

April 15, 2018

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

RECEIVED  
APR 18 2018  
DEVELOPMENT  
SERVICES

Re: Northwest Neighborhood Association - Concerns for our Community  
PUD # CAR 18-00006

Dear Senior Planner Tucker,

As usual, I am writing to you about our neighborhood in Northwest Boise and the plan by Corey Barton & Trilogy to build multi-story apartment buildings and townhomes surrounded by concrete parking areas that will be used as rentals on the acreages between Duncan Lane and Bogart Lane on both the North and South sides of Hill Road Parkway.

It was a pleasure to attend the Town Hall Meeting in the Fire Station on Ustick Road last week and to be able to speak directly to the Mayor and Council members. I hadn't been in that area of Ustick Road for a number of years and it was interesting to see all the changes that had occurred because I had lived close by in the 1970's.

The most important thing that drew me to move to this particular area of Northwest Boise after my sons had gone off to college were the foothills and the green fields surrounding them. One of my favorite walks is to go up to Dry Creek Cemetery and make the circle around the beautiful grounds, where it is always peaceful and there is never any concern about automobile traffic. My eldest son is laid to rest there, so I can pat his gravestone as I go by and say a few words of love to him. I also recognize the graves of numerous people who had been friends or neighbors during my many years in Boise.

Dry Creek Cemetery was established in 1865 and has been maintained with such care over the years. The Pioneer section of the cemetery contains gravestones going back to those times with beautiful and somewhat distinct gravestones unlike most used today. I'm so glad to have this lovely and peaceful place where I can spend some time reminiscing about the past and I so appreciate the care the maintenance workers use to maintain the beauty and history of this cemetery.

Above Dry Creek is the Idaho Veterans' Cemetery, which was added in 2004. From my living room window, I can see the flag flying from the overview at the Northern end of the many acres of uniform markers set aside for veterans who served our country and also, for the many who died during their service leaving behind grieving families.

In May of 2011, the Boise Weekly printed an article on The Idaho Veterans' Cemetery and I would like to include with this letter one of the paragraphs written by George Prentice:

*"The Veterans' Cemetery is the final resting place for the men and women who have served our country with honor, and it is our responsibility to maintain the dignity of the cemetery property and surrounding area."*

Please notice that Mr. Prentice refers to it being "our responsibility to maintain the dignity of the cemetery and surrounding area" in his article. This is one of the reasons The North West Neighborhood Association is so concerned about preserving the sanctity of this portion of the city. It is my opinion that we cannot allow this sacred area to be overrun with apartment buildings, concrete parking lots, and miles of bumper-to-bumper traffic. I realize that many in Boise believe commercial growth signals progress and should always be encouraged, but I think they are missing the history and the respect that comes from preserving sacred periods from our past.

I can only hope you will consider these factors if called upon to make a recommendation about the future of the area beneath these cemeteries.

I thank you once again for your attention to my letters and other requests from The Northwest Neighborhood Association.

Sincerely,



Diane C. Stearns  
9189 West Steve Street  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

April 29, 2018

RECEIVED

MAY - 8 2018

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The 85th Annual United States Conference of Mayors was held on October 10, 2017. Mayors from 134 cities gathered to back The Trust for Public Land, National Recreation & Park Association, and Urban Land Institute's "Ten-Minute Walk to a Park Campaign" as a goal for cities to increase parks and green space as a civic responsibility. Boise Mayor David Bieter was one of the leaders who stood behind the ambitious goal that all Americans in cities should live within a ten-minute walk from a high-quality park or green space.

At the present time, Minneapolis is the Number One City in America with the highest number of parks and green space for its citizens. The full list of cities can be found at this site:  
<https://www.10minutewalk.org>.

**Boise is currently in 35th place with the following numbers in these categories as of 2017:**

Population	209,431
Median Park Size	14 Acres
Park Land as a Percentage of City Area	8.0%
Percent of Residents within a Ten-Minute Walk	19%
Basketball Hoops per 10,000 Residents	7
Dog Parks per 100,000 Residents	20
Playgrounds per 10,000 Residents	14
Recreation & Senior Centers per 20,000 Residents	13
Park Score	60.0

### **The Trust for Public Land**

The Trust for Public Land creates parks and protects land for people, ensuring healthy, livable communities for generations to come. Millions of people live near a Trust for Public Land, park, garden or natural area, and millions more visit these sites every year.

### **The Urban Land Institute**

The Urban Land Institute is a nonprofit education and research institute supported by its members. Its mission is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. Established in 1936, the institute has more than 40,000 members worldwide representing all aspects of land use and development disciplines.

### **The National Recreation and Park Association**

The National Recreation and Park Association is the leading non-profit dedicated to ensuring that all Americans have access to quality parks and recreation. Through its network of 60,000 recreation and park professionals and advocates, NRPA encourages the promotion of healthy and active lifestyles, conservation, and equitable access to parks and green space.

I fully realize that Mayor David Bieter's main concern is to attract more business to our city, regardless of his earlier stance favoring parks and green spaces last October as he joined with the above groups. When he spoke at the end of the first Town Hall Meeting on April 11th at the Fire Station on Ustick Road, he made it clear that he was extremely interested in growth throughout the city. As quoted in The Statesman, the Mayor said: "I think the country is Marsing and Homedale and parts of Canyon County. It isn't on Hill Road." He ended by telling the group gathered there that we would get used to it...

In my opinion, this is not the way to win over public sentiment when one is elected to office. I do understand that Mayor Bieter is working hard to accomplish his goals, but I don't believe we all agree on what those goals should be at this point in time or what the future should hold for Boise.

Please think about the people whose lives will be impacted by decisions made at top levels. This is of great importance to us, to our families and to our neighbors who live in the Northwest area of Boise that was annexed by the city.

I thank you once again for your attention to my letters and other requests from The Northwest Neighborhood Association.

Sincerely,



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Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)



## Jeffrey Janis

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**From:** Chris Beaudoin <bodoin20@gmail.com>  
**Sent:** Saturday, December 23, 2017 1:00 PM  
**To:** Mayor Bieter  
**Subject:** [External] Proposed building on Hill and Bogart

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

David Bieter,

While filming videos for the City of Boise I have had the opportunity to interview you a couple times and every time it has been very memorable. I admire your progressive thinking while keeping the integrity of our small Boise culture.

I wanted to voice my concerns on the upcoming proposal of apartments going in on Hill Road and Bogart Road.

My family recently purchased a house near the foothills because of the views and the access to trails, this week we discovered a developer (Trilogy) recently purchased a large amount of property right in front of the foothills in hopes to change the zoning from A-1/R-1A, a single housing to 8+ units and turning it into high density apartments.

- We bought our home because of its views, I still break into a smile daily looking at our sunset painted foothills, seeing 50+ qual and blue heron walk through our yard with occasional fox and owl.
- Hill road traffic is not equipped to handle the amount of traffic that would grow especially during optimist sports season. The developers representative even slipped when she said they looked at adding a small coffee shop but scraped the idea when they couldn't figure out a logical route with the traffic.
- Our near by school has been overcrowded and would be much worse.

I dont argue if Boise needs apartments and condos I just dont think this is the appropriate location and it was not originally intended or planned for it either. I believe our location is an extension of the North End and single family homes would be more appropriate. Please keep the zoning as the current A-1/R-1A, a single housing.

Thank you for taking the time to listen and I appreciate your efforts in making this the best city.

Sincerely,

Cailin and Chris Beaudoin

## Jeffrey Janis

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**From:** John D. Biggs - Rotary <biggs81@gmail.com>  
**Sent:** Friday, December 22, 2017 8:43 PM  
**To:** CityCouncil; Mayor Bieter; Elaine Clegg  
**Subject:** [External] Concerns re: Future Traffic on State and Hill Road resulting from exploding development

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

December 22, 2017

To: Mayor Dave Bieter  
ACHD, Commissioner Paul Woods, District 3  
Elaine Clegg, City Council President

Fr: John D. Biggs  
8940 W. Ben St, Boise  
208-369-0244  
biggs81@gmail.com

Re: Hill Road Development and Future Traffic issues

We live on Ben Street in the Stan's Homeplace Subdivision. Our neighborhood is just beginning to visualize and discuss the recently revealed subdivision which is proposed for the 38 acre parcel between Hill Road, State St, Duncan/Bogart. The initial presentation by the developer suggests a total of about 300 housing units of various types, including a section of 3 story apartments.

We hope that ACHD considers the cumulative effect of increasing traffic on State Street and, more importantly, Hill Road. There are already underway, from Eagle's Hill Road and Rt 55 all the way to about 36<sup>th</sup> Street, hundreds of new homes and apartments. There are hundreds of apartments under construction at Bogart and Roe, with another planned for the parcel at the corner of Bogart and Sloan. Residents have only two routes to access downtown – State Street or Hill Road Parkway/Hill Road. There is no public transportation that is a viable option. Additionally, Hill Road is a popular route for cyclists, both recreational and commuter.

We are concerned that the existing roads will not be adequate to handle the addition of hundreds more residential units to this area.

There are several intersections that are already problematic:

- **Bogart and State.** We appreciate the addition of the traffic signal last year. However, there really needs to be turning lane for traffic going west on State to turn right at the light. As it is, State street traffic is moving quickly and a driver wanting to turn right has to slow down and take that turn rather quickly, causing traffic behind to slow down as well. Adding a lane would not be easy – there are telephone poles and a canal ditch in the way.
- **Duncan and State.** We see drivers attempting to turn left onto State Street, a nearly impossible task during rush hours, holding up those who wish to turn right. Turning left into the “suicide lane” is dangerous.

- **State Street.** There are no sidewalks or bike lanes on State Street all the way from Glenwood to Rt 55.
- **Collister and Hill Road.** The four way stop at this location is no longer sufficient. Traffic backs up during rush hour. And, the City has made it impossible to improve by allowing a new home to be built literally on the corner.
- **Hill Road and Old Horseshoe Bend Road.** This four way stop is bound to be taxed as the new development on Echohawk/55 in Eagle is built out. Those people will naturally want to use Hill Road to get downtown. Located on a hillside, improvements will be difficult.
- **Hill Road Parkway.** The developer is proposing access directly onto Hill Road Parkway, crossing the popular wide pedestrian sidewalk. Access to Hill Road Parkway at Duncan and Bogart can be difficult due to the wide center island.

It is our understanding that ACHD applies its traffic impact formulas to each development individually without considering the cumulative effects. Your usual traffic count process will not recognize the total impact of all these developments currently underway. We hope that you will be able to supply input to Planning and Zoning and the City Council as these proposals move forward. We hope that the number of new units can be limited based on the capacity of existing roads.

--

John D. Biggs  
Boise Metro Rotary Club  
Rotary District 5400  
Boise, Idaho  
208-369-0244

## Jeffrey Janis

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**From:** Patrick Jordan <pcjordan19@gmail.com>  
**Sent:** Thursday, December 21, 2017 12:01 PM  
**To:** TJ Thomson; Lauren McLean; Maryanne Jordan; Elaine Clegg; Scot Ludwig; Ben Quintana; CityCouncil; Holli Woodings; Mayor Bieter  
**Subject:** [External] Hill Road Development

Regarding the Hill Road and Bogart/Duncan development please consider the fact that in less than two years and in a very few miles this area of Boise already has several hundreds if not a thousand new apartments being built right now on State and Gary Lane, State and the East and West sides of Bogart, Bogart and Sloan, State and Edgewood. All the new traffic and high density neighborhoods already are affecting the quality of life Boise is proud to offer and the reason we bought our home in this area four years ago. I'm asking you to please keep Hill Road and Bogart/Duncan area zoned as a single housing area. This area has more than it's share of apartments. Thank you for your consideration.

Cecilia Jordan  
7339 N Hampstead Ave  
Boise, Idaho  
[pcjordan@gmail.co](mailto:pcjordan@gmail.co)

## Todd Tucker

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**From:** Mary Gilbert <marymgilbert56@gmail.com>  
**Sent:** Thursday, December 21, 2017 2:22 PM  
**To:** TJ Thomson; imclean@cityofboise.org; Maryanne Jordan; Elaine Clegg; Scot Ludwig; Ben Quintana; Mayor Bieter  
**Cc:** CityCouncil  
**Subject:** [External] Re-zoning of W. Hill Parkway between Duncan & Bogart

To the Boise City Council Members & Mayor Bieter,

After attending a neighborhood meeting, I realized I needed to voice my opinion on a proposed re-zoning.

With the new proposal of re-zoning the W. Hill Parkway between Bogart & Duncan development with multi-family housing, the congruity of W. Hill Road Parkway will be eradicated as well as there will be the displacement of wildlife.

I'm asking you to keep W. Hill Road Parkway between Bogart and Duncan zoned as the current A-1/R-1A, a single housing area, to maintain compatibility with the surrounding zoning and development.

All zoning in the surrounding area is comprised of single family homes; resulting in less traffic and congestion and crime, as well as preserves the safety of pedestrians and bicyclists that use W. Hill Road Parkway on a daily basis.

Please continue to abide by the current standards set forth in the Boise zoning districts for R-1A, R-1B, R-1C which state one single family dwelling per lot.

Thank you for your time and consideration,

Mary Gilbert

7813 Rooney Ave, Boise

JEFFREY J. GUZI

8167 N Sunglow Pl  
Garden City, ID 83714  
208-559-6323

January 12, 2018

TO: Boise City Council & Boise Planning & Zoning

SUBJECT: Oppose the development at Hill Road Parkway & between Bogart & Duncan Lane

Dear Boise City Council/Planning & Zoning:

I have lived in Boise since 1992 and have seen many changes and lots of development over the years. One of the things that made Boise such a special place to live was its smaller city feeling with close proximity to lots of open public space. That sense of smaller city atmosphere continues to get eroded by relentless development and encroachment into neighborhoods that have substantial rural character.

I now live in the northwest Boise area at the corner of Bogart Lane and Hill Road Parkway and it is that sense of rural character that has drawn me to this area. I like the close proximity to public land and have enjoyed the varied wildlife that continue to use the undeveloped lands in this area. My wife and I have noticed that this area is a corridor for deer and other wildlife and we have enjoyed watching deer, owls, and coyotes use these areas for feeding and bedding. In reviewing your Blueprint Boise Northwest Planning area policy document, one of the key issues listed under "development constraints" is, "...there are remnant pastures in the Northwest planning area that could be preserved for their small scale urban agricultural characteristics". This document lists one of the goals for this area for maintaining and enhancing the livability of the northwest in NW-NC 1.3 as, "support the retention of urban agricultural lands and activities in the Northwest". Indeed, it is this sense of urban agricultural lands that make living in this Northwest area of Boise so appealing to my wife & I when we decided to settle in this area.

I heard about a proposed development by WH Pacific/Trilogy/Corey Barton in the now vacant fields between Bogart Lane and Duncan Lane and intersected by the Hill Road Parkway and this proposal includes high density apartment buildings. I am adamantly opposed to any high density development in this area as that would certainly diminish the character of this neighborhood. I am also very opposed to approving any change to existing zoning to allow higher density development in this area. Any development with high density residential building goes against what is contained in your Northwest Planning area policy and I believe would be very unfavorable to the majority of residents living in this area. The prevailing real estate market and relentless building by land grab developers over the past few years reminds me of urban sprawl in other areas of the country where no planning was established to meet the needs of residents currently living in those areas of development.

A large scale development such as what WH Pacific is proposing would have detrimental effects on the livability and character of this area. I live in this area because residential density is low and enjoy the rural characteristics and public open spaces that this area provides. I am asking the Boise City Council and Planning and Zoning to not allow any change to existing zoning and not approve any high density residential development such as apartment dwellings in this Northwest Planning area.

Sincerely,

*// Signed //*

Jeffrey J. Guzi

## Todd Tucker

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**From:** CityCouncil  
**Sent:** Wednesday, December 27, 2017 1:12 PM  
**To:** Todd Tucker  
**Subject:** FW: [External] Oppose. The Development of Hill Road Parkway from R-1A zoning

-----Original Message-----

From: paul hooper [mailto:phooper0@gmail.com]  
Sent: Sunday, December 24, 2017 1:32 PM  
To: CityCouncil <CityCouncil@cityofboise.org>  
Subject: [External] Oppose. The Development of Hill Road Parkway from R-1A zoning

In 2012 my real estate agent showed my wife and I this great place to build our new home. It was Stans Homeplace on Ben ST just off of Hill Road, the view of the area and the foothills sold us.

Now WH Pacific/Trilogy/Coorey Barton new proposal is to change the zoning in this area from R-1A to R-3 which would allow them to put high density housing in this area. If you were to drive on State Street from Glenwood to Eagle you would find that this area is all ready developed as high density (apartments) do we really need more next to the Foothills? My answer is NO. I don't believe that this area (Roads) is developed and able to handle high density traffic which will increase and put the walkers, bicycle and runners at a increased risk.

I would ask that you keep the Hill Road Parkway in the existing R-1A zoning. Please take the time to review the Blueprint Planning (Northwest) area policy. I would hope that you would agree that the existing zoning should not be allowed to change from the rural character and livability that brought us to Boise to a situation where the infrastructure clearly cannot accommodate another high density development. We want to protect our unique Boise neighborhood with it's open spaces, quality of life and it being a safe quiet well maintained neighborhood.

Sincerely,  
Paul Hooper

Sent from my iPad



## Todd Tucker

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**From:** Patrick Jordan <pcjordan19@gmail.com>  
**Sent:** Thursday, December 21, 2017 12:01 PM  
**To:** TJ Thomson; Lauren McLean; Maryanne Jordan; Elaine Clegg; Scot Ludwig; Ben Quintana; CityCouncil; Holli Woodings; Mayor Bieter  
**Subject:** [External] Hill Road Development

Regarding the Hill Road and Bogart/Duncan development please consider the fact that in less than two years and in a very few miles this area of Boise already has several hundreds if not a thousand new apartments being built right now on State and Gary Lane, State and the East and West sides of Bogart, Bogart and Sloan, State and Edgewood. All the new traffic and high density neighborhoods already are affecting the quality of life Boise is proud to offer and the reason we bought our home in this area four years ago. I'm asking you to please keep Hill Road and Bogart/Duncan area zoned as a single housing area. This area has more than it's share of apartments. Thank you for your consideration.

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[pcjordan@gmail.co](mailto:pcjordan@gmail.co)

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**From:** Patrick Jordan <pcjordan19@gmail.com>  
**Sent:** Thursday, December 21, 2017 4:35 PM  
**To:** TJ Thomson; Lauren McLean; Maryanne Jordan; Elaine Clegg; Scot Ludwig; Ben Quintana; CityCouncil  
**Subject:** [External] Hill Road Development

I think that Hill Road and Bogart Road is not a good place to have apartments, for one the Traffic will increase, the intersection is hard to cross as it is. The road is also used by bicycles and walkers this will make it less safe to use. This area would be better for single family homes with less density. This area should also have some open areas , along old Hill Road there is a pair of Great Horned Owls that have lived here for a long time, also lots of Quail and other wild life. I think that this would harm their hunting area and make them move out of the area.

Patrick Jordan  
7339 N Hampstead Ave  
Boise,ID 83714

## Jeffrey Janis

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**From:** Kris Mannion <mannion2141@msn.com>  
**Sent:** Thursday, December 21, 2017 1:25 PM  
**To:** TJ Thomson; Lauren McLean; Elaine Clegg; Scot Ludwig; Ben Quintana; Holli Woodings; Lisa Sanchez; Mayor Bieter  
**Cc:** Karen.danley67@gmail.com  
**Subject:** [External] Application to rezone parcels along Hill Road Parkway between Bogart and Duncan

Honorable Mayor and Members of the City Council:

I am submitting this letter as part of the public record in protest of the proposed rezoning of the parcels cited. I have been informed that these parcels will come before Planning and Development in the next few weeks, and subsequently forwarded to the city council for approval.

I have read Blueprint Boise Chapter 4 Northwest Boise and find that nothing in the proposed development is consistent with the stated goals noted within the city document. Within the Blueprint Boise, the goals and policies for Northwest Boise clearly identify the importance of maintaining the attributes and activities that contribute to the overall character and livability of the Northwest's neighborhood.

I have lived at my current address 8783 W. Sloan, between Bogart and Duncan for four years. I chose this neighborhood because there were open spaces, pockets of rural agriculture, livestock in pastures, and the most amazing road cycling in the area along Hill Road Parkway. It was still rural Ada County but shortly annexed after I moved. Since that time, I have experienced my neighborhood suffering a proliferation of high density housing, the destruction of pasture and farm land to accommodate multiple story apartments, burgeoning traffic, horrible congestion at the nearest major intersections, and the disappearance of wildlife from natural habitat.

