

From: [Joseph Willmus](#)
To: [Todd Tucker](#)
Subject: Re: test e-mail
Date: Thursday, January 28, 2016 9:25:14 PM

Todd, thanks for the call today, here's my input:

1/28/2016

Regarding the new development on South Cole to the south of the Boise Airport:

Please enter into the public record:

I'm not opposed to the new development south of the airport. However, I'm concerned that shortly after the residential development is completed, public funds will be spent to mitigate airport noise impacting the new development. In other words, perhaps the airport noise issues needs to be cleared up first. (No, the noise issue is not settled. The question has been raised about the potential for inaccuracies in the noise study due to erroneous predicted noise levels for the F-35.)

The area of new development is directly under, or nearly so, the most heavily traveled airspace for both arrivals and departures to/from Boise airport. Airport noise is why this area has remained blank for so long. It was used as a noise buffer by your predecessors. I do not expect the noise level to the north or south of Lake Hazel and east of Cole road will be tolerable to most residential home owners if an afterburning type aircraft becomes an hourly routine at Boise. Also please consider the most modern USAF aircraft have a night and day mission capability. Do you really think residents won't be bothered by frequent F-35 flights arriving and departing Boise at night? If it is determined the area will be, now or in the future, subject to noise beyond what is tolerable by a typical resident, then rezone for commercial. Building residential in an area which will probably be too noisy for most to tolerate will result in numerous complaints, lawsuits, lower property values, and eventually a neighborhood on the lower end of the socioeconomic scale. Such neighborhoods require additional community services and spending.

One way or another the land will be developed and I support the rights of the land owners to do so, but public money spent at a later date to fix a mistake we are talking about now is irresponsible governance. It appears to me you are knowingly approving a problem so as to have more federal money to spend on the problem later on. Denver had to move its airport because of really poor planning. A lot of people made a lot of money from that poor planning. Is that what you are doing here in Boise too?

Additional area road traffic from the new development: ACHD seems to not care about the obscene amount of traffic they are forcing down the 2-lane roads like Cole, Lake Hazel, MapGrv, 5Mile etc. There is a need for stoplights too at several difficult intersections like Sea Breeze/LH. I believe ACHD has traffic counts, complaints, traffic accidents (including fatalities and life changing injuries), and observations which support multi-lane roads, stoplight installations, and crosswalks, but ACHD does nothing due to an emphasis on maximizing uninterrupted traffic flow on the 2-lane roads. The connection to Orchard and the widening of Cole should be occurring before any new residential is added to this area. Local governments have been increasing taxes, including tax clawbacks. The money to improve this situation is available now and should be spent before development. Do you realize you have a fire station on Cole which is essentially closed by traffic twice a day? None of you live out this way... please pay the area a visit a few times during the rush hours (bicycle not recommended).

Sincerely,

Joseph Willmus
Ada resident (but I pay Boise sewer fees)
