

Todd Tucker

From: Chris Christman <the_cruiser39@yahoo.com>
Sent: Monday, September 12, 2016 10:12 AM
To: Todd Tucker
Subject: Syringa Valley Development Sep 19th hearing

Hello,

Todd Tucker, P & Z Commissioners, I am writing you a written testimony in regards to case number CPA15-00008 & CAR15-00029.

I am writing you to inform you the concerns of Citizens Alliance of SW Ada County. Many of my neighbors, and myself, are leary about the impact this development will have on our surrounding community along with the safety of the roadways in our areas. If this development is allowed to move forward without some key issues being addressed first.

We have attended previous hearings on this development along with the scheduled work sessions. I have also worked personally with the local media on public awareness of this topic as it has unfolded. We feel the key topics listed below still need to be addressed or looked into more thoroughly before this project is allowed to move forward.

Topics of concern:

- Traffic safety
- Road infrastructure
- Building density

Traffic Safety

We all know too well, the traffic on South Cole Road is already an issue identified by ACHD and it isn't getting better. With the opening of the Lake Hazel extension to Cole Road from Maple Grove has greatly increased traffic on not only the majority of South Cole but also Hollilynn Drive which I'm sure you have had heard plenty of complaints from. People in our community are greatly concerned with the safety of our roads as accidents have increased along with the number of people speeding at 10-20 mile per hour over the speed limit on South Cole and Hollilynn. I have videos and pictures of multiple people passing myself when I am going at or even five mph over the speed limit. I also have a picture of a cyclist being driven off the road due to someone passing and speeding. There is no center turn lane on the south part of Cole road where this development is planned to be built, which is already showing challenges for residents who live off this section of S Cole road. This section of road was also resurfaced this spring. Why did ACHD not add a center turn lane? The room is available and the section of Cole, north of this, is already three lanes. Three Lanes would greatly improve traffic safety. Further more, where is all the construction traffic going to fit? I will hit on this more in Road Infrastructure.

Road Infrastructure

Road Infrastructure is key in any community, especially when the mayor is trying to make Boise the "most livable city in the nation." Our roadways in Southwest Boise and Southwest Ada County needed to be expanded ten years ago. Multiple developments have been built west of Cole rd and the

area where Syringa Valley will reside since then and more are being built as we speak. The developer has stated that they will build the Lake Hazel extension as they start the first phase of the Kirsten sub with the road being completed by some time in 2018. How can we guarantee this will be done on time? We feel it is pertinent that Lake Hazel be extended east beyond South Cole road and tie into Orchard/Gowen at the future interchange realignment before any houses are built. This should be a condition of approval and I'll explain why.

With the Lake Hazel extension completed before development, there will be a few key benefits. First off, it will give an easy access point for construction works and traffic to get to Syringa Valley as they develop it, keeping large vehicles and trucks off other streets that are already congested. This will largely increase the safety of our streets. Second, the Lake Hazel extension and Orchard/Gowen realignment will give south Boise and Ada County a second, easy access point to the freeway, making a huge impact on reducing the amount of traffic on surrounding streets, especially Hollilyn Dr. We believe this is a key element in improving this area. It will also greatly improve traffic safety. Third, with the extension being completed, it will be a selling point for the developer as homes in this area will have almost direct freeway access along with being within ten minutes of downtown via access of Orchard street. This will also benefit the city, as more homes are sold, quicker tax revenue and return on road investment will happen.

Building Density

This is a key factor, as it will have a big impact on our roads, and traffic safety. We feel that the proposed 4-5 homes per acre be maintained, if not reduced to 3-4, as the majority of developments that surround this area are near this proposal or even less. It would be of best interest to the city to maintain the more rural "edge of town" atmosphere that already exists out in this area, as everyone in our community has stated, this is what makes it a very desirable place to live. Also, maintaining a lower density will reduce the amount of traffic on our streets, which in turn will reduce emissions and road maintenance. This will largely impact traffic safety also, by having less congested streets.

The proximity of the airport is something to weigh in on building density. As myself and many others in this community are employed by the Idaho Air National Guard, we fear having too large of a population, too close to the airport, could jeopardize future missions at Gowen Field. Loss of the Air National Guard would have an astronomical impact on the local economy, let alone the impact on the family of military members employed there.

In conclusion, We as a community are deeply concerned on the impacts this development could have if these key issues aren't addressed properly. Make it a condition of approval, that the Lake Hazel extension be completed before any development occurs, for the safety and well being of the citizens and communities in this area. Also, maintain or reduce the 4-5 homes per acre to help reduce the issues stated above.

We take great pride in our community and the well-being of the people in it. And we feel not only Boise, but the Treasure Valley is one of the greatest places in the nation to live. We have faith that you will make the proper decision. Together, we can continue this legacy and fulfill Mayor Beiter's statement of "lets make Boise the most livable city in the nation."

On behalf of myself, The Citizens Alliance of Southwest Ada County, and the great people of our community, thank you for your time and considerations.

Chris Christman