Recently walking through the Boise airport, I noted signage touting a picture of the mayor and Boise being a place where people want to live. When I read these signs, my first thought was *what part of Boise* is being referenced. Is this signage referencing Boise's showpiece landmarks: the North End; the historic homes along Warm Spring; luxury housing, cycling and hiking trails in the Foothills; the Boise River; our state university; or boutique and other luxury hotels and business development downtown? Or do we consider the less prestigious areas of Boise as also in need of preservation? Northwest Boise has lower cost median housing, lower median incomes, and conversely higher density of school age children, and according to Blueprint Boise long commutes to employment. Is this part of Boise being relegated to a designation as the poor part of town — a parcel between high income Eagle and wealthier landowners who can afford the more affluent parts of the city?

Now, the city is having to consider a major overhaul of one of the city's most troublesome intersections at State and Glenwood. I want it noted that this congestion has arisen in the past couple of years, largely due to the increase in city approved high density development along with increased commercial use of that strip of highway. I see terrible incongruence between approving more high density developments in the area in question and subsequently dealing with high density traffic that ensues, at taxpayer dollars to correct.

It is inherent to the quality of living for neighbors in Northwest Boise that this zoning variance NOT be approved. It is integral to the quality of life of not only neighbors in the respective areas but to the city residents who use this part of Boise for recreation access to the Foothills, access to the veteran's cemetery, children's soccer and football fields, passage to McCall and points north, and access to the best cycling in the

valley. When I drive along Hill Road Parkway I feel blessed by the peacefulness of the open areas and my unfettered views of the mountains to the northeast. The proposed development is going to severely interfere with all that is good about this last vestige of what many of us treasure.

Additional apartment and multiple unit housing increases population density, traffic congestion, and attracts a transient population to housing developments in which residents have no vested interest. Ultimately this will result in urban blight transitioning its way to the Northwest and the decline in property value for already existing developments.

I implore you as responsible policy setters of Boise to look carefully before rubber stamping the developer's application for rezoning of this land. Thank you for your attention,

Kris Mannion  
8783 West Sloan Street  
83714

## Jeffrey Janis

---

**From:** Rick Marino <rick.marino.e@gmail.com>  
**Sent:** Saturday, December 30, 2017 8:48 PM  
**Subject:** [External] Hill Road Parkway Development and Rezoning Request

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

December 30, 2017

To: Mayor Dave Bieter  
Elaine Clegg, City Council President  
Boise City Council  
ACHD, Commissioner Paul Woods, District 3

Fr: Eustachio "Rick" and Heidi Marino

Re: Hill Road Parkway Development and Rezoning Request

My wife Heidi and I moved to Northwest Boise in June of 2016 from the Denver, Colorado area. Though several factors entered into our decision to move to this area, the rural feel, proximity to the foothills and Veteran's Memorial trailhead sealed the deal. We enjoy hiking and walk our dog daily, the three of us fully enjoying the trail and the beauty of the hills and wildlife in the area. It has come to our attention that developers are planning to seek zoning changes to facilitate the construction of a large residential complex on both sides of Hill Road Parkway between North Bogart Lane and Duncan Lane. Based upon the information provided at a meeting December 18<sup>th</sup> with Trilogy Development representative, Jane Sugg and as indicated by the Pre-Application Form included, this development will include a 290-unit combination of single family homes, townhomes, duplex homes as well as a 3-story, 120+ unit apartment complex, office and commercial space on Hill Road Parkway within the designated area. While we recognize that development of this area is inevitable, we are writing to express our extreme objections to this development and zoning change as it seems to be totally incongruent with the development goals as stated in the Blueprint Boise documentation. While Boise prides itself on being one of the most livable cities in the country, this move would negatively impact that livability.

### Traffic Impact and Safety Concerns:

Given the size of the development, it is conceivable that upwards of 600 vehicles will be added to the local roadways. As stated in Chapter 4 of the Blueprint Boise, "Development in the northwest areas of Ada County and the City of Eagle has resulted in increased travel along Hill Road Parkway and State Street" and we would proffer that a development of this size and nature at this location will greatly exacerbate the traffic situation not only on both arteries but also on the secondary connecting streets.

Blueprint Boise NW-C 3.2: STATE STREET ACCESS states, "Limit direct lot access for new development without encouraging increased traffic on side streets." While this development is on Hill Road Parkway and doesn't fall directly under the direct lot access to State Street, it will greatly encourage increased traffic on side streets. As presented, the planned vehicular access to the development will be "right in, right out" in nature thus funneling the exiting traffic along Hill Road Parkway either to Bogart Lane or Duncan Lane and in reverse upon return. This would substantially increase the through traffic to State Street on both connecting streets, seriously impacting the safety within the neighborhoods adjacent to those streets. The added traffic funneled down Duncan Lane to State Street will further exacerbate the already dangerous junction at State and Duncan, which even in today's traffic pattern, is a tragedy waiting to happen.

Lastly, the Blueprint Boise NW-NC 1.2: PUBLIC RECREATION FACILITIES states, “Provide connectivity to recreation facilities from new development and redeveloping sites within the Northwest.” It is easy to recognize that the additional traffic will negatively impact the increasingly dangerous crossing of Hill Road Parkway to access the Veterans Memorial Trailhead which is constantly used by bicyclists, joggers, hikers and casual walkers.

**Degradation of Existing Character:**

Blueprint Boise NW-CCN 1.3 NEIGHBORHOODS states, “A mix of housing types and lot sizes will be encouraged in the Northwest to maintain the area’s diverse character.” As proposed, this development will destroy the area’s existing character. While the construction of nearly 200 single family, town and duplex homes in what are now open fields is destructive in and of itself, the inclusion of a three-story 120 unit apartment complex is totally incongruent with the character of the existing neighborhoods. Adding to that, the proposed development of office and commercial space in an area where none currently exists only adds to the destruction of the character of the local neighborhoods.

**Lack of Transportation Alternatives:**

Currently there are no transportation alternatives along the Hill Road Parkway corridor requiring all new residents to drive either downtown via Hill Road Parkway or to a transit location on State Street. Both of which will negatively impact pedestrian safety along the cross streets.

**School Impact:**

Currently all levels of local schools are at or near capacity and are being stressed by the current developments already in progress. Adding another development of this size will only contribute to the stresses of the existing education infrastructure.

In closing, we would like to reiterate our opposition to the rezoning and development as planned at this location and strongly request that the city keep the existing zoning as it is to maintain what is left of the safety, character, infrastructure, nature and accessibility of this northwest Boise neighborhood.

Thank you for your consideration and for doing the right thing to protect the livability of Boise.

Respectfully,

Eustachio “Rick” and Heidi Marino  
8139 North Dodgin Avenue  
Garden City, ID. 83714



## Planning & Development Services

Boise City Hall, 2nd Floor  
150 N Capitol Boulevard  
P.O. Box 500  
Boise, Idaho 83701-0500

Phone: 208/608-7100  
Fax: 208/384-3867  
TDD/TTY: 800/377-3529  
Website: [www.cityofboise.org/pds](http://www.cityofboise.org/pds)

# Pre-Application Conference Form

Applicants must attend a pre-application conference with the Planning Team, and hold a neighborhood meeting. Application must be submitted within six months of pre-application conference, or an additional conference may be required. **This form must be included with the application.**

Applicant: Jane Suggs Phone: 602-6941 Date: 9-28-17  
Site Address: 8633 N Bogart Ln, et al. Parcel #: R7498004765 et al.

### Planning Team Present (Initials)

☒ BDM ☐ TV ☒ KBM ☒ KB ☒ RJ ☐ ACHD ☐ COMPASS ☐ N.A.  
Brant Ted Katelyn Keycee Ren

### Type of Application

☒ Annexation/Rezone ☐ Comp. Plan Amendment  
☐ Conditional Use ☐ Variance  
☐ Modification ☐ Special Exception  
☒ Subdivision ☒ Planned Development

### Application Materials

Site Plan Presented: ☒ Yes ☐ No  
Neighborhood Meeting Required: ☒ Yes ☐ No  
Neighborhood Association: North West  
Neighborhood Contact: Lydia Hamilton  
nwnghborhoodassociation@gmail.com

### Additional Reviews

Boise Canal District: ☐ Yes ☒ No  
Floodways: ☐ Floodplain ☐ Floodway  
☐ Eagle/Greenbelt ☐ Boise River System Permit  
Hillside (Categories): ☐ I ☐ II ☐ III  
Wildland Urban Interface: ☐ Foothills ☐ Valley

Comp. Planning Area: Northwest

Zoning District: R-1C/R-1A Land Use: Suburban & Compact

Overlay District ☐ D ☐ HD ☐ DD  
☐ C ☐ BSN ☐ P1 ☐ P2 ☐ P3

Airport Overlay ☐ A ☐ B ☐ B-1 ☐ C

### Permitting History:

Proposal Description (to construct, change or add): Subdivision & Planned Unit

Development 290 total units

Single family, Apartments townhouses, duplexes, office/commercial

Issues Discussed: P+Z process, Rezone, Sub and PUD, neighborhood meeting,

cut-off dates

Single family transitions

Amendments

Has talked to ACHD - can sign right in right out on Hill Rd PKWY

### Development Code:

Katrin Menue  
Staff Representative (Print)

Katrin Menue  
Staff Representative Signature

Jane Suggs  
Applicant Representative (Print)

Jane Suggs  
Applicant Representative Signature

1/2017

## Jeffrey Janis

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**From:** Chris Beaudoin <bodoin20@gmail.com>  
**Sent:** Saturday, December 23, 2017 1:00 PM  
**To:** Mayor Bieter  
**Subject:** [External] Proposed building on Hill and Bogart

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

David Bieter,

While filming videos for the City of Boise I have had the opportunity to interview you a couple times and every time it has been very memorable. I admire your progressive thinking while keeping the integrity of our small Boise culture.

I wanted to voice my concerns on the upcoming proposal of apartments going in on Hill Road and Bogart Road.

My family recently purchased a house near the foothills because of the views and the access to trails, this week we discovered a developer (Trilogy) recently purchased a large amount of property right in front of the foothills in hopes to change the zoning from A-1/R-1A, a single housing to 8+ units and turning it into high density apartments.

- We bought our home because of its views, I still break into a smile daily looking at our sunset painted foothills, seeing 50+ qual and blue heron walk through our yard with occasional fox and owl.
- Hill road traffic is not equipped to handle the amount of traffic that would grow especially during optimist sports season. The developers representative even slipped when she said they looked at adding a small coffee shop but scraped the idea when they couldn't figure out a logical route with the traffic.
- Our near by school has been overcrowded and would be much worse.

I dont argue if Boise needs apartments and condos I just dont think this is the appropriate location and it was not originally intended or planned for it either. I believe our location is an extension of the North End and single family homes would be more appropriate. Please keep the zoning as the current A-1/R-1A, a single housing.

Thank you for taking the time to listen and I appreciate your efforts in making this the best city.

Sincerely,

Cailin and Chris Beaudoin



## Jeffrey Janis

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**From:** John D. Biggs - Rotary <biggs81@gmail.com>  
**Sent:** Friday, December 22, 2017 8:43 PM  
**To:** CityCouncil; Mayor Bieter; Elaine Clegg  
**Subject:** [External] Concerns re: Future Traffic on State and Hill Road resulting from exploding development

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

December 22, 2017

To: Mayor Dave Bieter  
ACHD, Commissioner Paul Woods, District 3  
Elaine Clegg, City Council President

Fr: John D. Biggs  
8940 W. Ben St, Boise  
208-369-0244  
biggs81@gmail.com

Re: Hill Road Development and Future Traffic issues

We live on Ben Street in the Stan's Homeplace Subdivision. Our neighborhood is just beginning to visualize and discuss the recently revealed subdivision which is proposed for the 38 acre parcel between Hill Road, State St, Duncan/Bogart. The initial presentation by the developer suggests a total of about 300 housing units of various types, including a section of 3 story apartments.

We hope that ACHD considers the cumulative effect of increasing traffic on State Street and, more importantly, Hill Road. There are already underway, from Eagle's Hill Road and Rt 55 all the way to about 36<sup>th</sup> Street, hundreds of new homes and apartments. There are hundreds of apartments under construction at Bogart and Roe, with another planned for the parcel at the corner of Bogart and Sloan. Residents have only two routes to access downtown – State Street or Hill Road Parkway/Hill Road. There is no public transportation that is a viable option. Additionally, Hill Road is a popular route for cyclists, both recreational and commuter.

We are concerned that the existing roads will not be adequate to handle the addition of hundreds more residential units to this area.

There are several intersections that are already problematic:

- **Bogart and State.** We appreciate the addition of the traffic signal last year. However, there really needs to be turning lane for traffic going west on State to turn right at the light. As it is, State street traffic is moving quickly and a driver wanting to turn right has to slow down and take that turn rather quickly, causing traffic behind to slow down as well. Adding a lane would not be easy – there are telephone poles and a canal ditch in the way.
- **Duncan and State.** We see drivers attempting to turn left onto State Street, a nearly impossible task during rush hours, holding up those who wish to turn right. Turning left into the “suicide lane” is dangerous.

- **State Street.** There are no sidewalks or bike lanes on State Street all the way from Glenwood to Rt 55.
- **Collister and Hill Road.** The four way stop at this location is no longer sufficient. Traffic backs up during rush hour. And, the City has made it impossible to improve by allowing a new home to be built literally on the corner.
- **Hill Road and Old Horseshoe Bend Road.** This four way stop is bound to be taxed as the new development on Echohawk/55 in Eagle is built out. Those people will naturally want to use Hill Road to get downtown. Located on a hillside, improvements will be difficult.
- **Hill Road Parkway.** The developer is proposing access directly onto Hill Road Parkway, crossing the popular wide pedestrian sidewalk. Access to Hill Road Parkway at Duncan and Bogart can be difficult due to the wide center island.

It is our understanding that ACHD applies its traffic impact formulas to each development individually without considering the cumulative effects. Your usual traffic count process will not recognize the total impact of all these developments currently underway. We hope that you will be able to supply input to Planning and Zoning and the City Council as these proposals move forward. We hope that the number of new units can be limited based on the capacity of existing roads.

--

John D. Biggs  
Boise Metro Rotary Club  
Rotary District 5400  
Boise, Idaho  
208-369-0244

## Jeffrey Janis

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**From:** Patrick Jordan <pcjordan19@gmail.com>  
**Sent:** Thursday, December 21, 2017 12:01 PM  
**To:** TJ Thomson; Lauren McLean; Maryanne Jordan; Elaine Clegg; Scot Ludwig; Ben Quintana; CityCouncil; Holli Woodings; Mayor Bieter  
**Subject:** [External] Hill Road Development

Regarding the Hill Road and Bogart/Duncan development please consider the fact that in less than two years and in a very few miles this area of Boise already has several hundreds if not a thousand new apartments being built right now on State and Gary Lane, State and the East and West sides of Bogart, Bogart and Sloan, State and Edgewood. All the new traffic and high density neighborhoods already are affecting the quality of life Boise is proud to offer and the reason we bought our home in this area four years ago. I'm asking you to please keep Hill Road and Bogart/Duncan area zoned as a single housing area. This area has more than it's share of apartments. Thank you for your consideration.

Cecilia Jordan  
7339 N Hampstead Ave  
Boise, Idaho  
[pcjordan@gmail.co](mailto:pcjordan@gmail.co)

## Todd Tucker

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**From:** Mary Gilbert <marymgilbert56@gmail.com>  
**Sent:** Thursday, December 21, 2017 2:22 PM  
**To:** TJ Thomson; imclean@cityofboise.org; Maryanne Jordan; Elaine Clegg; Scot Ludwig; Ben Quintana; Mayor Bieter  
**Cc:** CityCouncil  
**Subject:** [External] Re-zoning of W. Hill Parkway between Duncan & Bogart

To the Boise City Council Members & Mayor Bieter,

After attending a neighborhood meeting, I realized I needed to voice my opinion on a proposed re-zoning.

With the new proposal of re-zoning the W. Hill Parkway between Bogart & Duncan development with multi-family housing, the congruity of W. Hill Road Parkway will be eradicated as well as there will be the displacement of wildlife.

I'm asking you to keep W. Hill Road Parkway between Bogart and Duncan zoned as the current A-1/R-1A, a single housing area, to maintain compatibility with the surrounding zoning and development.

All zoning in the surrounding area is comprised of single family homes; resulting in less traffic and congestion and crime, as well as preserves the safety of pedestrians and bicyclists that use W. Hill Road Parkway on a daily basis.

Please continue to abide by the current standards set forth in the Boise zoning districts for R-1A, R-1B, R-1C which state one single family dwelling per lot.

Thank you for your time and consideration,

Mary Gilbert

7813 Rooney Ave, Boise

JEFFREY J. GUZI

8167 N Sunglow Pl  
Garden City, ID 83714  
208-559-6323

January 12, 2018

TO: Boise City Council & Boise Planning & Zoning

SUBJECT: Oppose the development at Hill Road Parkway & between Bogart & Duncan Lane

Dear Boise City Council/Planning & Zoning:

I have lived in Boise since 1992 and have seen many changes and lots of development over the years. One of the things that made Boise such a special place to live was its smaller city feeling with close proximity to lots of open public space. That sense of smaller city atmosphere continues to get eroded by relentless development and encroachment into neighborhoods that have substantial rural character.

I now live in the northwest Boise area at the corner of Bogart Lane and Hill Road Parkway and it is that sense of rural character that has drawn me to this area. I like the close proximity to public land and have enjoyed the varied wildlife that continue to use the undeveloped lands in this area. My wife and I have noticed that this area is a corridor for deer and other wildlife and we have enjoyed watching deer, owls, and coyotes use these areas for feeding and bedding. In reviewing your Blueprint Boise Northwest Planning area policy document, one of the key issues listed under "development constraints" is, "...there are remnant pastures in the Northwest planning area that could be preserved for their small scale urban agricultural characteristics". This document lists one of the goals for this area for maintaining and enhancing the livability of the northwest in NW-NC 1.3 as, "support the retention of urban agricultural lands and activities in the Northwest". Indeed, it is this sense of urban agricultural lands that make living in this Northwest area of Boise so appealing to my wife & I when we decided to settle in this area.

I heard about a proposed development by WH Pacific/Trilogy/Corey Barton in the now vacant fields between Bogart Lane and Duncan Lane and intersected by the Hill Road Parkway and this proposal includes high density apartment buildings. I am adamantly opposed to any high density development in this area as that would certainly diminish the character of this neighborhood. I am also very opposed to approving any change to existing zoning to allow higher density development in this area. Any development with high density residential building goes against what is contained in your Northwest Planning area policy and I believe would be very unfavorable to the majority of residents living in this area. The prevailing real estate market and relentless building by land grab developers over the past few years reminds me of urban sprawl in other areas of the country where no planning was established to meet the needs of residents currently living in those areas of development.

A large scale development such as what WH Pacific is proposing would have detrimental effects on the livability and character of this area. I live in this area because residential density is low and enjoy the rural characteristics and public open spaces that this area provides. I am asking the Boise City Council and Planning and Zoning to not allow any change to existing zoning and not approve any high density residential development such as apartment dwellings in this Northwest Planning area.

Sincerely,

*// Signed //*

Jeffrey J. Guzi

## Todd Tucker

---

**From:** CityCouncil  
**Sent:** Wednesday, December 27, 2017 1:12 PM  
**To:** Todd Tucker  
**Subject:** FW: [External] Oppose. The Development of Hill Road Parkway from R-1A zoning

-----Original Message-----

From: paul hooper [mailto:phooper0@gmail.com]  
Sent: Sunday, December 24, 2017 1:32 PM  
To: CityCouncil <CityCouncil@cityofboise.org>  
Subject: [External] Oppose. The Development of Hill Road Parkway from R-1A zoning

In 2012 my real estate agent showed my wife and I this great place to build our new home. It was Stans Homeplace on Ben ST just off of Hill Road, the view of the area and the foothills sold us.

Now WH Pacific/Trilogy/Coorey Barton new proposal is to change the zoning in this area from R-1A to R-3 which would allow them to put high density housing in this area. If you were to drive on State Street from Glenwood to Eagle you would find that this area is all ready developed as high density (apartments) do we really need more next to the Foothills? My answer is NO. I don't believe that this area (Roads) is developed and able to handle high density traffic which will increase and put the walkers, bicycle and runners at a increased risk.

I would ask that you keep the Hill Road Parkway in the existing R-1A zoning. Please take the time to review the Blueprint Planning (Northwest) area policy. I would hope that you would agree that the existing zoning should not be allowed to change from the rural character and livability that brought us to Boise to a situation where the infrastructure clearly cannot accommodate another high density development. We want to protect our unique Boise neighborhood with it's open spaces, quality of life and it being a safe quiet well maintained neighborhood.

