicolette <[Nicolette.Womack@kimley-horn.com](mailto:Nicolette.Womack@kimley-horn.com)>

**Sent:** Thursday, April 07, 2022 11:39 AM

**To:** Sarah Arjona <[Sarah.Arjona@itd.idaho.gov](mailto:Sarah.Arjona@itd.idaho.gov)>; Cecilia Arritola <[Cecilia.Arritola@itd.idaho.gov](mailto:Cecilia.Arritola@itd.idaho.gov)>

**Cc:** Emily Baun <[emily@idahomeliving.com](mailto:emily@idahomeliving.com)>; Hahn, Abbey (Stover) <[Abbey.Hahn@kimley-horn.com](mailto:Abbey.Hahn@kimley-horn.com)>; Jennifer Mohr <[jennifer@colearchitects.com](mailto:jennifer@colearchitects.com)>

**Subject:** [EXTERNAL] Chinden Townhomes - 8373 W. CHINDEN BLVD

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---  
Hello Sarah and Cecilia,

We are going before the Garden City Design Review Pre-App later this month and wanted to reach out for some early ITD feedback on the multi-use pathway on Chinden. Attached is the current location it is drawn, please confirm if this is acceptable or if there's any additional feedback for the site.

Appreciate your help!

**Nicolette Womack, AICP**

**Kimley-Horn** | 1100 W. Idaho Street, Suite 210, Boise, ID 83702

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