

From: [Liam Brown](#)
To: [Todd Tucker](#)
Subject: Prospective new development near Cole/Lake Hazel area
Date: Thursday, January 28, 2016 11:05:15 PM

To Whom it May Concern,

Some of my neighbors and I have previously spoken to others on the matter of this massive new development proposed in the currently empty area near the airport. Several people have said that they are not opposed to development there, suggesting such alternatives as rezoning for commercial development. They have pointed out the looming pollution, traffic, and populace congestion issues that a huge neighborhood will exacerbate if it is built in the area in question. I would propose an alternative. Instead of rezoning for commercial development or sticking with the original plan, I suggest scrapping all construction plans and instead planting 100,000 trees in the area. If water is a concern (when is it not a concern in our steppe climate?) then trees adapted to an arid climate could be used, and the area would become a beautiful forest with little or no maintenance required.

My suggestion may at first sound facetious or at least humorous. It is neither. I am absolutely opposed to the overreach and excess displayed in the current construction plan. That area is undeveloped for a reason, and it should remain so. The city planners and realtors in Boise and the surrounding communities seem eager to parcel off huge lots to mass-production home builders as if there were some strange factory somewhere where they're making new land. Some people in positions of importance appear to want to turn Boise into one of the major metropolitan areas of the country. So I will tell you something that I will repeat to every official in this city in which I am a tax-paying homeowner. Forbes, among other sources, currently rates Boise as one of the best places to live in the entire nation. This area is highly rated. Emulating cities like Los Angeles, Chicago, Detroit, and New York City will quickly strip Boise of that status and make us "just another city" with the usual wicked problems: crime, crowding, poverty, and high cost of living, to name a few. I have visited and lived in such cities, and my wife and I chose to return to our old haunts because things are still better here. If you continue to fill in every blank spot on the map with houses and stores, you will end up with a miniature Chicago. And we will all pay the price for that transformation.

If the Boise city planners wish to make significant improvements to the city as a whole, I suggest creating additional parks and greenways. The 100,000 trees I suggested would make an excellent start. Boise already has a beautiful greenbelt along the river, and its narrow network of trails could be extended to car-free bicycle and running paths throughout the city. That, along with improved bicycle lanes and sidewalks in areas where sidewalks are not currently continuous, would improve the livability of an already excellent city rather than harming its best qualities. I know many people who would welcome such improvements, as many people in this area appreciate both unused land and usable public outdoor space. I do not believe that cramming 2,000 new houses in a current noise buffer zone will improve anything at all. My family and I returned to this area with the hope of enjoying a city

that combines the best of a metropolitan area with the advantages of being out in the country. I would like to see those qualities preserved as the city planners and other officials listen to residents and stop aspiring to mimic the largest and ugliest cities in this nation.

Sincerely,
Liam Brown.