Sincerely,  
Paul Hooper

Sent from my iPad

## Todd Tucker

---

**From:** Patrick Jordan <pcjordan19@gmail.com>  
**Sent:** Thursday, December 21, 2017 12:01 PM  
**To:** TJ Thomson; Lauren McLean; Maryanne Jordan; Elaine Clegg; Scot Ludwig; Ben Quintana; CityCouncil; Holli Woodings; Mayor Bieter  
**Subject:** [External] Hill Road Development

Regarding the Hill Road and Bogart/Duncan development please consider the fact that in less than two years and in a very few miles this area of Boise already has several hundreds if not a thousand new apartments being built right now on State and Gary Lane, State and the East and West sides of Bogart, Bogart and Sloan, State and Edgewood. All the new traffic and high density neighborhoods already are affecting the quality of life Boise is proud to offer and the reason we bought our home in this area four years ago. I'm asking you to please keep Hill Road and Bogart/Duncan area zoned as a single housing area. This area has more than it's share of apartments. Thank you for your consideration.

Cecilia Jordan  
7339 N Hampstead Ave  
Boise, Idaho  
[pcjordan@gmail.co](mailto:pcjordan@gmail.co)



## Todd Tucker

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**From:** Patrick Jordan <pcjordan19@gmail.com>  
**Sent:** Thursday, December 21, 2017 4:35 PM  
**To:** TJ Thomson; Lauren McLean; Maryanne Jordan; Elaine Clegg; Scot Ludwig; Ben Quintana; CityCouncil  
**Subject:** [External] Hill Road Development

I think that Hill Road and Bogart Road is not a good place to have apartments, for one the Traffic will increase, the intersection is hard to cross as it is. The road is also used by bicycles and walkers this will make it less safe to use. This area would be better for single family homes with less density. This area should also have some open areas , along old Hill Road there is a pair of Great Horned Owls that have lived here for a long time, also lots of Quail and other wild life. I think that this would harm their hunting area and make them move out of the area.

Patrick Jordan  
7339 N Hampstead Ave  
Boise,ID 83714

## Jeffrey Janis

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**From:** Kris Mannion <mannion2141@msn.com>  
**Sent:** Thursday, December 21, 2017 1:25 PM  
**To:** TJ Thomson; Lauren McLean; Elaine Clegg; Scot Ludwig; Ben Quintana; Holli Woodings; Lisa Sanchez; Mayor Bieter  
**Cc:** Karen.danley67@gmail.com  
**Subject:** [External] Application to rezone parcels along Hill Road Parkway between Bogart and Duncan

Honorable Mayor and Members of the City Council:

I am submitting this letter as part of the public record in protest of the proposed rezoning of the parcels cited. I have been informed that these parcels will come before Planning and Development in the next few weeks, and subsequently forwarded to the city council for approval.

I have read Blueprint Boise Chapter 4 Northwest Boise and find that nothing in the proposed development is consistent with the stated goals noted within the city document. Within the Blueprint Boise, the goals and policies for Northwest Boise clearly identify the importance of maintaining the attributes and activities that contribute to the overall character and livability of the Northwest's neighborhood.

I have lived at my current address 8783 W. Sloan, between Bogart and Duncan for four years. I chose this neighborhood because there were open spaces, pockets of rural agriculture, livestock in pastures, and the most amazing road cycling in the area along Hill Road Parkway. It was still rural Ada County but shortly annexed after I moved. Since that time, I have experienced my neighborhood suffering a proliferation of high density housing, the destruction of pasture and farm land to accommodate multiple story apartments, burgeoning traffic, horrible congestion at the nearest major intersections, and the disappearance of wildlife from natural habitat.

Recently walking through the Boise airport, I noted signage touting a picture of the mayor and Boise being a place where people want to live. When I read these signs, my first thought was *what part of Boise* is being referenced. Is this signage referencing Boise's showpiece landmarks: the North End; the historic homes along Warm Spring; luxury housing, cycling and hiking trails in the Foothills; the Boise River; our state university; or boutique and other luxury hotels and business development downtown? Or do we consider the less prestigious areas of Boise as also in need of preservation? Northwest Boise has lower cost median housing, lower median incomes, and conversely higher density of school age children, and according to Blueprint Boise long commutes to employment. Is this part of Boise being relegated to a designation as the poor part of town — a parcel between high income Eagle and wealthier landowners who can afford the more affluent parts of the city?

Now, the city is having to consider a major overhaul of one of the city's most troublesome intersections at State and Glenwood. I want it noted that this congestion has arisen in the past couple of years, largely due to the increase in city approved high density development along with increased commercial use of that strip of highway. I see terrible incongruence between approving more high density developments in the area in question and subsequently dealing with high density traffic that ensues, at taxpayer dollars to correct.

It is inherent to the quality of living for neighbors in Northwest Boise that this zoning variance NOT be approved. It is integral to the quality of life of not only neighbors in the respective areas but to the city residents who use this part of Boise for recreation access to the Foothills, access to the veteran's cemetery, children's soccer and football fields, passage to McCall and points north, and access to the best cycling in the

valley. When I drive along Hill Road Parkway I feel blessed by the peacefulness of the open areas and my unfettered views of the mountains to the northeast. The proposed development is going to severely interfere with all that is good about this last vestige of what many of us treasure.

Additional apartment and multiple unit housing increases population density, traffic congestion, and attracts a transient population to housing developments in which residents have no vested interest. Ultimately this will result in urban blight transitioning its way to the Northwest and the decline in property value for already existing developments.

I implore you as responsible policy setters of Boise to look carefully before rubber stamping the developer's application for rezoning of this land. Thank you for your attention,

Kris Mannion  
8783 West Sloan Street  
83714

## Jeffrey Janis

---

**From:** Rick Marino <rick.marino.e@gmail.com>  
**Sent:** Saturday, December 30, 2017 8:48 PM  
**Subject:** [External] Hill Road Parkway Development and Rezoning Request

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

December 30, 2017

To: Mayor Dave Bieter  
Elaine Clegg, City Council President  
Boise City Council  
ACHD, Commissioner Paul Woods, District 3

Fr: Eustachio "Rick" and Heidi Marino

Re: Hill Road Parkway Development and Rezoning Request

My wife Heidi and I moved to Northwest Boise in June of 2016 from the Denver, Colorado area. Though several factors entered into our decision to move to this area, the rural feel, proximity to the foothills and Veteran's Memorial trailhead sealed the deal. We enjoy hiking and walk our dog daily, the three of us fully enjoying the trail and the beauty of the hills and wildlife in the area. It has come to our attention that developers are planning to seek zoning changes to facilitate the construction of a large residential complex on both sides of Hill Road Parkway between North Bogart Lane and Duncan Lane. Based upon the information provided at a meeting December 18<sup>th</sup> with Trilogy Development representative, Jane Sugg and as indicated by the Pre-Application Form included, this development will include a 290-unit combination of single family homes, townhomes, duplex homes as well as a 3-story, 120+ unit apartment complex, office and commercial space on Hill Road Parkway within the designated area. While we recognize that development of this area is inevitable, we are writing to express our extreme objections to this development and zoning change as it seems to be totally incongruent with the development goals as stated in the Blueprint Boise documentation. While Boise prides itself on being one of the most livable cities in the country, this move would negatively impact that livability.

### Traffic Impact and Safety Concerns:

Given the size of the development, it is conceivable that upwards of 600 vehicles will be added to the local roadways. As stated in Chapter 4 of the Blueprint Boise, "Development in the northwest areas of Ada County and the City of Eagle has resulted in increased travel along Hill Road Parkway and State Street" and we would proffer that a development of this size and nature at this location will greatly exacerbate the traffic situation not only on both arteries but also on the secondary connecting streets.

Blueprint Boise NW-C 3.2: STATE STREET ACCESS states, "Limit direct lot access for new development without encouraging increased traffic on side streets." While this development is on Hill Road Parkway and doesn't fall directly under the direct lot access to State Street, it will greatly encourage increased traffic on side streets. As presented, the planned vehicular access to the development will be "right in, right out" in nature thus funneling the exiting traffic along Hill Road Parkway either to Bogart Lane or Duncan Lane and in reverse upon return. This would substantially increase the through traffic to State Street on both connecting streets, seriously impacting the safety within the neighborhoods adjacent to those streets. The added traffic funneled down Duncan Lane to State Street will further exacerbate the already dangerous junction at State and Duncan, which even in today's traffic pattern, is a tragedy waiting to happen.

Lastly, the Blueprint Boise NW-NC 1.2: PUBLIC RECREATION FACILITIES states, “Provide connectivity to recreation facilities from new development and redeveloping sites within the Northwest.” It is easy to recognize that the additional traffic will negatively impact the increasingly dangerous crossing of Hill Road Parkway to access the Veterans Memorial Trailhead which is constantly used by bicyclists, joggers, hikers and casual walkers.

Degradation of Existing Character:

Blueprint Boise NW-CCN 1.3 NEIGHBORHOODS states, “A mix of housing types and lot sizes will be encouraged in the Northwest to maintain the area’s diverse character.” As proposed, this development will destroy the area’s existing character. While the construction of nearly 200 single family, town and duplex homes in what are now open fields is destructive in and of itself, the inclusion of a three-story 120 unit apartment complex is totally incongruent with the character of the existing neighborhoods. Adding to that, the proposed development of office and commercial space in an area where none currently exists only adds to the destruction of the character of the local neighborhoods.

Lack of Transportation Alternatives:

Currently there are no transportation alternatives along the Hill Road Parkway corridor requiring all new residents to drive either downtown via Hill Road Parkway or to a transit location on State Street. Both of which will negatively impact pedestrian safety along the cross streets.

School Impact:

Currently all levels of local schools are at or near capacity and are being stressed by the current developments already in progress. Adding another development of this size will only contribute to the stresses of the existing education infrastructure.

In closing, we would like to reiterate our opposition to the rezoning and development as planned at this location and strongly request that the city keep the existing zoning as it is to maintain what is left of the safety, character, infrastructure, nature and accessibility of this northwest Boise neighborhood.

Thank you for your consideration and for doing the right thing to protect the livability of Boise.

Respectfully,

Eustachio “Rick” and Heidi Marino  
8139 North Dodgin Avenue  
Garden City, ID. 83714



## Planning & Development Services

Boise City Hall, 2nd Floor  
150 N Capitol Boulevard  
P.O. Box 500  
Boise, Idaho 83701-0500

Phone: 208/608-7100  
Fax: 208/384-3867  
TDD/TTY: 800/377-3529  
Website: [www.cityofboise.org/pds](http://www.cityofboise.org/pds)

# Pre-Application Conference Form

Applicants must attend a pre-application conference with the Planning Team, and hold a neighborhood meeting. Application must be submitted within six months of pre-application conference, or an additional conference may be required. **This form must be included with the application.**

Applicant: Jane Suggs Phone: 602-6941 Date: 9-28-17  
Site Address: 8633 N Bogart Ln, et al. Parcel #: R7498004765 et al.

### Planning Team Present (Initials)

☒ BDM ☐ TV ☒ KBM ☒ KB ☒ RJ ☐ ACHD ☐ COMPASS ☐ N.A.  
Brant Ted Katelyn Keycee Ren

### Type of Application

☒ Annexation/Rezone ☐ Comp. Plan Amendment  
☐ Conditional Use ☐ Variance  
☐ Modification ☐ Special Exception  
☒ Subdivision ☒ Planned Development

### Application Materials

Site Plan Presented: ☒ Yes ☐ No  
Neighborhood Meeting Required: ☒ Yes ☐ No  
Neighborhood Association: North West  
Neighborhood Contact: Lydia Hamilton  
nwnghborhoodassociation@gmail.com

### Additional Reviews

Boise Canal District: ☐ Yes ☒ No  
Floodways: ☐ Floodplain ☐ Floodway  
☐ Eagle/Greenbelt ☐ Boise River System Permit  
Hillside (Categories): ☐ I ☐ II ☐ III  
Wildland Urban Interface: ☐ Foothills ☐ Valley

Comp. Planning Area: Northwest

Zoning District: R-1C/R-1A Land Use: Suburban & Compact

Overlay District ☐ D ☐ HD ☐ DD  
☐ C ☐ BSN ☐ P1 ☐ P2 ☐ P3

Airport Overlay ☐ A ☐ B ☐ B-1 ☐ C

### Permitting History:

Proposal Description (to construct, change or add): Subdivision & Planned Unit

Development 290 total units  
Single family, Apartments townhouses, duplexes, office/commercial  
up to 6000 sq ft R-1C and R-1A zones

Issues Discussed: P&Z process Rezone, Sub and PUD, neighborhood meeting,

cut-off dates

Single family transitions

Amendments

Has talked to ACHD - can sign right in right out on Hill Rd P&Z

### Development Code:

Katrin Menue  
Staff Representative (Print)

Katrin Menue  
Staff Representative Signature

Jane Suggs  
Applicant Representative (Print)

Jane Suggs  
Applicant Representative Signature

1/2017

## Todd Tucker

---

**From:** Kevin O'Dea <kevmodea2@gmail.com>  
**Sent:** Wednesday, December 20, 2017 6:45 PM  
**To:** Mayor Bieter; CityCouncil  
**Subject:** [External] Development of Hill Rd. and Old Hill Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Mr. Bieter and Members of the Boise City Council,

I am a fairly new resident to your beautiful city, having moved here with my family just over a year ago. After spending twenty years in the Portland, Oregon metropolitan area, it was time to find a place in the west or northwest that had the education, art, culture and beauty that Portland had before it began to outgrow its own boundaries. I feel Boise is that place.

In such a short time, I am watching growth in northwest Boise that is extremely reminiscent of Portland; rapid growth with seemingly little or no care given to the quality of life in any given area as a result of that growth. An excellent example is the plethora of apartment and townhome complexes nearing completion on State Street and Gary Lane. What an influx of traffic and human population at the expense of the area itself. I know Boise is growing rapidly, and admittedly I am part of that growth. But I believe that this fine city can grow yet still keep it's natural beauty intact. Isn't that what you want for this city?

Now it seems that the same developers want to recreate the State Street scenario in an even more beautiful - and less sensical - part of northwest Boise, the area of Hill Road between Duncan and Bogart Streets. You may know that this area is rich in wildlife, an important link between the city and outer areas for bicyclists and runners, and such a unique mix of small farmland plots and single family homes, almost all of which still allow views of the beautiful foothills from nearly every angle. In this particular area, residents are close enough to commute to Boise and Eagle as contributing members of our vibrant economy, yet still enjoy and work to protect the natural beauty which seems very unique this close to our urban surroundings.

Soon developers will be applying for permits and zoning exceptions to begin building apartment complexes and townhomes, mostly, right on Hill Rd. itself - a road I travel every day to and from downtown Boise for work, and which has, to my knowledge no other apartment complexes on it. I don't advocate any apartment complexes on Hill Rd., but least of all on such a beautiful section, one that incorporates so much of what Boise offers its citizens and visitors that few other western cities in the U.S. have. I don't think Hill Rd. is or ever was intended to be a major commuter thoroughfare, like a State Street or Eagle Rd. is. Yet that is what we are facing with this proposal.

Please, when you are considering the dollars and cents side of this development, remind yourself that you are also people who live in this beautiful place on purpose, and like those of us who are discovering the beauty here for the first time, want to be extremely mindful and careful of how this city grows. I can say with certainty that when this beautiful land is developed, it will never return. Visit Portland if you'd like to see what that looks like - a once beautiful place now choking on its own traffic congestion, homelessness and rising crime.

I urge you to be very thoughtful, transparent, and conservative with your voice and your vote as developers rush in with fistfuls of money to turn this beautiful area into apartments and other rental properties. Consider what

this area offers, unique to the city we love, and do your best work to ensure that Boise knows what makes it so wonderful and help us to preserve those things, particularly now, in the northwest corner of the city.

Thank you for your time. I look forward to working with you as this issue moves forward.

Sincerely,

Kevin O'Dea



## Todd Tucker

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**From:** CityCouncil  
**Sent:** Thursday, December 28, 2017 10:39 AM  
**To:** Todd Tucker  
**Subject:** FW: [External] Northwest Boise Neighborhood (Hill Parkway,Bogart, Duncan Lane Area Development)

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**Sent:** Thursday, December 28, 2017 10:36 AM  
**To:** Lauren McLean <LMcLean@cityofboise.org>; Maryanne Jordan <MJordan@cityofboise.org>; Elaine Clegg <EClegg@cityofboise.org>; Scot Ludwig <sludwig@cityofboise.org>; Ben Quintana <BQuintana@cityofboise.org>; CityCouncil <CityCouncil@cityofboise.org>; karen.danley67@gmail.com; llewelr@gmail.com; bigtabby@me.com; dennisdunn07@gmail.com; tkdunn@hotmail.com; bluelightningllc@gmail.com; doJasoctordez@hotmail.com; dcromwell@cableone.net; gracellewellyn@gmail.com; samsracing@aol.com; heatherloo@live.com; jason.mittleider@yahoo.com; ruraloldhillroad@gmail.com; mudwellies@gmail.com; charlotte@nextscan.com; brockcromwell1@me.com; maszwec@yahoo.com; shellymprice@msn.com  
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Our land and home located on Duncan Lane between old Hill Road and Hill Parkway has been in my husband's family for 50 + years (we are just 1 of several that have lived here that long or longer). My husband spent his teenage years here and his kids also grew up here. We are hoping that are grandkids will get to experience the life style that the generations before them did in this area (the sense of living in a rural area with wild life in our back yard which includes Deer, Fox, Coyotes, and Wild Turkeys just to name a few). Like most of our neighbors we personally own and have horses and love to sit on our porch and watch them run and play out in our pasture or maybe just sit on the patio in the summer and listen to silence (which is not easy to find anymore with all the development taking place). Each and every one of us in this N.W Boise neighborhood area chose to live here because of its unique surroundings and lack of filling like we live in the city.

I want to ask each of you to take a minute when you get home and look around and think about why you chose the home you currently live in and what attracted you to it. Maybe it was the neighborhood or maybe you live downtown and you like the hustle and bustle atmosphere of the city life or maybe like us you live in a area that in which you have open space and you're not surrounded by apartments or your neighbor is not right on top of you. Then ask yourself how you would feel if it was taken away from you. It is not good feeling!!!!

But everyone in the NW Boise neighborhood that will be affected by this chose to live here because it was more rural and unique and felt that it was a great place to call home.

We DID NOT choose to live in the city the city is choosing to live in what is left of the rural area and if you allow that to happen there will be nothing left that makes Boise unique by having the different options of life style's to pick from. Why do you think Boise is one of the top places to live it is not because we mirror Seattle, Portland, or California. It's because we have different options of life styles currently to pick from without having to commute several hours every day. If you continue to allow developers to change zoning codes and take every little piece of vacant ground there will be nothing left unique about Boise and what it is known for. When is enough enough?

Please do the right thing and don't allow this or any other developer to destroy the NW Boise area we chose as home.

Sam and Shelly Stephenson

## Todd Tucker

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**From:** CityCouncil  
**Sent:** Wednesday, December 27, 2017 1:12 PM  
**To:** Todd Tucker  
**Subject:** FW: [External] I resent this as I added an attachment.... Once It's Gone, It's Gone Forever  
**Attachments:** T 1.jpg

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**Sent:** Saturday, December 23, 2017 1:19 PM  
**Cc:** Lauren McLean <LMcLean@cityofboise.org>; Maryanne Jordan <MJordan@cityofboise.org>; Elaine Clegg <EClegg@cityofboise.org>; Scot Ludwig <sludwig@cityofboise.org>; Ben Quintana <BQuintana@cityofboise.org>; CityCouncil <CityCouncil@cityofboise.org>; Karen.danley67@gmail.com; Richard Llewellyn <llewelr@gmail.com>; Neil Parker <bigtabby@me.com>; Dennis Dunn <dennisdunn07@gmail.com>; Terrie Kelley-Dunn <tkdunn@hotmail.com>; Blue Lightning LLC <bluelightningllc@gmail.com>; Dez Mittleider <doctordez@hotmail.com>; Dianne Cromwell <dcromwell@cableone.net>; Grace Llewellyn <gracellewellyn@gmail.com>; Sam Stevenson <samsracing@aol.com>; Heather Jagers <heatherloo@live.com>; Jason Mittleider <jason.mittleider@yahoo.com>; Rural Old Hill Road <ruraloldhillroad@gmail.com>; Beth Mouser <mudwellies@gmail.com>; Neighbor Greg <charlotte@nextscan.com>; Brock Cromwell <brockcromwell1@me.com>  
**Subject:** [External] I resent this as I added an attachment.... Once It's Gone, It's Gone Forever

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### Once It's Gone, It's Gone Forever

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My wife and I have lived in this valley for almost 60 years, we have watched the developers rip apart the once beautiful farms and fields so they can line their pockets and move on to the next field not caring one bit about the impact it will have on the folks and wildlife that they have pushed out. We used to see pheasant, foxes and an occasional deer not to mention the countless raptors (when is the last time you've seen a Marsh hawk hovering over a field looking for a meal??)every day when we lived off victory and 5-mile, I haven't seen a pheasant in I don't know how many years, just apartments and houses and people.

