

Todd Tucker

From: willmurrm@aim.com
Sent: Saturday, September 03, 2016 11:12 PM
To: Todd Tucker
Subject: BOISE PLANNING AND ZONING COMMISSION AND LAKE HAZEL BY-PASS

Dear Mr. Tucker:

Mr. Tucker, please forward this letter to the Boise Planning and Zoning Commission. In my opinion the Commission would clearly be negligent and not acting in the best interest of the current residents of the S. Cole Road/W. Hollilynn Dr. area and the future residents of the proposed Syringa development by approving construction of any homes in the Kristen subdivision prior to completion of an adequate, paved by-pass road from the Lake Hazel extension to the Gowen/Orchard Road complex and/or to Pleasant Valley Rd.

I have resided at 6784 W. Hollilynn Dr. since 1983. Since Hollilynn was extended to Pleasant Valley Rd., I have seen our safe, peaceful estate subdivision road transformed into an over utilized, dangerous by-pass route for congested S. Celie Rd. traffic. Hollilynn is a 21 foot wide, curved estate subdivision road without sidewalks or adequate shoulders. It is inadequate for the current volume of traffic (over 1470 vehicles per day); let alone the increased volume that will be created by construction of any Kristen subdivision homes.

During several morning rush hour periods, I have personally observed and counted traffic turning onto S. Cole Rd. from the current Lake Hazel by-pass extension. Thirty to 40% of the vehicles turn south on S. Cole Rd. and travel through Hollilynn Dr. to avoid the unacceptable traffic congestion on Cole Rd. heading north toward W Victory. The drivers are frustrated, frequently speed and are willing to drive an extra 4 or 5 miles, preceding from Cole to Hollilynn to Pleasant Valley to Orchard Rd., to by-pass the northbound Cole Rd. congestion.

Traffic proceeding south on Cole Rd. to Hollilynn was not even assessed on the Syringa traffic impact studies. **The Syringa traffic impact study was clearly flawed and incomplete.** I would anticipate traffic exiting from the Kristen subdivision prior to creation of an adequate by-pass road to the Gowen/Orchard complex or to Pleasant Valley Rd. would follow the same pattern as traffic currently proceeding east on Lake Hazel to Cole. If there are 450 homes in the Kristen subdivision (at a standard estimate of 10 trips per day per residence) this would result in an estimated 4500 vehicle trips per day. If 40% turn south on Cole and proceed to Hollilynn, there will be an increase of 1800 trips per day on Hollilynn. Also, Dave Evans construction is proposing 120 new residences be constructed at Maple Grove and Lake Hazel. This will result in 1200 trips per day. If 50% proceed east on Lake Hazel and 40% turn south on Cole, this will result in up to 240 additional trips on Hollilynn per day. If the Kristen subdivision and the Dave Evans construction take place without an adequate, new by-pass road, Hollilynn traffic could increase to $1470+1800+240=3500$ vehicles per day.

Construction of any homes in the Kristen subdivision prior to completion of an adequate, paved, publicly accessible by-pass road from the Lake Hazel extension to the Gowen/Orchard complex and/or to Pleasant Valley Rd. will only exacerbate an unacceptable, dangerous situation.

During a neighborhood meeting 2/8/16, Mr. Robert Taunton proposed simultaneous construction of a Lake Hazel to Gowen/Orchard construction by-pass road during Kristen home construction which would be subsequently paved. To my knowledge, this was a verbal promise without a legal contract or bond. If the developers fail to fulfill this promise, we will be left with an untenable traffic situation. The current local residents, future Kristen residents and the members of the Commission will have to bear the consequences.

I am requesting the Boise Planning and Zoning Commission require completion of an adequate, paved, public accessible by-pass road prior to the initiation of any Kristen home construction. If there are any members of the Commission who are considering not supporting this position, I would encourage them to take a morning and drive the Cole/Hollilynn route during morning or evening rush hour traffic.

Thank you for consideration.

Sincerely

William T. Murray, MD
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Boise, Idaho
83709