We have witnessed this valley turn from 70,000 to almost 300,000 it seems overnight. It's real sad when you look at all that has been lost forever in the name of uncontrolled progress. We all know that progress of the valley is inevitable, but it needs to be controlled, reigned in a bit, let the people decide what goes where not the developers who care to only fill their bank accounts and not give one single thought about the people who have to live and put up with the influx.

The data used in the Boise Blueprint is old and outdated. In fact it was outdated when it was implemented a few years ago not taking into consideration what is going to happen to our beautiful valley just a road map of where to cram in more multi level housing and get more bang for their buck again, not caring ramifications of these decisions.

The development that is going to be proposed is going to have a very long lasting negative affect on this area. Every person that moved to this area did so because they can see the foothills from their windows, go for a walk, bike ride or run and not see house after house, roof line after roof line. They can see the open fields, watch the wild turkeys, deer, owls, hawks and countless quail and feel proud that they are a part of this and get see it on a daily basis. This development will rid this area of these wild animals that have been pushed out of there natural spaces already.

This development will increase the amount of traffic by 100's of vehicles, increase the danger of walkers, bikers and runners, increase the crime which we do not have, at this time, the schools are already bursting at the seams and cannot handle more students without building bigger schools taking away more land, the infrastructure is not adequate enough to handle all these multi family homes, more land will need to be taken to accommodate the entire system increasing the risk of contamination to the aquifer and the Boise River. I like the feeling that I don't have to worry about someone breaking into my barn and stealing from us, wandering onto our property to just "look around". I like looking out my window and watching the deer in the mornings, the turkeys and quail. This quality of living will be gone for ever. Ask yourself, would you like this to happen to your neighborhood???

Please consider what is going to happen to this area and others just like it in the Boise Valley, the people that will be affected, the wildlife that also call this home by the decisions of only a few council members who do not live in this area, they will have to live with that decision their entire lives because Once It's Gone, It's Gone Forever... Please help this valley in taking the proper steps in preserving these areas we all hold so close to our hearts, for our children and their children. I guarantee they will all thank you all for it in the future. Thank You...

Michael Szwec







## Todd Tucker

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**Sent:** Wednesday, December 20, 2017 6:45 PM  
**To:** Mayor Bieter; CityCouncil  
**Subject:** [External] Development of Hill Rd. and Old Hill Rd.

**Follow Up Flag:** Follow up  
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The development that is going to be proposed is going to have a very long lasting negative affect on this area. Every person that moved to this area did so because they can see the foothills from their windows, go for a walk, bike ride or run and not see house after house, roof line after roof line. They can see the open fields, watch the wild turkeys, deer, owls, hawks and countless quail and feel proud that they are a part of this and get see it on a daily basis. This development will rid this area of these wild animals that have been pushed out of there natural spaces already.

This development will increase the amount of traffic by 100's of vehicles, increase the danger of walkers, bikers and runners, increase the crime which we do not have, at this time, the schools are already bursting at the seams and cannot handle more students without building bigger schools taking away more land, the infrastructure is not adequate enough to handle all these multi family homes, more land will need to be taken to accommodate the entire system increasing the risk of contamination to the aquifer and the Boise River. I like the feeling that I don't have to worry about someone breaking into my barn and stealing from us, wandering onto our property to just "look around". I like looking out my window and watching the deer in the mornings, the turkeys and quail. This quality of living will be gone for ever. Ask yourself, would you like this to happen to your neighborhood???

Please consider what is going to happen to this area and others just like it in the Boise Valley, the people that will be affected, the wildlife that also call this home by the decisions of only a few council members who do not live in this area, they will have to live with that decision their entire lives because Once It's Gone, It's Gone Forever... Please help this valley in taking the proper steps in preserving these areas we all hold so close to our hearts, for our children and their children. I guarantee they will all thank you all for it in the future. Thank You...

Michael Szwec







February 9, 2018

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

RECEIVED  
FEB 13 2018  
DEVELOPMENT  
SERVICES

Re: Northwest Neighborhood Association - Concerns for our Community

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They take paradise  
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Diane C. Stearns  
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Boise, ID 83714-5099  
E-Mail: stearnsdcs@aol.com

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Boise has this wonderful opportunity to not only preserve 'green space' in Northwest Boise, but also to provide educational opportunities, save wildlife, and make this community an area in which we can all take pride.

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- The State Street Corridor is bringing density, but not livability in the form of pedestrian and bicycle connectivity, aesthetic and structural transitions, protection of adjacent traditional agricultural land use that provides both ecological services and open space. Successful Transit Oriented Development is not achieved by simply encouraging density, but organizing it in a harmonious and functional manner.
- According to city-compiled data, in the last three years, more than 95% of new housing constructed has been either apartments or townhouses, much of it as investment rental properties. This represents a massive structural change to the character and demographics of our neighborhood.
- Growth in our neighborhood is outpacing investments in infrastructure, which is apparent in the increase in local traffic, the crowding of schools, the lack of police, and distance from fire stations.

These concerns are outlined in more detail in the attached pages. We are currently working on compiling a neighborhood plan from communications regarding land use in this area during the last several decades, but our city-sanctioned plan cannot be completed for at least a year and a half, as it relies on city funding and outside consulting. The Comprehensive Plan that designates much of our area as Compact or Mixed Use was completed before we were part of the city and thus were not adequately represented. We are therefore at a disadvantage in ensuring that our neighborhood vision is followed and our livability enhanced during these years following annexation.

On behalf of our neighborhood, a sincere thank you for all of your work for citizens of Idaho,

Richard Llewellyn  
NANA President  
PhD Biochemistry  
(208) 419-7527



## North West Boise Neighborhood Concerns

- Farmland preservation--where is the farmland being protected in our area? Much of the remaining recently farmed land in Boise, and supported by a large community investment in irrigation infrastructure, is in our NW neighborhood.
- Dense development can only prevent sprawl in concert with a regional plan. As there is no functional policy in the Treasure Valley to prevent sprawl, we are in danger of achieving the worst of both worlds -- unsustainable growth AND sprawl. Locally, we are losing farmland to rapid, dislocating high density growth that does not fit into existing neighborhoods. Regionally, we are sprawling throughout the Dry Creek Valley, toward Horseshoe Bend, throughout Eagle, Star, and into Middleton.
- We understand the need for mass transit along the State Street corridor, and how Transit Oriented Development (TOD) could be a key component to obtaining working public transportation. However, TOD is not simply a recipe for building high density everywhere: the goal is to create mixed use dense nodes (State Street and Gary Lane, State Street and Old Horseshoe Bend Hwy), served by rapid mass transit, that fit into existing land uses and neighborhoods.
  - If rezoning of current R-1A parcels to higher density continues in our neighborhood without consideration of the overall impact to the area, Boise may forfeit its strong position to win federal grants in support of TOD. Higher density developments in our NW neighborhood should:
    - i. Be located walkably near (¼ mile) to transit nodes.
    - ii. Have transitions into existing land uses
    - iii. Be part of a strategy to protect the mixture of lot sizes that we have long valued in our neighborhood
    - iv. Contribute to neighborhood stability rather than instability
    - v. Create connections to bicycle and pedestrian friendly routes
    - vi. Enhance the historical and ecological context rather than destroy it
  - Transit Oriented Development calls for higher density closer (¼ mile) to transit nodes and State Street. The Drain Ditch (the Spoils Bank Canal) is a natural boundary in the Duncan and Bogart area to the outer limit of walkable distance (½ mile) to State Street.
  - It is a dangerous 'all in' strategy to encourage high density growth before infrastructure such as mass transit. If the strategy fails, then Boise may have produced a crowded, undesirable neighborhood that has lost its sense of place and community, ie the eggs are broken, but no omelet has been made. Potential reasons for failure to achieve mass transit along the State Street Corridor include:
    - i. political (eg failure to gain support for public transportation)
    - ii. economic (eg during the next economic downturn, our NW neighborhood becomes unsustainable)

- i. Multi-story apartments would block views of the foothills, open space, and destroy the proximity to nature for existing residents south of the Drain Ditch.
  - ii. Without a transition, landowners will have fewer options in the future to retain the valued character of this area.
- The proposed development is not on an existing or planned transit route.
- The Comprehensive Plan / Blueprint Boise was written for our area before most of our neighborhood was part of the city. We had little input or direct representation for that plan. It should be amended to reflect our neighborhood's long standing vision of retaining its more rural character with a mixture of lot sizes and land uses, including agricultural land, and align itself with the goals of Transit Oriented Development in their entirety, including enhanced livability.
- There is almost no connectivity between NW Boise and the Greenbelt.
  - There are few, if any, safe routes for crossing State Street.
    - i. The intersection at Bogart, and Bogart itself, a country lane only a few years ago, is now considered highly dangerous by residents.
      - Bogart Lane sidewalks are the Boise School District's 2016 number one priority for safety -- however, it will still be a number of years before these are constructed.
  - If one crosses State Street at Bogart Lane, there is still no easy route to the Greenbelt.
  - There is no appealing pedestrian or cycling route from the State and Gary TOD node to the Greenbelt.
- Infrastructure is falling far behind development
  - Police dispatch, when called, often states: "we don't typically have officers in the area."
  - No new fire stations have been built.
  - Sewer lines along Bogart may be at capacity.
  - Parents fear school overcrowding and the requirement for bussing as the local population grows rapidly.
- The percentage of rental / multifamily housing units built in our area are highly skewed from our traditional land use:
  - According to Boise P&Z, over the last 3 years, NW Boise has accommodated:
    - i. Detached Single Family Dwellings – 13
    - ii. Attached Single Family Dwellings (Townhomes) – 209
    - iii. Multi-Family (Apartments) – 557
  - These numbers are now incomplete and should be updated, with many more apartments being built and planned. Additionally, many of the townhouses are rentals.

February 25, 2018

RECEIVED  
FEB 27 2018  
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Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Mr. Tucker,

Once again, I am writing to you about our neighborhood in Northwest Boise and the plan by Trilogy Development, WH Pacific Engineering and CBH to build multi-story apartment buildings and townhomes surrounded by concrete parking areas that will be used as rentals on the acreage between Duncan Lane and Bogart Lane on the south side of Hill Road Parkway formerly owned by Stan Matlock, who also owns the acreage on the north side of the parkway up to the foothills. We just learned the developers will more than likely be submitting their proposal next week, so it will soon be coming before Planning & Zoning, ACHD, and the City Council.

I moved to Boise in 1970 and the changes that have occurred within the city in the last almost fifty years are amazing. I only wish it could be said they have all been positive. My move from the Midwest had some rather humorous moments. For one thing, I had never driven a car in my life, so I bought a twenty-year old blue Nash Rambler for \$200.00. It had push-buttons for shifting gears and, unfortunately, those push-buttons tended to fall off from time to time and always at bad moments. The owner was a very nice elderly gentleman who let me drive around the block a few times while he showed me how to operate the car. From then on, I drove it back and forth to work for three weeks and memorized the 'Rules of the Road' book until I could pass the exam and receive my very first drivers' license. Not one person ever honked or yelled at me during that period, so I decided right then and there, Idaho people were definitely the very best -- of course, there weren't many cars on the road, which helped considerably.

Just as those days are in the fairly recent past, there are other changes that have occurred over a period of centuries when you consider the original history of our area. "This area of the Boise Valley has been in use for thousands of years. Evidence of human habitation includes the Dry Creek Rock Shelter, which is located northwest of the Collister Neighborhood boundaries." (Idaho State Historical Society 1997)

As I stated in my last letter, Hill Road Parkway was designed to replace a dirt road which had been used by farmers in the area to bring their products to market initially in horse-drawn wagons. The Parkway, which was first known as the Goodall (Goodale) cutoff was etched into the ground over a period of many years by the wagons of the Oregon Trail pioneers taking the northern route, and later began to accommodate farmers and help them provide food for the families that had settled in the Treasure Valley. It was partially due to these agricultural resources which allowed the people in the valley to thrive and to create the City of Boise.

**In section 3.5.6, of the Collister Neighborhood Plan of 2006, there is information on COMPASS Development Monitoring for Northwest Boise. (Note: At that time what is now the Northwest Neighborhood Community was still under the control of Ada County.) In the summary on the final page, the Plan states: "Action Item: While development will continue, the neighborhood believes the rural atmosphere can and should be maintained. This can be done by reducing the number of homes per acre now allowed by the 1RC zone and rezoning to 1RA. Development would be required to have open space included in its plans and a home design that reflects a rural feel."**

So, in 2006, the Planners for Boise City saw the importance of maintaining open spaces to preserve the quality of life for our citizens. Yet, in 2018, developers are demanding that more and more people should be pushed into crowded spaces one on top of each other and surrounded by concrete slabs to park automobiles. Is this what home owners in the Northwest Neighborhood Association want to have around us?

**The answer is NO !!! This is absolutely NOT what we ever want to see in our rural community...**

We want our children to be safe in their neighborhoods and to have good schools; we want to be able to walk and ride our bikes safely; we want to have police and fire services available when needed; we want to see the foothills from our windows and have the opportunity to hike up the trails; we want to see cattle and horses grazing in the green pastures; we want to watch wildlife making their way down from the foothills to access the water sources that are available here year-round. **THIS IS WHAT WE WANT IN OUR NORTHWEST NEIGHBORHOOD !!!**

**PLEASE, PLEASE LISTEN TO OUR NEEDS AND NOT TO THE GREED OF DEVELOPERS, WHO ARE ONLY INTERESTED IN LINING THEIR POCKETS AND MOVING ON TO THE NEXT OPEN SPACE !!!**

I realize that I have been speaking very strongly and emotionally here, but it is so important to us and to the way we want to live out our lives. I thank you once more for your time and your attention to this request by a member of the Northwest Neighborhood Association.

Sincerely,



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NANA President  
PhD Biochemistry  
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    - i. political (eg failure to gain support for public transportation)
    - ii. economic (eg during the next economic downturn, our NW neighborhood becomes unsustainable)

- i. Multi-story apartments would block views of the foothills, open space, and destroy the proximity to nature for existing residents south of the Drain Ditch.
  - ii. Without a transition, landowners will have fewer options in the future to retain the valued character of this area.
- The proposed development is not on an existing or planned transit route.
- The Comprehensive Plan / Blueprint Boise was written for our area before most of our neighborhood was part of the city. We had little input or direct representation for that plan. It should be amended to reflect our neighborhood's long standing vision of retaining its more rural character with a mixture of lot sizes and land uses, including agricultural land, and align itself with the goals of Transit Oriented Development in their entirety, including enhanced livability.
- There is almost no connectivity between NW Boise and the Greenbelt.
  - There are few, if any, safe routes for crossing State Street.
    - i. The intersection at Bogart, and Bogart itself, a country lane only a few years ago, is now considered highly dangerous by residents.
      - Bogart Lane sidewalks are the Boise School District's 2016 number one priority for safety -- however, it will still be a number of years before these are constructed.
  - If one crosses State Street at Bogart Lane, there is still no easy route to the Greenbelt.
  - There is no appealing pedestrian or cycling route from the State and Gary TOD node to the Greenbelt.
- Infrastructure is falling far behind development
  - Police dispatch, when called, often states: "we don't typically have officers in the area."
  - No new fire stations have been built.
  - Sewer lines along Bogart may be at capacity.
  - Parents fear school overcrowding and the requirement for bussing as the local population grows rapidly.
- The percentage of rental / multifamily housing units built in our area are highly skewed from our traditional land use:
  - According to Boise P&Z, over the last 3 years, NW Boise has accommodated:
    - i. Detached Single Family Dwellings – 13
    - ii. Attached Single Family Dwellings (Townhomes) – 209
    - iii. Multi-Family (Apartments) – 557
  - These numbers are now incomplete and should be updated, with many more apartments being built and planned. Additionally, many of the townhouses are rentals.

February 25, 2018

RECEIVED  
FEB 27 2018  
DEVELOPMENT  
SERVICES

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Mr. Tucker,

Once again, I am writing to you about our neighborhood in Northwest Boise and the plan by Trilogy Development, WH Pacific Engineering and CBH to build multi-story apartment buildings and townhomes surrounded by concrete parking areas that will be used as rentals on the acreage between Duncan Lane and Bogart Lane on the south side of Hill Road Parkway formerly owned by Stan Matlock, who also owns the acreage on the north side of the parkway up to the foothills. We just learned the developers will more than likely be submitting their proposal next week, so it will soon be coming before Planning & Zoning, ACHD, and the City Council.

I moved to Boise in 1970 and the changes that have occurred within the city in the last almost fifty years are amazing. I only wish it could be said they have all been positive. My move from the Midwest had some rather humorous moments. For one thing, I had never driven a car in my life, so I bought a twenty-year old blue Nash Rambler for \$200.00. It had push-buttons for shifting gears and, unfortunately, those push-buttons tended to fall off from time to time and always at bad moments. The owner was a very nice elderly gentleman who let me drive around the block a few times while he showed me how to operate the car. From then on, I drove it back and forth to work for three weeks and memorized the 'Rules of the Road' book until I could pass the exam and receive my very first drivers' license. Not one person ever honked or yelled at me during that period, so I decided right then and there, Idaho people were definitely the very best -- of course, there weren't many cars on the road, which helped considerably.

Just as those days are in the fairly recent past, there are other changes that have occurred over a period of centuries when you consider the original history of our area. "This area of the Boise Valley has been in use for thousands of years. Evidence of human habitation includes the Dry Creek Rock Shelter, which is located northwest of the Collister Neighborhood boundaries." (Idaho State Historical Society 1997)

As I stated in my last letter, Hill Road Parkway was designed to replace a dirt road which had been used by farmers in the area to bring their products to market initially in horse-drawn wagons. The Parkway, which was first known as the Goodall (Goodale) cutoff was etched into the ground over a period of many years by the wagons of the Oregon Trail pioneers taking the northern route, and later began to accommodate farmers and help them provide food for the families that had settled in the Treasure Valley. It was partially due to these agricultural resources which allowed the people in the valley to thrive and to create the City of Boise.

**In section 3.5.6, of the Collister Neighborhood Plan of 2006, there is information on COMPASS Development Monitoring for Northwest Boise. (Note: At that time what is now the Northwest Neighborhood Community was still under the control of Ada County.) In the summary on the final page, the Plan states: "Action Item: While development will continue, the neighborhood believes the rural atmosphere can and should be maintained. This can be done by reducing the number of homes per acre now allowed by the 1RC zone and rezoning to 1RA. Development would be required to have open space included in its plans and a home design that reflects a rural feel."**

So, in 2006, the Planners for Boise City saw the importance of maintaining open spaces to preserve the quality of life for our citizens. Yet, in 2018, developers are demanding that more and more people should be pushed into crowded spaces one on top of each other and surrounded by concrete slabs to park automobiles. Is this what home owners in the Northwest Neighborhood Association want to have around us?

**The answer is NO !!! This is absolutely NOT what we ever want to see in our rural community...**

We want our children to be safe in their neighborhoods and to have good schools; we want to be able to walk and ride our bikes safely; we want to have police and fire services available when needed; we want to see the foothills from our windows and have the opportunity to hike up the trails; we want to see cattle and horses grazing in the green pastures; we want to watch wildlife making their way down from the foothills to access the water sources that are available here year-round. **THIS IS WHAT WE WANT IN OUR NORTHWEST NEIGHBORHOOD !!!**

**PLEASE, PLEASE LISTEN TO OUR NEEDS AND NOT TO THE GREED OF DEVELOPERS, WHO ARE ONLY INTERESTED IN LINING THEIR POCKETS AND MOVING ON TO THE NEXT OPEN SPACE !!!**

I realize that I have been speaking very strongly and emotionally here, but it is so important to us and to the way we want to live out our lives. I thank you once more for your time and your attention to this request by a member of the Northwest Neighborhood Association.

Sincerely,



Diane C. Stearns  
9189 West Steve Street  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

## Jeffrey Janis

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**From:** Joan Christensen <chrjoam@gmail.com>  
**Sent:** Sunday, January 7, 2018 10:45 PM  
**To:** Mayor Bieter  
**Subject:** [External] Northwest Boise - proposed housing development

Dear Mayor Bieter,

I am a Northwest Boise resident who is very concerned about the planned Trilogy/ CBH development between Bogart and Duncan Lanes on both sides of Hill Road Parkway. Their plan calls for over 300 units including 3-story apartment buildings. Currently this area is zoned 2.1 houses per acre. My concern is locating higher density housing in an urban farming area and its negative impact on schools, traffic, open space and quality of life in Northwest Boise.

It is my understanding that River Glen Middle School and Shadow Hills Elementary School are at full capacity and additional enrollment may necessitate busing of children to non-local schools. This is an obvious concern.

The Boise Blueprint for Northwest Boise acknowledges that increased development in Ada County and the City of Eagle has created more traffic along Hill Road. Every morning and evening, I watch a stream of cars and commercial trucks and Bogart Lane motorists trying to turn left onto Hill Road Parkway without benefit of a traffic light. Additionally, motorists leaving my subdivision on the north side of Hill Road Parkway are making a U-turn at Bogart Lane to travel in the opposite direction. (This is due to "right turn in, right turn out" rule for subdivision traffic). This is such a confusing traffic pattern, I struggle to concisely and accurately describe it to you. At the same time, bicyclists ride the edge of the road. I can't imagine adding another 300+ vehicles to this confusion - a collision just waiting to happen.

Goal NW-NC of the Boise Blueprint is to contribute to the overall character and livability of the Northwest's neighborhoods, including open space and recreation, specifically support the retention of urban agricultural lands and activities. This development will closely abut existing urban farms/ open space along Hill Road Parkway and Old Hill Road. These areas ARE the character of the neighborhood which will be irrevocably altered by apartment buildings and higher density housing. Additionally, these open space areas serve as natural habitat for local wildlife. I frequently walk this area and see large flocks of quail, owls, deer, migrating birds and raptors. This morning I watched a Great Blue Heron in the empty field. I applaud Boise for preservation of the foothills; yet, for wildlife there is no dividing line between the foothills and surrounding open space. It is an interconnected ecosystem. Optimistic Park is often cited as an example of open space in Northwest Boise. One only need walk Kathryn Albertson Park to appreciate the difference between open space designed to support local wildlife and open space designed to support human activities. I regret the potential loss of my Northwest Boise quality of life. I openly grieve the potential disruption and loss of natural habitat for local wildlife.

For these reasons, I strongly oppose any change to existing zoning for this area. Naysayers have told me that the Boise Mayor and City Council members always favor the developer and my efforts at influence are futile. I have more faith.

I invite you to come watch the morning / evening traffic along Hill Road Parkway from my kitchen window. More importantly, please come walk the area - especially Old Hill Road - before making a decision. I think you will then understand how the proposed development does not support the vision outlined in the Boise Blueprint.

Thank you.

Joan Christensen  
8273 N. Sundial Way  
Boise, ID 83714

January 9, 2018

Dear Council Member McLean,

I am a Northwest Boise resident who is very concerned about the planned Trilogy/ CBH development between Bogart and Duncan Lanes on both sides of Hill Road Parkway. Their plan calls for over 300 units including 3-story apartment buildings. Currently this area is zoned for 2.1 houses per acre. My concern is locating higher density housing in an urban farming area and its negative impact on schools, traffic, open space and quality of life in Northwest Boise.

It have been told that River Glen Middle School and Shadow Hills Elementary School are at full capacity and additional enrollment may necessitate busing of children to non-local schools. This is an obvious concern.

The Boise Blueprint for Northwest Boise acknowledges that increased development in Ada County and the City of Eagle has created more traffic along Hill Road. Every day I watch a steady stream of cars and commercial trucks on Hill Road Parkway, while Bogart Lane motorists try to turn left onto the parkway. Motorists leaving my subdivision on the north side of Hill Road Parkway are making a U-turn at Bogart Lane to travel in the opposite direction. (This is due to "right turn in, right turn out" rule for subdivision traffic). At the same time are bicyclists riding the edge of roadway. I struggle to accurately describe this high risk traffic pattern and can't imagine adding another 300+ vehicles to this confusion.

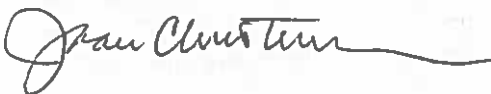
Goal NW-NC of the Boise Blueprint is to contribute to the overall character and livability of the Northwest's neighborhoods, including open space and recreation, specifically support the retention of urban agricultural lands and activities. This development will abut existing urban farms/ open space along Hill Road Parkway and Old Hill Road. These areas ARE the character of the neighborhood which will be irrevocably altered by apartment buildings and higher density housing.

Additionally, these open space areas serve as natural habitat for local wildlife. I frequently walk this area and see large flocks of quail, owls, deer, migrating birds and raptors. Yesterday I watched a Great Blue Heron in the empty field, today a Red Tailed Hawk in the tree. I applaud Boise for preservation of the foothills; yet, for wildlife there is no dividing line between the foothills and surrounding open space. It is an interconnected ecosystem. Optimistic Park is often cited as an example of open space in Northwest Boise. One only need walk Kathryn Albertson Park to appreciate the difference between open space designed to support wildlife habitat and open space designed to support human activities. I grieve the inevitable disruption and loss of natural habitat for local wildlife.

For these reasons and others, I strongly oppose any change to existing zoning for this area. Many people have told me that the Boise Mayor and City Council members always favor the developer and my efforts at influence are futile. I hope they are wrong.

I invite you to come watch the morning / evening traffic along Hill Road Parkway from my kitchen window. More importantly, please come walk the affected area along Hill Road Parkway, including Old Hill Road. I believe you will then understand how the proposed development will not contribute to the overall character and livability of the neighborhood as outlined in the Boise Blueprint.

Thank you.



Joan Christensen  
8273 N. Sundial Way  
Boise, ID 83714

## Jeffrey Janis

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**From:** Dennis Dunn <dennisdunn07@gmail.com>  
**Sent:** Saturday, January 6, 2018 6:27 PM  
**To:** Mayor Bieter; David Bieter; Lauren McLean; Scot Ludwig; Elaine Clegg; TJ Thomson; Ben Quintana; Maryanne Jordan  
**Cc:** Richard Llewellyn  
**Subject:** [External] Proposed Development in Northwest Boise  
**Attachments:** Letter signed to City Council and Mayor.pdf; Idaho Statesman 1993 Letter to Editor.pdf

I am attaching a letter and a previous letter to the editor to the Idaho Statesman from 1993. Thank you for taking the time to read both documents.

Please let me know if you have any questions.

Regards,

Dennis Dunn

"The real voyage of discovery consists not in seeking new landscapes, but in having new eyes." Marcel Proust

Dennis Dunn  
Consultant, Coach, Counselor LLC  
8940 North Duncan Lane  
Boise, Idaho 83714  
Cell 208-949-1919 Home 208-322-0145

Dennis Dunn  
8940 North Duncan Lane  
Boise, Idaho 83714

December 29, 2017

Mayor Bieter  
Council Members: Elaine Clegg, Maryanne Jordan, Scot Ludwig, Lauren McLean Ben Quintana, TJ Thompson

I am writing to express my deep concern regarding the development project being proposed in Northwest Boise, specifically between Bogart Ave and Duncan Lane along the Hill Road Parkway. The project proposes to develop 38.5 acres of what is currently agricultural land. We learned some very limited specifics of the project at a required Neighborhood Meeting facilitated by Jane Suggs on December 18, 2017. Approximately 200 residents attended the meeting to voice their concern and opposition to what is being proposed. We were told there would be a mix of housing including single housing, duplexes and a three story apartment complex with approximately 120 units.

As referenced in other letters you have received Blueprint Boise speaks to the importance of maintaining the unique aspects of each area of the city of Boise. Specifically referenced in the Blueprint Document is the reference to agricultural land and open space found in Northwest Boise. Indeed, when one talks of being in Northwest Boise the proximity to the foothills and the sense of open space are referenced frequently. Also unique to the piece of land proposed for development is the wildlife it supports (deer, fox, coyote, various birds of prey, herons, dove quail, wild turkey just to name a few) and the access to running water year round in the canal on the extreme south side of the property. If allowed, the proposal would unceremoniously wipe out the most significant open space left in Northwest Boise and disrupt the habitat of a significant wildlife population.

The current zoning for the area proposed for development does not allow for the development proposed. Yes, it is accurate the Comprehensive Plan calls for compact development along the south side of the Hill Road Parkway and Suburban Development along the North. However, I would observe that this is truly not compatible with what already exists in the area of the proposed development. It is clearly an area defined by rural parcels and open space. The Comprehensive Plan references "compatible" development. Apartments and high density development in this area just is not compatible with what is already here. This situation is further complicated by the fact that when the Comprehensive Plan was developed the area in question was not actually included in city of Boise.

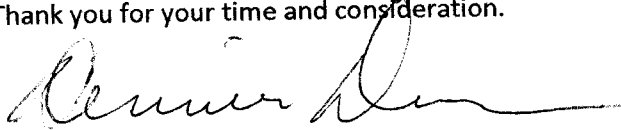
I could go on at great length and point out other concerns however, I know you will be receiving many communications and it is my hope that you will be able to take the time to read them thoroughly. That said, let me share this thought with you. It is stated that the goal of the city of Boise is "Making Boise the most livable city in the Country." Allowing development that detracts from the quality of life people enjoy and force selling their current property to seek another location does not meet the test of "the most livable city in the Country."



We have an opportunity as a city to hit the "pause" button on development and clearly define what kind of development we want to occur, development that will keep us on the most desired places to live on just about every list you can imagine. Let us not succumb to short sited thinking and find ourselves on the top of the "missed opportunity" list of cities that had the chance to define what development is in the best long term interests of the city rather than being defined by the development that occurred.

Finally, as a body I would invite you to look back before you look forward. I am attaching to this letter a copy of a letter to the editor from the then President of the Boise Northwest Neighborhood Association. She speaks eloquently of the challenges facing residents as the city pushes development with apparent little concern for the disruption to the already existing neighborhoods and residents. Her words on December 26, 1993 strike a disturbing tone that residents of Northwest Boise feel deep in their collective bones. It appears not many were listening then, please hear our collective voices now. Do not allow this development and rezoning of this part of Northwest Boise to occur.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read "Dennis Dunn", with a long horizontal flourish extending to the right.

Dennis Dunn

# Northwest Boise needs cooperative growth plan

By Ann Allyn

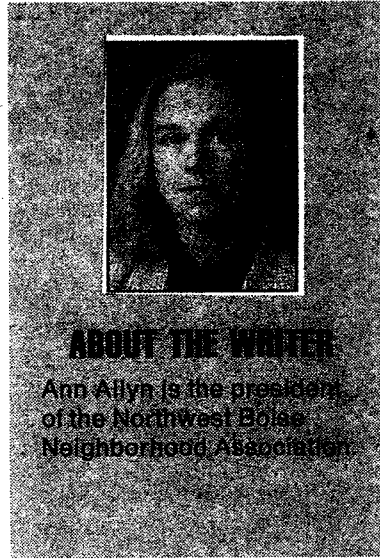
The Northwest Boise Neighborhood Association is in a very difficult position, because a war is raging in this area. It is a war pitting neighbor against neighbor, growth proponent against growth controller, developers against residents. This war, which is tearing apart our neighborhood, needs an immediate, peaceful solution.

The battlefield is primarily west of Gary Lane to Highway 55, Boise's area of impact, an area designated for the city's expansion. Mostly agricultural land, the few people who live here have put down deep, deep roots. Most residents have lived there 20, 30, 40, 50 or more years.

This area has been one of stability, where people know each other and are friendly, but they keep to themselves. Not anymore. War over growth and development is bringing people out and together. For each new development proposal, the troops are rallied, meetings are held, strategies are formed. The battle begins before Planning and Zoning and eventually ends before the City Council.

Consistently, the decision has been to rezone acreage parcels into standard city lots of six to eight houses per acre, with annexation into the city. Every subdivision is in the affordable housing range, including one large rent-to-own subdivision. For most of the long-term residents, it's too much change, too fast, without their input. We know people need places to live, but we want this area to have some variety; some acre-lot subdivisions would be appropriate. So residents go to battle. They go through the time-consuming hearing process, opposing the developments.

After each battle, when the plat is approved, there are more casualties of frustration. Rapid change and uncertainty is unnerving, emotionally draining. Wounded, some see recovery in the hope of cashing in on the development frenzy, further dividing the neighborhood into those willing to sell vs. those



**ABOUT THE WRITER**  
Ann Allyn is the president of the Northwest Boise Neighborhood Association.

who want to stay and maintain the character of the area.

Time is running out for finding peaceful solutions to the growth war in this area. We cannot wait for the county-city growth summit. We cannot wait for the metro plan. We cannot wait for our neighborhood plan to be written in seven months. Permanent changes are occurring fast; between January 1991 and June 1993, 609 single-family houses were built, with more being completed daily. Long-term planning efforts need time to be developed. Services need time to catch up to the growth that is occurring. There are no parks, no schools, no road improvements, no sidewalks, no bike paths, and no other amenities.

We need the county and the city to stop rezoning just long enough for their planning efforts to be effective and successful. We can stop the battle here by bringing together residents, developers, builders and city planners to develop a neighborhood plan. We can change the way we approach the development process, so that residents who have been a part of the planning process can support the city's expansion.

Cooperating from the beginning, we can build a plan everyone can live with. Such an effort can produce a model solution for other neighborhoods engaged in a development war.

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ed officials. But it is possi-  
of a good thing.  
Commissioner Gary Glenn's  
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from stating the obvious?

## 's lobby

"RULE 1:"



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## Jeffrey Janis

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**From:** freeman mike <mikesfreelife@yahoo.com>  
**Sent:** Sunday, January 7, 2018 4:49 PM  
**To:** Mayor Bieter  
**Subject:** [External] Hill road proposed development

ACHD

I am writing this letter in concern of the new development that is being proposed for our neighborhood between Duncan and Bogart street off of Hill road.

As you already know we have already experienced a lot of new development in close proximity of this area with these high rise apartment buildings and Condos! There is really no way to measure the impact on our roads, traffic and schools other than to just slow things down a little bit and wait and see what the impact will be! These new apartments that have already been built and are in the process are not even close to full capacity! So we really have no idea what the long term affects will be in our area! After looking at the plans of what they want to do with 120 apartment units on the south side of Hill road there is no way to supply enough parking for all those units and still have the side walks and traffic access in order to be safe for existing users as well as new users to the area!

We have to realize that with all of the new development in such CLOSE PROXIMITY that there is no way that our existing roadways, schools and traffic patterns are prepared to handle another 290 housing units without letting the new development work itself out first!

Thank you for your time!

Sincerely

Mike Freeman

208 600 2070

8848 Ben street boise Idaho 83714

[Sent from Yahoo Mail on Android](#)

## Jeffrey Janis

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**From:** DWAINIE <drhibbs@msn.com>  
**Sent:** Wednesday, January 24, 2018 12:41 PM  
**To:** Mayor Bieter  
**Subject:** [External] SUBJECT: PROPOSED "OLD HILL RD." DEVELOPMENT

WE ARE A CONCERNED HOMEOWNER ABOUT THE PROPOSED DEVELOPMENT LISTED ABOVE WHAT IT WILL DO TO OUR AREA.

1. OVERCROWDING OF SHADOW HILLS AND RIVER GLEN SCHOOLS IF NOT ALREADY FULL. DEVELOPMENT WOULD INCREASE MANY MORE CHILDREN TO BE DRIVEN TO DIFFERENT SCHOOLS. WE ALREADY HAVE MANY WALKING NOW TO THEIR HOMES WEST OF DUNCAN ST. ALSO, DUNCAN IS IN NEED OF TRAFFIC SPEED CONTROL BUMPS FOR THE CHILDREN CROSSING IN WHICH I CALLED JOHN WASSON AT ACHD ABOUT THIS IN 2016 AND DUNCAN LANE WAS NOT ELIGIBLE FOR TRAFFIC CALMING WHICH THAT IS NOT TRUE NOW IF THE DEVELOPMENT IS PASSED.

2. INCREASED AMOUNT OF TRAFFIC NORTH ON HILL PARKWAY WHEN THE CITY STARTS WORK ON STATE ST., GLENWOOD AND GARY LANE INTERSECTION CHANGE.

3. DEVALUATION OF HOMES ON BEN ST. BACKED UP TO THE PROPOSED AREA FOR THE HIGH RISE APARTMENTS ACROSS THE CANAL IN STAN'S HOMEPLACE SUBDIVISION.

PLEASE FORWARD THESE REASONS FOR CONSIDERATION NOT TO DO THE DEVELOPMENT. THIS IS VERY IMPORTANT TO ALL OF THE HOMEOWNERS IN OUR SUBDIVISION AND THE NORTHWEST NEIGHBORHOOD ASSN.

THANK YOU.

DWAINIE & ROSEMARY HIBBS  
9245 W. STEVE ST.  
BOISE, ID 83714  
208-375-5652

## Jeffrey Janis

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**From:** Terrie Kelley-Dunn <tkdunn@hotmail.com>  
**Sent:** Wednesday, January 24, 2018 1:13 PM  
**To:** Mayor Bieter  
**Subject:** [External] Apartment development on Hill Road Parkway

January 19, 2017  
Terrie Kelley-Dunn  
8940 N Duncan Ln, Boise, ID 83714

To: Mayor Dave Bieter,

I am writing to express my concern after attending a neighborhood meeting by a developer (Trilogy) in the Northwest Neighborhood of Boise. This developer is proposing a **three** story 120 unit minimum apartment complex with additional 2 story 6-plex townhomes on Hill Road parkway with over 300 units.

If you have not been to this area I invite you to drive through this special and unique area of town. It has slowly developed over the years with single family homes in once rural pastures and farmland but still has a unique charm of being adjacent to rural old hill road and nestled at the end of the tapering Boise foothills.

Although I understand that most of the rural pastures to be eventually filled with homes in this area I never in my wildest dreams would expect the city to consider an apartment complex that would clash so much with the existing homes so far from the State street corridor. I would have expected some apartments on the State Street corridor, however, this is a single family home area with areas of pastures and farmland with many of us on 5 acre lots.

In addition, the northwest neighborhood has recently had 2 major developments with 3 and 4 story apartment complexes of 555 units (Kensington at Gary Ln and State St) and 230 plus 3 story apts and 2 story rental 4-6 plex townhomes (Silvercreek at Bogart and State st, Trilogy) in our NW neighborhood. A third development is also starting to be built on Roe street with 170 plus 2 story 6 plex townhomes by Trilogy.

It is definitely not in the best interest for Boise to have this neighborhood become a concentrated area of high rise high apartments for a variety of reasons. ( school overcrowding, possible devaluation of existing homes, general urban decline over the coming years as the apartments age and home owners move out with the area, increased crime as the neighborhood becomes mostly rentals)

None of this mentions the lack of road infrastructure to accommodate the massive increase in traffic to the NW neighborhood with all the high density housing. Cars from these apartments would then be attempting to enter Hill Road parkway from these apartments and then funneling into one of the busiest intersections in Boise at Glenwood and State St.

Since learning about this development my neighbors and I found out we could re-activate our northwest neighborhood association. (Since many of us were not in the city until annexed recently we had no idea there was such a thing). We then found out there is a Comprehensive plan/ Blueprint Boise that was developed that we also had no knowledge of and therefore no input as well.

When talking to people in various neighborhoods they have repeatedly said that the City of Boise is only interested in developing tax revenue and does not care about the people in existing neighborhoods or what the area will look like after a development. **I would challenge you** to prove this wrong by insisting on well thought out intelligent, aesthetically pleasing growth in our city.

Please use your influence to Not Allow Apartments that are INCOMPATIBLE with the surrounding homes along Hill Road parkway and the Boise foothills.

Thank you for your time and consideration on this issue.

Best Regards,

Terrie Kelley-Dunn  
8940 N Duncan Ln  
Boise, Idaho 83714

Sent from [Mail](#) for Windows 10

## Todd Tucker

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**From:** CityCouncil  
**Sent:** Friday, January 12, 2018 1:13 PM  
**To:** Todd Tucker  
**Subject:** FW: [External] Disturbed by Proposed Hill Rd. Development

**From:** Beth Mouser [mailto:mudwellies@gmail.com]  
**Sent:** Thursday, January 11, 2018 4:12 PM  
**To:** CityCouncil <CityCouncil@cityofboise.org>  
**Subject:** [External] Disturbed by Proposed Hill Rd. Development

I am very concerned about the impending prospect that the green expanses I love are slated to disappear. CBH/Trilogy are asking for city approval to build about 300 units between Duncan and Bogart that are currently large green fields. They want to cram this beautiful space with three-story apartment buildings just as they have at other locations in our neighborhood. Enough is enough!!

Let's fight to preserve the remaining open spaces on historic Hill Road. As a long-time resident, I cannot express the pleasure it brings to see groups of cyclists consistently cruise by and even horse riders! Riders look around in bliss as they ride by gazing at their surroundings. This is the destination people seek when they want a taste of rural living while enjoying Boise city life. A mix of rural within the city cannot really be quantified, but the number of bikers and walkers on Hill Road attest to the importance of maintaining a rural element here. Preserving open space is important to more than the Foothills, and even Parks do not fulfill the same need as the natural and agricultural landscape we currently enjoy. Food security is important as well and should not be allocated only to the outer reaches of the Treasure Valley. Community gardens add a lot of value to the city and should also be considered in the overall Boise comprehensive plan. This area of Hill Road not only has green crops, but grapes growing, sheep grazing, as well as llamas and horses. It would be extremely sad to have this all evaporate and transform to endless tracts of housing and apartments. Please join the fight—Boise has been voted the #1 place to live for a reason!

Please consider the above Boise City Council!

Thanks,

Beth Mouser

## Jeffrey Janis

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**From:** Joan Christensen <chrjoam@gmail.com>  
**Sent:** Sunday, January 7, 2018 10:45 PM  
**To:** Mayor Bieter  
**Subject:** [External] Northwest Boise - proposed housing development

Dear Mayor Bieter,

I am a Northwest Boise resident who is very concerned about the planned Trilogy/ CBH development between Bogart and Duncan Lanes on both sides of Hill Road Parkway. Their plan calls for over 300 units including 3-story apartment buildings. Currently this area is zoned 2.1 houses per acre. My concern is locating higher density housing in an urban farming area and its negative impact on schools, traffic, open space and quality of life in Northwest Boise.

It is my understanding that River Glen Middle School and Shadow Hills Elementary School are at full capacity and additional enrollment may necessitate busing of children to non-local schools. This is an obvious concern.

The Boise Blueprint for Northwest Boise acknowledges that increased development in Ada County and the City of Eagle has created more traffic along Hill Road. Every morning and evening, I watch a stream of cars and commercial trucks and Bogart Lane motorists trying to turn left onto Hill Road Parkway without benefit of a traffic light. Additionally, motorists leaving my subdivision on the north side of Hill Road Parkway are making a U-turn at Bogart Lane to travel in the opposite direction. (This is due to "right turn in, right turn out" rule for subdivision traffic). This is such a confusing traffic pattern, I struggle to concisely and accurately describe it to you. At the same time, bicyclists ride the edge of the road. I can't imagine adding another 300+ vehicles to this confusion - a collision just waiting to happen.

Goal NW-NC of the Boise Blueprint is to contribute to the overall character and livability of the Northwest's neighborhoods, including open space and recreation, specifically support the retention of urban agricultural lands and activities. This development will closely abut existing urban farms/ open space along Hill Road Parkway and Old Hill Road. These areas ARE the character of the neighborhood which will be irrevocably altered by apartment buildings and higher density housing. Additionally, these open space areas serve as natural habitat for local wildlife. I frequently walk this area and see large flocks of quail, owls, deer, migrating birds and raptors. This morning I watched a Great Blue Heron in the empty field. I applaud Boise for preservation of the foothills; yet, for wildlife there is no dividing line between the foothills and surrounding open space. It is an interconnected ecosystem. Optimistic Park is often cited as an example of open space in Northwest Boise. One only need walk Kathryn Albertson Park to appreciate the difference between open space designed to support local wildlife and open space designed to support human activities. I regret the potential loss of my Northwest Boise quality of life. I openly grieve the potential disruption and loss of natural habitat for local wildlife.

For these reasons, I strongly oppose any change to existing zoning for this area. Naysayers have told me that the Boise Mayor and City Council members always favor the developer and my efforts at influence are futile. I have more faith.

I invite you to come watch the morning / evening traffic along Hill Road Parkway from my kitchen window. More importantly, please come walk the area - especially Old Hill Road - before making a decision. I think you will then understand how the proposed development does not support the vision outlined in the Boise Blueprint.

Thank you.

Joan Christensen  
8273 N. Sundial Way  
Boise, ID 83714



January 9, 2018

Dear Council Member McLean,

I am a Northwest Boise resident who is very concerned about the planned Trilogy/ CBH development between Bogart and Duncan Lanes on both sides of Hill Road Parkway. Their plan calls for over 300 units including 3-story apartment buildings. Currently this area is zoned for 2.1 houses per acre. My concern is locating higher density housing in an urban farming area and its negative impact on schools, traffic, open space and quality of life in Northwest Boise.

It have been told that River Glen Middle School and Shadow Hills Elementary School are at full capacity and additional enrollment may necessitate busing of children to non-local schools. This is an obvious concern.

The Boise Blueprint for Northwest Boise acknowledges that increased development in Ada County and the City of Eagle has created more traffic along Hill Road. Every day I watch a steady stream of cars and commercial trucks on Hill Road Parkway, while Bogart Lane motorists try to turn left onto the parkway. Motorists leaving my subdivision on the north side of Hill Road Parkway are making a U-turn at Bogart Lane to travel in the opposite direction. (This is due to "right turn in, right turn out" rule for subdivision traffic). At the same time are bicyclists riding the edge of roadway. I struggle to accurately describe this high risk traffic pattern and can't imagine adding another 300+ vehicles to this confusion.

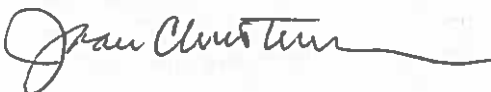
Goal NW-NC of the Boise Blueprint is to contribute to the overall character and livability of the Northwest's neighborhoods, including open space and recreation, specifically support the retention of urban agricultural lands and activities. This development will abut existing urban farms/ open space along Hill Road Parkway and Old Hill Road. These areas ARE the character of the neighborhood which will be irrevocably altered by apartment buildings and higher density housing.

Additionally, these open space areas serve as natural habitat for local wildlife. I frequently walk this area and see large flocks of quail, owls, deer, migrating birds and raptors. Yesterday I watched a Great Blue Heron in the empty field, today a Red Tailed Hawk in the tree. I applaud Boise for preservation of the foothills; yet, for wildlife there is no dividing line between the foothills and surrounding open space. It is an interconnected ecosystem. Optimistic Park is often cited as an example of open space in Northwest Boise. One only need walk Kathryn Albertson Park to appreciate the difference between open space designed to support wildlife habitat and open space designed to support human activities. I grieve the inevitable disruption and loss of natural habitat for local wildlife.

For these reasons and others, I strongly oppose any change to existing zoning for this area. Many people have told me that the Boise Mayor and City Council members always favor the developer and my efforts at influence are futile. I hope they are wrong.

I invite you to come watch the morning / evening traffic along Hill Road Parkway from my kitchen window. More importantly, please come walk the affected area along Hill Road Parkway, including Old Hill Road. I believe you will then understand how the proposed development will not contribute to the overall character and livability of the neighborhood as outlined in the Boise Blueprint.

Thank you.



Joan Christensen  
8273 N. Sundial Way  
Boise, ID 83714

## Jeffrey Janis

---

**From:** Dennis Dunn <dennisdunn07@gmail.com>  
**Sent:** Saturday, January 6, 2018 6:27 PM  
**To:** Mayor Bieter; David Bieter; Lauren McLean; Scot Ludwig; Elaine Clegg; TJ Thomson; Ben Quintana; Maryanne Jordan  
**Cc:** Richard Llewellyn  
**Subject:** [External] Proposed Development in Northwest Boise  
**Attachments:** Letter signed to City Council and Mayor.pdf; Idaho Statesman 1993 Letter to Editor.pdf

I am attaching a letter and a previous letter to the editor to the Idaho Statesman from 1993. Thank you for taking the time to read both documents.

Please let me know if you have any questions.

Regards,

Dennis Dunn

"The real voyage of discovery consists not in seeking new landscapes, but in having new eyes." Marcel Proust

Dennis Dunn  
Consultant, Coach, Counselor LLC  
8940 North Duncan Lane  
Boise, Idaho 83714  
Cell 208-949-1919 Home 208-322-0145

Dennis Dunn  
8940 North Duncan Lane  
Boise, Idaho 83714

December 29, 2017

Mayor Bieter  
Council Members: Elaine Clegg, Maryanne Jordan, Scot Ludwig, Lauren McLean Ben Quintana, TJ Thompson

I am writing to express my deep concern regarding the development project being proposed in Northwest Boise, specifically between Bogart Ave and Duncan Lane along the Hill Road Parkway. The project proposes to develop 38.5 acres of what is currently agricultural land. We learned some very limited specifics of the project at a required Neighborhood Meeting facilitated by Jane Suggs on December 18, 2017. Approximately 200 residents attended the meeting to voice their concern and opposition to what is being proposed. We were told there would be a mix of housing including single housing, duplexes and a three story apartment complex with approximately 120 units.

As referenced in other letters you have received Blueprint Boise speaks to the importance of maintaining the unique aspects of each area of the city of Boise. Specifically referenced in the Blueprint Document is the reference to agricultural land and open space found in Northwest Boise. Indeed, when one talks of being in Northwest Boise the proximity to the foothills and the sense of open space are referenced frequently. Also unique to the piece of land proposed for development is the wildlife it supports (deer, fox, coyote, various birds of prey, herons, dove quail, wild turkey just to name a few) and the access to running water year round in the canal on the extreme south side of the property. If allowed, the proposal would unceremoniously wipe out the most significant open space left in Northwest Boise and disrupt the habitat of a significant wildlife population.

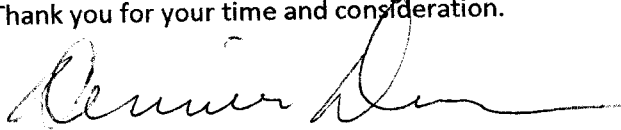
The current zoning for the area proposed for development does not allow for the development proposed. Yes, it is accurate the Comprehensive Plan calls for compact development along the south side of the Hill Road Parkway and Suburban Development along the North. However, I would observe that this is truly not compatible with what already exists in the area of the proposed development. It is clearly an area defined by rural parcels and open space. The Comprehensive Plan references "compatible" development. Apartments and high density development in this area just is not compatible with what is already here. This situation is further complicated by the fact that when the Comprehensive Plan was developed the area in question was not actually included in city of Boise.

I could go on at great length and point out other concerns however, I know you will be receiving many communications and it is my hope that you will be able to take the time to read them thoroughly. That said, let me share this thought with you. It is stated that the goal of the city of Boise is "Making Boise the most livable city in the Country." Allowing development that detracts from the quality of life people enjoy and force selling their current property to seek another location does not meet the test of "the most livable city in the Country."

We have an opportunity as a city to hit the "pause" button on development and clearly define what kind of development we want to occur, development that will keep us on the most desired places to live on just about every list you can imagine. Let us not succumb to short sited thinking and find ourselves on the top of the "missed opportunity" list of cities that had the chance to define what development is in the best long term interests of the city rather than being defined by the development that occurred.

Finally, as a body I would invite you to look back before you look forward. I am attaching to this letter a copy of a letter to the editor from the then President of the Boise Northwest Neighborhood Association. She speaks eloquently of the challenges facing residents as the city pushes development with apparent little concern for the disruption to the already existing neighborhoods and residents. Her words on December 26, 1993 strike a disturbing tone that residents of Northwest Boise feel deep in their collective bones. It appears not many were listening then, please hear our collective voices now. Do not allow this development and rezoning of this part of Northwest Boise to occur.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read "Dennis Dunn", with a long horizontal flourish extending to the right.

Dennis Dunn

# Northwest Boise needs cooperative growth plan

By Ann Allyn

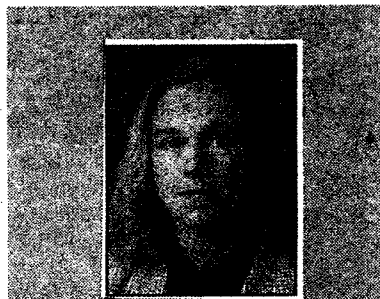
The Northwest Boise Neighborhood Association is in a very difficult position, because a war is raging in this area. It is a war pitting neighbor against neighbor, growth proponent against growth controller, developers against residents. This war, which is tearing apart our neighborhood, needs an immediate, peaceful solution.

The battlefield is primarily west of Gary Lane to Highway 55, Boise's area of impact, an area designated for the city's expansion. Mostly agricultural land, the few people who live here have put down deep, deep roots. Most residents have lived there 20, 30, 40, 50 or more years.

This area has been one of stability, where people know each other and are friendly, but they keep to themselves. Not anymore. War over growth and development is bringing people out and together. For each new development proposal, the troops are rallied, meetings are held, strategies are formed. The battle begins before Planning and Zoning and eventually ends before the City Council.

Consistently, the decision has been to rezone acreage parcels into standard city lots of six to eight houses per acre, with annexation into the city. Every subdivision is in the affordable housing range, including one large rent-to-own subdivision. For most of the long-term residents, it's too much change, too fast, without their input. We know people need places to live, but we want this area to have some variety; some acre-lot subdivisions would be appropriate. So residents go to battle. They go through the time-consuming hearing process, opposing the developments.

After each battle, when the plat is approved, there are more casualties of frustration. Rapid change and uncertainty is unnerving, emotionally draining. Wounded, some see recovery in the hope of cashing in on the development frenzy, further dividing the neighborhood into those willing to sell vs. those



## ABOUT THE WRITER

Ann Allyn is the president of the Northwest Boise Neighborhood Association.

who want to stay and maintain the character of the area.

Time is running out for finding peaceful solutions to the growth war in this area. We cannot wait for the county-city growth summit. We cannot wait for the metro plan. We cannot wait for our neighborhood plan to be written in seven months. Permanent changes are occurring fast; between January 1991 and June 1993, 609 single-family houses were built, with more being completed daily. Long-term planning efforts need time to be developed. Services need time to catch up to the growth that is occurring. There are no parks, no schools, no road improvements, no sidewalks, no bike paths, and no other amenities.

We need the county and the city to stop rezoning just long enough for their planning efforts to be effective and successful. We can stop the battle here by bringing together residents, developers, builders and city planners to develop a neighborhood plan. We can change the way we approach the development process, so that residents who have been a part of the planning process can support the city's expansion.

Cooperating from the beginning, we can build a plan everyone can live with. Such an effort can produce a model solution for other neighborhoods engaged in a development war.

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# 's lobby

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**Jeffrey Janis**

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**From:** freeman mike <mikesfreelife@yahoo.com>  
**Sent:** Sunday, January 7, 2018 4:49 PM  
**To:** Mayor Bieter  
**Subject:** [External] Hill road proposed development

ACHD

I am writing this letter in concern of the new development that is being proposed for our neighborhood between Duncan and Bogart street off of Hill road.

As you already know we have already experienced a lot of new development in close proximity of this area with these high rise apartment buildings and Condos! There is really no way to measure the impact on our roads, traffic and schools other than to just slow things down a little bit and wait and see what the impact will be! These new apartments that have already ben built and are in the process are not even close to full capacity! So we really have no idea what the long term affects will be in our area! After looking at the plans of what they want to do with 120 apartment units on the south side of Hill road there is no way to supply enuff parking for all those units and still have the side walks and traffic access in order to be safe for existing users as well as new users to the area!

We have to realize that with all of the new development in such CLOSE PROXIMITY that there is no way that our existing roadways, schools and traffic patterns are prepared to handle another 290 housing units without letting the new development work itself out first!

Thank you for your time!

Sincerely

Mike Freeman

208 600 2070

8848 Ben street boise Idaho 83714

[Sent from Yahoo Mail on Android](#)

## Jeffrey Janis

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**From:** DWAINIE <drhibbs@msn.com>  
**Sent:** Wednesday, January 24, 2018 12:41 PM  
**To:** Mayor Bieter  
**Subject:** [External] SUBJECT: PROPOSED "OLD HILL RD." DEVELOPMENT

WE ARE A CONCERNED HOMEOWNER ABOUT THE PROPOSED DEVELOPMENT LISTED ABOVE WHAT IT WILL DO TO OUR AREA.

1. OVERCROWDING OF SHADOW HILLS AND RIVER GLEN SCHOOLS IF NOT ALREADY FULL. DEVELOPMENT WOULD INCREASE MANY MORE CHILDREN TO BE DRIVEN TO DIFFERENT SCHOOLS. WE ALREADY HAVE MANY WALKING NOW TO THEIR HOMES WEST OF DUNCAN ST. ALSO, DUNCAN IS IN NEED OF TRAFFIC SPEED CONTROL BUMPS FOR THE CHILDREN CROSSING IN WHICH I CALLED JOHN WASSON AT ACHD ABOUT THIS IN 2016 AND DUNCAN LANE WAS NOT ELIGIBLE FOR TRAFFIC CALMING WHICH THAT IS NOT TRUE NOW IF THE DEVELOPMENT IS PASSED.

2. INCREASED AMOUNT OF TRAFFIC NORTH ON HILL PARKWAY WHEN THE CITY STARTS WORK ON STATE ST., GLENWOOD AND GARY LANE INTERSECTION CHANGE.

3. DEVALUATION OF HOMES ON BEN ST. BACKED UP TO THE PROPOSED AREA FOR THE HIGH RISE APARTMENTS ACROSS THE CANAL IN STAN'S HOMEPLACE SUBDIVISION.

PLEASE FORWARD THESE REASONS FOR CONSIDERATION NOT TO DO THE DEVELOPMENT. THIS IS VERY IMPORTANT TO ALL OF THE HOMEOWNERS IN OUR SUBDIVISION AND THE NORTHWEST NEIGHBORHOOD ASSN.

THANK YOU.

DWAINIE & ROSEMARY HIBBS  
9245 W. STEVE ST.  
BOISE, ID 83714  
208-375-5652

## Jeffrey Janis

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**From:** Terrie Kelley-Dunn <tkdunn@hotmail.com>  
**Sent:** Wednesday, January 24, 2018 1:13 PM  
**To:** Mayor Bieter  
**Subject:** [External] Apartment development on Hill Road Parkway

January 19, 2017  
Terrie Kelley-Dunn  
8940 N Duncan Ln, Boise, ID 83714

To: Mayor Dave Bieter,

I am writing to express my concern after attending a neighborhood meeting by a developer (Trilogy) in the Northwest Neighborhood of Boise. This developer is proposing a **three** story 120 unit minimum apartment complex with additional 2 story 6-plex townhomes on Hill Road parkway with over 300 units.

If you have not been to this area I invite you to drive through this special and unique area of town. It has slowly developed over the years with single family homes in once rural pastures and farmland but still has a unique charm of being adjacent to rural old hill road and nestled at the end of the tapering Boise foothills.

Although I understand that most of the rural pastures to be eventually filled with homes in this area I never in my wildest dreams would expect the city to consider an apartment complex that would clash so much with the existing homes so far from the State street corridor. I would have expected some apartments on the State Street corridor, however, this is a single family home area with areas of pastures and farmland with many of us on 5 acre lots.

In addition, the northwest neighborhood has recently had 2 major developments with 3 and 4 story apartment complexes of 555 units (Kensington at Gary Ln and State St) and 230 plus 3 story apts and 2 story rental 4-6 plex townhomes (Silvercreek at Bogart and State st, Trilogy) in our NW neighborhood. A third development is also starting to be built on Roe street with 170 plus 2 story 6 plex townhomes by Trilogy.

It is definitely not in the best interest for Boise to have this neighborhood become a concentrated area of high rise high apartments for a variety of reasons. ( school overcrowding, possible devaluation of existing homes, general urban decline over the coming years as the apartments age and home owners move out with the area, increased crime as the neighborhood becomes mostly rentals)

None of this mentions the lack of road infrastructure to accommodate the massive increase in traffic to the NW neighborhood with all the high density housing. Cars from these apartments would then be attempting to enter Hill Road parkway from these apartments and then funneling into one of the busiest intersections in Boise at Glenwood and State St.

Since learning about this development my neighbors and I found out we could re-activate our northwest neighborhood association. (Since many of us were not in the city until annexed recently we had no idea there was such a thing). We then found out there is a Comprehensive plan/ Blueprint Boise that was developed that we also had no knowledge of and therefore no input as well.

When talking to people in various neighborhoods they have repeatedly said that the City of Boise is only interested in developing tax revenue and does not care about the people in existing neighborhoods or what the area will look like after a development. **I would challenge you** to prove this wrong by insisting on well thought out intelligent, aesthetically pleasing growth in our city.



Please use your influence to Not Allow Apartments that are INCOMPATIBLE with the surrounding homes along Hill Road parkway and the Boise foothills.

Thank you for your time and consideration on this issue.

Best Regards,

Terrie Kelley-Dunn  
8940 N Duncan Ln  
Boise, Idaho 83714

Sent from [Mail](#) for Windows 10

## Todd Tucker

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**From:** CityCouncil  
**Sent:** Friday, January 12, 2018 1:13 PM  
**To:** Todd Tucker  
**Subject:** FW: [External] Disturbed by Proposed Hill Rd. Development

**From:** Beth Mouser [mailto:mudwellies@gmail.com]  
**Sent:** Thursday, January 11, 2018 4:12 PM  
**To:** CityCouncil <CityCouncil@cityofboise.org>  
**Subject:** [External] Disturbed by Proposed Hill Rd. Development

I am very concerned about the impending prospect that the green expanses I love are slated to disappear. CBH/Trilogy are asking for city approval to build about 300 units between Duncan and Bogart that are currently large green fields. They want to cram this beautiful space with three-story apartment buildings just as they have at other locations in our neighborhood. Enough is enough!!

Let's fight to preserve the remaining open spaces on historic Hill Road. As a long-time resident, I cannot express the pleasure it brings to see groups of cyclists consistently cruise by and even horse riders! Riders look around in bliss as they ride by gazing at their surroundings. This is the destination people seek when they want a taste of rural living while enjoying Boise city life. A mix of rural within the city cannot really be quantified, but the number of bikers and walkers on Hill Road attest to the importance of maintaining a rural element here. Preserving open space is important to more than the Foothills, and even Parks do not fulfill the same need as the natural and agricultural landscape we currently enjoy. Food security is important as well and should not be allocated only to the outer reaches of the Treasure Valley. Community gardens add a lot of value to the city and should also be considered in the overall Boise comprehensive plan. This area of Hill Road not only has green crops, but grapes growing, sheep grazing, as well as llamas and horses. It would be extremely sad to have this all evaporate and transform to endless tracts of housing and apartments. Please join the fight—Boise has been voted the #1 place to live for a reason!

Please consider the above Boise City Council!

Thanks,

Beth Mouser

**Jeffrey Janis**

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**From:** Maureen Shevshenko <24yaweh@gmail.com>  
**Sent:** Tuesday, January 9, 2018 5:42 PM  
**To:** Mayor Bieter  
**Subject:** [External] northwest neighborhood overdevelopment

Lynn and Maureen Shevshenko

7649 N. Sunglow Avenue

Boise, Idaho 83714

January 9<sup>th</sup>, 2018

Dear Honorable Mayor Bieter:

We are writing you this letter to express our extreme concern for the proposed plan by Corey Barton Homes for development between N Bogart Lane and Duncan Street on Hill Road. The plan calls for approximately 290 units of houses and three story apartments. The area is currently only zoned for two houses per acre. This zoning is in compliance with the already established Blueprint Boise. There's no reason, except greed, that this area can't be developed into single family homes or townhomes which is congruent with the existing neighborhood. This is NOT taking anything away from these developers. It is simply NOT allowing them to drastically change a neighborhood for the sake of short term profit at the expense of long term liabilities to be assumed by the city of Boise, and us the citizens of Boise. The vision, Blueprint Boise, is what has made the character of Boise such a unique place. The current boom of growth in our home town needs to be better thought out and measured and the guidelines that have already been established need to be followed. Otherwise our city will not be any different from any other metropolitan city which is not planned out; leading to excessive traffic, noise, crime and negatively impacting future quality of life for our community. Changing zoning for a developer's quick profit destroys the very fiber of what makes our neighborhoods unique. So, please don't think of accepting this proposal which destroys the density guidelines of Blueprint Boise. Please follow the guidelines already established in Blueprint Boise and lets work together to keep Boise one of the nicest cities in the USA to live in! Thank you for your time.

Sincerely,



January 2, 2018

Lisa Sanchez, Council Member  
Boise City Council  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Council Member Sanchez,

After learning of your recent election to serve on the Boise City Council, I feel privileged to be writing to you.

I moved to Boise in 1970 from the Midwest and lived on the Bench for many years. At that time, the city's population was 79,000 and within one block of our home were fields with cattle and horses grazing on both small and large fields. It was a wonderful place to raise my two sons and be able to send them to good schools. My first job in Idaho was at Albertson's General Office, which at the time was located above the former grocery store at 16th & State. In 1980, I left the company and attended Boise State University during the day while working nights and weekends. After graduation in 1984, I was able to obtain a position with the State of Idaho at the Industrial Commission as a Workers' Compensation Consultant auditing time-loss claims, analyzing lump-sum settlements, and traveling to state-wide insurance company offices as well as to those companies that were self-insured in order to carefully examine their practices.

After retiring, I moved to the area northwest of Boise and lived here for many years while it was still overseen by Ada County. Once again, I was surrounded by fields and pastures, plus I was under Dry Creek Cemetery where my eldest son is laid to rest and later, Veterans' Cemetery was placed above that with the flag flying each day. It has been a beautiful and peaceful place to live with many opportunities for hiking, riding bikes and admiring the views.

Unfortunately, during the almost fifty-year period from 1970, many thousands upon thousands of people from across the country also discovered the Boise area. Three years ago this area was annexed by the city against the wishes of those who lived here. Despite our protests, the City Council voted at that time in favor of annexation and almost immediately, we came to the attention of a multitude of real estate developers hoping to reap large profits. As an example of this, you can see what is happening right now along the north side of State Street from Gary Lane west to Bogart Street and across from Walmart. Apartment buildings are bunched together and traffic is constantly jammed at any time of the day, which has made it dangerous to even attempt entering onto State Street. I have first-hand knowledge of this, since on October 25th just east of Bogart on State Street, my car was destroyed and I ended up in the irrigation ditch that runs along State with injuries which included a broken sternum and numerous cracked ribs. State Street simply cannot handle this much traffic and many people living north of State use Hill Road Parkway to avoid the danger, which in retrospect I should have done that day. If these proposed developments continue, there won't be any safe streets available for us to use.

Now, we have learned that a group formed by WH Pacific Engineering, Trilogy Development and Corey Barton have very quietly been purchasing acreages that were formerly farms and pastures along Hill Road Parkway, Bogart Street, and Duncan Lane. Their representative, Jane Suggs, announced in a meeting held at Shadow Hills Elementary School on December 18th that they plan to build even more multi-story apartment buildings and two-story rental town homes both south and north of Hill Road Parkway. I would like you to note that these areas are zoned for two single-family homes per acre although this zoning has largely been ignored for single-family home subdivisions in past years. Our group, the Northwest Neighborhood Association, met and formed the following evening. We nominated and voted for a new Board of Directors and we will do everything possible to stop multi-story buildings for tenants being built around our homes and also to encroach into the foothills above Hill Road Parkway. The Chairman of our Association, Dr. Richard Llewelyn, will be calling on you personally as well as all City Council members and other Boise City entities in charge of making decisions for the future of our area.

Ms. Sanchez, my neighbors and I are hoping you will consider our appeals and allow us to live safely and peacefully in our Northwest Boise homes. I thank you for your time and your attention to this request.

Sincerely,



Diane C. Stearns  
9189 West Steve  
Boise, ID 83714-5099

Telephone: 208-853-6551  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

January 2, 2018

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Mr. Tucker,

I understand that you oversee planning for the Northwest Boise area and I am writing to you because of the concerns those of us living here feel for our community. Please allow me to give you a little background information about myself.

I moved to Boise in 1970 from the Midwest and lived on the Bench for many years. At that time, the city's population was 79,000 and within one block of our home were fields with cattle and horses grazing on both small and large fields. It was a wonderful area to raise my two sons and be able to send them to good schools. My first job in Idaho was at Albertson's General Office, which at the time was located above the original grocery store at 16th & State. In 1980, I left the company and attended Boise State University during the day while working nights and weekends. After graduation in 1984, I was able to obtain a position with the State of Idaho at the Industrial Commission as a Workers' Compensation Consultant auditing time-loss claims, analyzing lump-sum settlements, and traveling to state-wide insurance company offices as well as to those companies that were self-insured in order to carefully examine their practices.

After retiring, I moved to this area northwest of Boise and lived here for many years while it was still overseen by Ada County. Once again, I was surrounded by fields and pastures, plus I was under Dry Creek Cemetery where my eldest son is laid to rest. Later, Veterans' Cemetery was placed above that with the flag flying each day. It has been a beautiful and peaceful place to live with many opportunities for hiking, riding bikes and admiring the views.

Unfortunately, during the almost fifty-year period following 1970, many thousands upon thousands of people from across the country also discovered the Boise area. Three years ago this area was annexed by the city against the wishes of those who lived here. Despite our protests, the City Council voted at that time in favor of annexation and almost immediately, we came to the attention of a multitude of real estate developers hoping to reap large profits. As an example of this, you can see what is happening right now on the north side of State Street from Gary Lane west to Bogart Street and across from a large Walmart store. Multi-story apartment buildings are bunched together and traffic is constantly jammed at any time of the day, which has made it dangerous to even attempt entering onto State Street. I have first-hand knowledge of this, since on October 25th just east of Bogart on State Street, my car was destroyed and I ended up in the irrigation ditch that runs along State with injuries which included a broken sternum and numerous cracked ribs. State Street simply cannot handle this much traffic and many people living north of State use Hill Road Parkway to avoid the danger, which in retrospect I should have done that day. If these proposed developments continue, there won't be any safe streets available for us to use.

Now, we have learned that a group formed by WH Pacific Engineering, Trilogy Development and Corey Barton have very quietly been purchasing acreages that were formerly farms and pastures along Hill Road Parkway, Bogart Street, and Duncan Lane. Their representative, Jane Suggs, announced in a meeting held at Shadow Hills Elementary School on the evening of December 18th that they plan to build even more multi-story apartment buildings and two-story rental town homes both south and north of Hill Road Parkway. I would like you to note that these areas are zoned for two single-family homes per acre although this zoning has largely been ignored for single-family home subdivisions in the past years. After listening to Ms. Suggs' presentation, a large group met the following evening and formed The Northwest Neighborhood Association. We nominated and voted for a Board of Directors along with various committees and we will do everything possible to stop multi-story buildings for tenants being built around our homes and also to encroach into the foothills above Hill Road Parkway. The Chairman of our Association, Dr. Richard Llewelyn, will be calling on you personally as well as all City Council members and other Boise City entities in charge of making decisions for the future of our area.

Mr. Tucker, my neighbors and I are asking you to consider our appeals and allow us to live safely and peacefully in our Northwest Boise homes. I thank you for your time and your attention to this request.

Sincerely,



Diane C. Stearns  
9189 West Steve  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)



January 11, 2018

Lauren McLean, Council President Pro Tem  
Boise City Council  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Council Member McLean:

I'm contacting you again about our neighborhood in Northwest Boise because I recently learned additional historical information about this area.

Stanley Matlock sold the acreage south of Hill Road Parkway between Bogart Street and Duncan Lane to Trilogy Development, WH Pacific Engineering and Corey Barton. As I wrote in my earlier letter, these developers plan to build additional multi-story apartment buildings and two-story rental town homes on this property as well as on other acreages they have recently purchased in our neighborhood. Mr. and Mrs. Matlock live on another acreage directly across Hill Road Parkway and their son Steve, who is now in his mid-sixties, grew up in the house on that property. The address is 8633 Bogart Street between Old Hill Road and Hill Road Parkway. Steve has said that when his father was a young man, it was still possible to see traces of wagon-train ruts on the land that had not yet been plowed just south of the foothills. These were left by some of the later Oregon Trail emigrants traveling through Idaho to reach either Oregon or California.

So, in addition to keeping elements of the original agrarian atmosphere in this portion of Northwest Boise, not allowing the area to be overrun with tenant-occupied buildings will also retain the historical significance of this land. I've been researching the multiple known trails emigrants on the Oregon Trail took through Idaho beginning in 1840 on the Idaho site I've listed below as well as on other historical sites. You can go to his site below to read interesting stories about the emigrants' movement through Idaho as described by four Oregon Trail Historians:

**<http://idahoptv.org/outdoors/shows/pathwaysofpioneers/index.cfm>**

While our particular neighborhood is not mentioned by these four Idaho Historians whose interviews were printed on the above site by Idaho Public Television, it is known there were many different routes various groups of pioneers took through our state in order to maintain safety, avoid contagious diseases, and to be close to a clean water source for themselves and their animals.

The Meridian Press also had an article in the newspaper this past weekend about the Ada County Historic Preservation Council and the survey which is underway right now to determine the paths of the pioneers through this part of the state. I am attaching a copy of the article to this letter and I hope you and the other members of the Boise City Council will speak out against allowing apartment buildings to be placed on this land that may have great historic value.

Page 2 -

It could also be interesting for you to take a drive on Old Hill Road and along this section of Hill Road Parkway to achieve a better understanding of our particular area and why the people here want to maintain the community in its present state. We've lost far too much of this land already as you will see at State Street and Gary Lane where developers have crammed buildings together and turned the area into an eyesore, as well as adding to the danger of driving on the roads.

Mrs. McLean, my neighbors and I are hoping that you and the other members of the Boise City Council will deny the proposed infringement on our community by these commercial developers and allow us to live safely and peacefully in our Northwest Boise homes.

I thank you once more for your time and your attention to this request.

Sincerely,



Diane C. Stearns  
9189 West Steve  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

[https://www.mymeridianpress.com/news/grant-will-fund-local-survey-of-the-oregon-trail/article\\_42135ce4-5fdf-56fe-8948-e9e9d65eb49e.html](https://www.mymeridianpress.com/news/grant-will-fund-local-survey-of-the-oregon-trail/article_42135ce4-5fdf-56fe-8948-e9e9d65eb49e.html)

## **The Oregon Trail head in Ada County.**

Does the Oregon Trail pass through your neighborhood?

You soon will know because the Ada County Historic Preservation Council is performing a Cultural Resources Survey along the Oregon Trail as a CLG Grant Project. The survey is scheduled for completion next summer.

The Oregon Trail like other sites are priceless pieces of Ada County's history and they are important now and to present and future generations. Historic preservation activities such as the Cultural Resources Survey make statements that tell us and more importantly, our children, what the community was and how it became what it is, and helps us to understand who we are.

In other words, knowing our roots and protecting Ada County's historic knowledge, materials, and sites are an important part of building a healthy community.

The tales that follow the Oregon Trail are as numerous as the estimated 400,000 Oregon Trail immigrants who traveled the trail. Between 1840 and 1860, sources estimate that 50,000 people traveled the trail each year. Yet only around 80,000 of the immigrants who traveled the Trail ended their trip in what now is the state of Oregon, many of the others settled in Idaho and other western states.

This mass overland migration across the West left permanent trail symbols on the ground in the form of imprints in stone and the wearing down of grasslands to such an extent that nothing will grow on some of them to this day.

Such trail marks, in the form of wagon ruts, can be seen in Ada County at the Oregon Trail Recreation Area on Highway 21 and the Oregon Trail Reserve on East Lake Forest Drive. There are a number of monuments commemorating the Oregon Trail. For example, there are pyramid monuments along Boise Avenue and Hill Road, the Fairbanks Monument at Eagle Road and Chinden Boulevard, and the Meeker Monument at the Idaho Capitol Building.

As you can see the Oregon Trail passes through many neighborhoods in Ada County.

The survey will support the identification of historic resources along Ada County portion of the Oregon Trail so that these priceless pieces of Ada County's history will be protected for all to enjoy today and for future generations to build on.

*Article Contributors: Mike Oths, Sharon Fisher, Robert Martinez, and Paul Frise*

January 11, 2018

RECEIVED

JAN 17 2018

DEVELOPMENT  
SERVICES

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

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Page 2 -

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Mr. Tucker, my neighbors and I are hoping you and other members of Planning and Zoning will deny the proposed infringement on our neighborhood by these commercial developers and allow us to live safely and peacefully in our Northwest Boise homes.

I thank you once more for your time and your attention to this request.

Sincerely,



Diane C. Stearns  
9189 West Steve  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

[https://www.mymeridianpress.com/news/grant-will-fund-local-survey-of-the-oregon-trail/article\\_42135ce4-5fdf-56fe-8948-e9e9d65eb49e.html](https://www.mymeridianpress.com/news/grant-will-fund-local-survey-of-the-oregon-trail/article_42135ce4-5fdf-56fe-8948-e9e9d65eb49e.html)

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*Article Contributors: Mike Oths, Sharon Fisher, Robert Martinez, and Paul Frise*



January 20, 2018

RECEIVED  
JAN 23 2018  
DEVELOPMENT  
SERVICES

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Mr. Tucker,

Once again, I am writing to you about our neighborhood in Northwest Boise and the possibility that Trilogy Development, WH Pacific Engineering and Corey Barton will be building multi-story apartment buildings and townhomes to be used as rentals on the acreage between Duncan Lane and Bogart Street next to Hill Road Parkway. I so appreciate that you do read my letters and take them under consideration when planning for the future of the Northwest area of Boise. I also write letters to the Ada County Highway District members and the Boise City Council members to make them aware what these possible changes could mean for our community.

Each weekday during the school semester, I see so many children walking or riding their bikes and scooters to and from Shadow Hills Elementary School which is located on Sloan Street just east of Bogart Street. These children are coming from their homes west of Duncan Lane in Matlock Place, from Stan's Home Place subdivision, and from Utahna, Shields, and Arnold Streets that are west of Matlock Place. Even now, crossing Duncan Lane can be dangerous because drivers don't always obey the speed limit on Duncan and there isn't a crossing zone at Duncan and Steve Streets. There is a crossing guard for Bogart Street, which does help to keep children safe at that particular corner and I'm grateful for the guard's service to our neighborhood.

During the daytime in the nice weather, the very young children play on the sidewalks and in the streets riding their tricycles, tossing balls, running races, and chasing each other back and forth. On the weekends and during the summer, when the elementary school and junior high school children are home, they can head over to the Optimist Youth Park on Hill Road Parkway for soccer practice, a pick-up baseball game, or just to have fun. They also have the opportunity to go for a hike in the foothills with their friends and parents as well as riding their bicycles along the numerous pathways. This is an especially good life for the families in this part of Boise and we don't want it taken away from us and replaced with tall buildings filled with tenants which will just add more people and more traffic to the streets in our community.

Another concern we have is possible overcrowding in our schools if additional commercial housing is added. Shadow Hills Elementary School at 8301 West Sloan Street is an excellent elementary school, but it is already operating just under the maximum number of students with an enrollment of 633 students and 32.1 full-time teachers. The student to teacher ratio is now 20:1. This student to teacher ratio is slightly lower than the average for US public elementary schools in Idaho (20:3).

Page 2 -

Riverglen Junior High School is at 6801 North Gary Lane between State Street and Hill Road Parkway. This school draws students from both our community and those to the east and south of us. It has been reported that the Principal, Deb Watts, spoke at a meeting recently and told parents that two of the three grades are already at maximum capacity. This school is rated at just 5 out of a possible 10 in the State of Idaho. Please note that Lowell Scott Middle School is rated at 9/10, Eagle Middle School is rated at 9/10, and North Junior High School is rated at 9/10. The school has 685 students with 40 teachers, and the student to teacher ratio is 17:13. If and when crowding at Riverglen Junior High School should become overwhelming, our children will need to be bused to other schools throughout Boise. This would be a divisive measure for both the children and the Northwest Boise community.

Mr. Tucker, my neighbors and I are hoping you and the other members of the Urban Planning Department for the City of Boise will deny this proposed infringement on our neighborhood by these commercial developers and allow us to live safely and peacefully in our Northwest Boise homes.

I thank you once more for your time and your attention to this request.

Sincerely,



Diane C. Stearns  
9189 West Steve  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

January 30, 2018

RECEIVED  
JAN 31 2018  
DEVELOPMENT  
SERVICES

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Mr. Tucker,

Once again, I am writing to you about our neighborhood in Northwest Boise and the possibility that Trilogy Development, WH Pacific Engineering and CBH will be building multi-story apartment buildings and townhomes to be used as rentals on the acreage between Duncan Lane and Bogart Street next to Hill Road Parkway. I so appreciate that you read my letters and take them into consideration in the event that a decision should be required by Planning & Zoning. I also write letters to Boise City Council members and the Ada County Highway District members to make them aware what these possible changes would mean for our community.

I don't know if you are familiar with this small part of Boise and the large numbers of wildlife that also call this area their home. I am enclosing a photograph of an Albino deer that lived right along Old Hill Road close to Dry Creek Cemetery. This photo was taken two years ago before a hunter killed him. An Albino doe was killed recently, when a driver going too fast on Hill Road Parkway, struck and killed her. We can only hope that the family genes will be passed down so we will have more of these beautiful animals living close to us. You can only imagine what it must mean to young children to see such a wonderful sight which most people will never encounter during their lifetime.

In addition to the Mule Deer that love this area because it provides a constant water source and feed, there are many other wild animals that shelter here. They range from Marietta Wild Turkeys, Great Horned Owls, Great Blue Herons, Sandhill Cranes, Geese, Fox, Coyotes, Quail, Hawks, Falcons, and of course, Bees and beautiful Butterflies of all colors. Any time you go for a walk, you will see at least one of these species and, in the summertime, there will be far more due to migration.

Many of the neighbors along Hill Road Parkway have been trying to restore the area to its original nature by planting native seedlings. Here is a post from this past autumn on the Old Hill Road Facebook page by a family living along Hill Road Parkway:

"Need native trees or shrubs? We've been planting ponderosa pine, pinon pine, bristlecone pine, bur-gambel oak, syringa, kinnickinnick, mountain boxwood, and more from the University of Idaho Seedlings Program. They are an incredible value and have always arrived in great shape. Planting these will go far in providing wildlife habitat and conservation. There should be a few weeks left to plant this year or you can order for early spring delivery. A buffer of ponderosa pine growing from seedlings."

The Facebook page for Old Hill Road describes this area and I have copied it below:

"Old Hill Road is a rural neighborhood in the far northwest corner of Boise where the foothills meet farmland. Some of our families have been here more than a hundred years, Other families have recently joined us, but we all share the love of this last bit of Boise River bottomland along the route of the Oregon Trail. Here you can still get a sense of what Boise was like fifty years ago with deer, hawks, owls, quail, coyote, and many more animals seen every day as they follow their old patterns of making a living within our pastures, gardens, and the beautiful foothills. Unfortunately, this neighborhood of North West Boise is facing unprecedented threats from development. Much of the farmland is pending sale and rezoning that will convert this last bit of rural Boise to more houses, townhouses, and tall apartment buildings. This land now provides habitat for wildlife along with serenity and a sense of continuity for our families, as well as the many walkers, cyclists, and runners who pass along Old Hill Road every day, whether on their way to Dry Creek Cemetery, the Idaho Veterans' Cemetery, the trails near the landfill Wildlife Management Area, or just to enjoy the scenery and get away from the busy streets. Please join us in resisting the rezoning and development of this eddy of peace at the far edge of Boise. Once it is lost, it will be gone forever."

*Yes, once it is lost, it will be gone forever..... Remember these words and treasure them.*

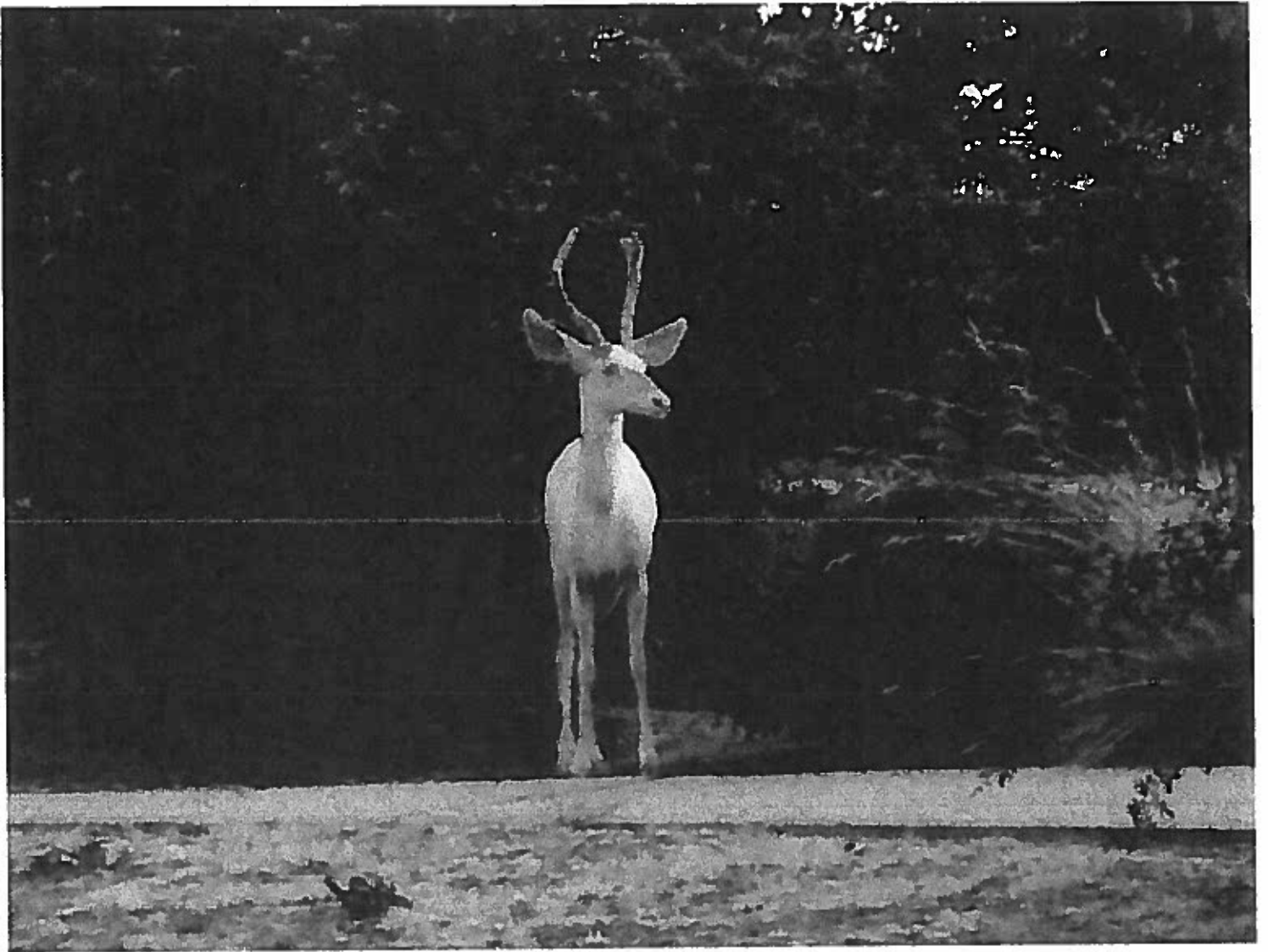
Mr. Tucker, my neighbors and I are hoping you and the other members of Boise Planning & Zoning will deny this proposed infringement on our neighborhood by these commercial developers should it come before you. Please allow us to live safely and peacefully in our Northwest Boise homes.

I thank you once more for your time and your attention to this request.

Sincerely,

A handwritten signature in cursive script, reading "Diane C. Stearns". The signature is written in dark ink and is positioned above the printed name and address.

Diane C. Stearns  
9189 West Steve Street  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)



**Jeffrey Janis**

---

**From:** Maureen Shevshenko <24yaweh@gmail.com>  
**Sent:** Tuesday, January 9, 2018 5:42 PM  
**To:** Mayor Bieter  
**Subject:** [External] northwest neighborhood overdevelopment

Lynn and Maureen Shevshenko

7649 N. Sunglow Avenue

Boise, Idaho 83714

January 9<sup>th</sup>, 2018

Dear Honorable Mayor Bieter:

We are writing you this letter to express our extreme concern for the proposed plan by Corey Barton Homes for development between N Bogart Lane and Duncan Street on Hill Road. The plan calls for approximately 290 units of houses and three story apartments. The area is currently only zoned for two houses per acre. This zoning is in compliance with the already established Blueprint Boise. There's no reason, except greed, that this area can't be developed into single family homes or townhomes which is congruent with the existing neighborhood. This is NOT taking anything away from these developers. It is simply NOT allowing them to drastically change a neighborhood for the sake of short term profit at the expense of long term liabilities to be assumed by the city of Boise, and us the citizens of Boise. The vision, Blueprint Boise, is what has made the character of Boise such a unique place. The current boom of growth in our home town needs to be better thought out and measured and the guidelines that have already been established need to be followed. Otherwise our city will not be any different from any other metropolitan city which is not planned out; leading to excessive traffic, noise, crime and negatively impacting future quality of life for our community. Changing zoning for a developer's quick profit destroys the very fiber of what makes our neighborhoods unique. So, please don't think of accepting this proposal which destroys the density guidelines of Blueprint Boise. Please follow the guidelines already established in Blueprint Boise and lets work together to keep Boise one of the nicest cities in the USA to live in! Thank you for your time.

Sincerely,



January 2, 2018

Lisa Sanchez, Council Member  
Boise City Council  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Council Member Sanchez,

After learning of your recent election to serve on the Boise City Council, I feel privileged to be writing to you.

I moved to Boise in 1970 from the Midwest and lived on the Bench for many years. At that time, the city's population was 79,000 and within one block of our home were fields with cattle and horses grazing on both small and large fields. It was a wonderful place to raise my two sons and be able to send them to good schools. My first job in Idaho was at Albertson's General Office, which at the time was located above the former grocery store at 16th & State. In 1980, I left the company and attended Boise State University during the day while working nights and weekends. After graduation in 1984, I was able to obtain a position with the State of Idaho at the Industrial Commission as a Workers' Compensation Consultant auditing time-loss claims, analyzing lump-sum settlements, and traveling to state-wide insurance company offices as well as to those companies that were self-insured in order to carefully examine their practices.

After retiring, I moved to the area northwest of Boise and lived here for many years while it was still overseen by Ada County. Once again, I was surrounded by fields and pastures, plus I was under Dry Creek Cemetery where my eldest son is laid to rest and later, Veterans' Cemetery was placed above that with the flag flying each day. It has been a beautiful and peaceful place to live with many opportunities for hiking, riding bikes and admiring the views.

Unfortunately, during the almost fifty-year period from 1970, many thousands upon thousands of people from across the country also discovered the Boise area. Three years ago this area was annexed by the city against the wishes of those who lived here. Despite our protests, the City Council voted at that time in favor of annexation and almost immediately, we came to the attention of a multitude of real estate developers hoping to reap large profits. As an example of this, you can see what is happening right now along the north side of State Street from Gary Lane west to Bogart Street and across from Walmart. Apartment buildings are bunched together and traffic is constantly jammed at any time of the day, which has made it dangerous to even attempt entering onto State Street. I have first-hand knowledge of this, since on October 25th just east of Bogart on State Street, my car was destroyed and I ended up in the irrigation ditch that runs along State with injuries which included a broken sternum and numerous cracked ribs. State Street simply cannot handle this much traffic and many people living north of State use Hill Road Parkway to avoid the danger, which in retrospect I should have done that day. If these proposed developments continue, there won't be any safe streets available for us to use.



Now, we have learned that a group formed by WH Pacific Engineering, Trilogy Development and Corey Barton have very quietly been purchasing acreages that were formerly farms and pastures along Hill Road Parkway, Bogart Street, and Duncan Lane. Their representative, Jane Suggs, announced in a meeting held at Shadow Hills Elementary School on December 18th that they plan to build even more multi-story apartment buildings and two-story rental town homes both south and north of Hill Road Parkway. I would like you to note that these areas are zoned for two single-family homes per acre although this zoning has largely been ignored for single-family home subdivisions in past years. Our group, the Northwest Neighborhood Association, met and formed the following evening. We nominated and voted for a new Board of Directors and we will do everything possible to stop multi-story buildings for tenants being built around our homes and also to encroach into the foothills above Hill Road Parkway. The Chairman of our Association, Dr. Richard Llewelyn, will be calling on you personally as well as all City Council members and other Boise City entities in charge of making decisions for the future of our area.

Ms. Sanchez, my neighbors and I are hoping you will consider our appeals and allow us to live safely and peacefully in our Northwest Boise homes. I thank you for your time and your attention to this request.

Sincerely,



Diane C. Stearns  
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Boise, ID 83714-5099

Telephone: 208-853-6551  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

January 2, 2018

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Mr. Tucker,

I understand that you oversee planning for the Northwest Boise area and I am writing to you because of the concerns those of us living here feel for our community. Please allow me to give you a little background information about myself.

I moved to Boise in 1970 from the Midwest and lived on the Bench for many years. At that time, the city's population was 79,000 and within one block of our home were fields with cattle and horses grazing on both small and large fields. It was a wonderful area to raise my two sons and be able to send them to good schools. My first job in Idaho was at Albertson's General Office, which at the time was located above the original grocery store at 16th & State. In 1980, I left the company and attended Boise State University during the day while working nights and weekends. After graduation in 1984, I was able to obtain a position with the State of Idaho at the Industrial Commission as a Workers' Compensation Consultant auditing time-loss claims, analyzing lump-sum settlements, and traveling to state-wide insurance company offices as well as to those companies that were self-insured in order to carefully examine their practices.

After retiring, I moved to this area northwest of Boise and lived here for many years while it was still overseen by Ada County. Once again, I was surrounded by fields and pastures, plus I was under Dry Creek Cemetery where my eldest son is laid to rest. Later, Veterans' Cemetery was placed above that with the flag flying each day. It has been a beautiful and peaceful place to live with many opportunities for hiking, riding bikes and admiring the views.

Unfortunately, during the almost fifty-year period following 1970, many thousands upon thousands of people from across the country also discovered the Boise area. Three years ago this area was annexed by the city against the wishes of those who lived here. Despite our protests, the City Council voted at that time in favor of annexation and almost immediately, we came to the attention of a multitude of real estate developers hoping to reap large profits. As an example of this, you can see what is happening right now on the north side of State Street from Gary Lane west to Bogart Street and across from a large Walmart store. Multi-story apartment buildings are bunched together and traffic is constantly jammed at any time of the day, which has made it dangerous to even attempt entering onto State Street. I have first-hand knowledge of this, since on October 25th just east of Bogart on State Street, my car was destroyed and I ended up in the irrigation ditch that runs along State with injuries which included a broken sternum and numerous cracked ribs. State Street simply cannot handle this much traffic and many people living north of State use Hill Road Parkway to avoid the danger, which in retrospect I should have done that day. If these proposed developments continue, there won't be any safe streets available for us to use.

Now, we have learned that a group formed by WH Pacific Engineering, Trilogy Development and Corey Barton have very quietly been purchasing acreages that were formerly farms and pastures along Hill Road Parkway, Bogart Street, and Duncan Lane. Their representative, Jane Suggs, announced in a meeting held at Shadow Hills Elementary School on the evening of December 18th that they plan to build even more multi-story apartment buildings and two-story rental town homes both south and north of Hill Road Parkway. I would like you to note that these areas are zoned for two single-family homes per acre although this zoning has largely been ignored for single-family home subdivisions in the past years. After listening to Ms. Suggs' presentation, a large group met the following evening and formed The Northwest Neighborhood Association. We nominated and voted for a Board of Directors along with various committees and we will do everything possible to stop multi-story buildings for tenants being built around our homes and also to encroach into the foothills above Hill Road Parkway. The Chairman of our Association, Dr. Richard Llewelyn, will be calling on you personally as well as all City Council members and other Boise City entities in charge of making decisions for the future of our area.

Mr. Tucker, my neighbors and I are asking you to consider our appeals and allow us to live safely and peacefully in our Northwest Boise homes. I thank you for your time and your attention to this request.

Sincerely,



Diane C. Stearns  
9189 West Steve  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

January 11, 2018

Lauren McLean, Council President Pro Tem  
Boise City Council  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Council Member McLean:

I'm contacting you again about our neighborhood in Northwest Boise because I recently learned additional historical information about this area.

Stanley Matlock sold the acreage south of Hill Road Parkway between Bogart Street and Duncan Lane to Trilogy Development, WH Pacific Engineering and Corey Barton. As I wrote in my earlier letter, these developers plan to build additional multi-story apartment buildings and two-story rental town homes on this property as well as on other acreages they have recently purchased in our neighborhood. Mr. and Mrs. Matlock live on another acreage directly across Hill Road Parkway and their son Steve, who is now in his mid-sixties, grew up in the house on that property. The address is 8633 Bogart Street between Old Hill Road and Hill Road Parkway. Steve has said that when his father was a young man, it was still possible to see traces of wagon-train ruts on the land that had not yet been plowed just south of the foothills. These were left by some of the later Oregon Trail emigrants traveling through Idaho to reach either Oregon or California.

So, in addition to keeping elements of the original agrarian atmosphere in this portion of Northwest Boise, not allowing the area to be overrun with tenant-occupied buildings will also retain the historical significance of this land. I've been researching the multiple known trails emigrants on the Oregon Trail took through Idaho beginning in 1840 on the Idaho site I've listed below as well as on other historical sites. You can go to his site below to read interesting stories about the emigrants' movement through Idaho as described by four Oregon Trail Historians:

**<http://idahoptv.org/outdoors/shows/pathwaysofpioneers/index.cfm>**

While our particular neighborhood is not mentioned by these four Idaho Historians whose interviews were printed on the above site by Idaho Public Television, it is known there were many different routes various groups of pioneers took through our state in order to maintain safety, avoid contagious diseases, and to be close to a clean water source for themselves and their animals.

The Meridian Press also had an article in the newspaper this past weekend about the Ada County Historic Preservation Council and the survey which is underway right now to determine the paths of the pioneers through this part of the state. I am attaching a copy of the article to this letter and I hope you and the other members of the Boise City Council will speak out against allowing apartment buildings to be placed on this land that may have great historic value.

Page 2 -

It could also be interesting for you to take a drive on Old Hill Road and along this section of Hill Road Parkway to achieve a better understanding of our particular area and why the people here want to maintain the community in its present state. We've lost far too much of this land already as you will see at State Street and Gary Lane where developers have crammed buildings together and turned the area into an eyesore, as well as adding to the danger of driving on the roads.

Mrs. McLean, my neighbors and I are hoping that you and the other members of the Boise City Council will deny the proposed infringement on our community by these commercial developers and allow us to live safely and peacefully in our Northwest Boise homes.

I thank you once more for your time and your attention to this request.

Sincerely,



Diane C. Stearns  
9189 West Steve  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

[https://www.mymeridianpress.com/news/grant-will-fund-local-survey-of-the-oregon-trail/article\\_42135ce4-5fdf-56fe-8948-e9e9d65eb49e.html](https://www.mymeridianpress.com/news/grant-will-fund-local-survey-of-the-oregon-trail/article_42135ce4-5fdf-56fe-8948-e9e9d65eb49e.html)

## **The Oregon Trail head in Ada County.**

Does the Oregon Trail pass through your neighborhood?

You soon will know because the Ada County Historic Preservation Council is performing a Cultural Resources Survey along the Oregon Trail as a CLG Grant Project. The survey is scheduled for completion next summer.

The Oregon Trail like other sites are priceless pieces of Ada County's history and they are important now and to present and future generations. Historic preservation activities such as the Cultural Resources Survey make statements that tell us and more importantly, our children, what the community was and how it became what it is, and helps us to understand who we are.

In other words, knowing our roots and protecting Ada County's historic knowledge, materials, and sites are an important part of building a healthy community.

The tales that follow the Oregon Trail are as numerous as the estimated 400,000 Oregon Trail immigrants who traveled the trail. Between 1840 and 1860, sources estimate that 50,000 people traveled the trail each year. Yet only around 80,000 of the immigrants who traveled the Trail ended their trip in what now is the state of Oregon, many of the others settled in Idaho and other western states.

This mass overland migration across the West left permanent trail symbols on the ground in the form of imprints in stone and the wearing down of grasslands to such an extent that nothing will grow on some of them to this day.

Such trail marks, in the form of wagon ruts, can be seen in Ada County at the Oregon Trail Recreation Area on Highway 21 and the Oregon Trail Reserve on East Lake Forest Drive. There are a number of monuments commemorating the Oregon Trail. For example, there are pyramid monuments along Boise Avenue and Hill Road, the Fairbanks Monument at Eagle Road and Chinden Boulevard, and the Meeker Monument at the Idaho Capitol Building.

As you can see the Oregon Trail passes through many neighborhoods in Ada County.

The survey will support the identification of historic resources along Ada County portion of the Oregon Trail so that these priceless pieces of Ada County's history will be protected for all to enjoy today and for future generations to build on.

*Article Contributors: Mike Oths, Sharon Fisher, Robert Martinez, and Paul Frise*

January 11, 2018

RECEIVED

JAN 17 2018

DEVELOPMENT  
SERVICES

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

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Page 2 -

It would be interesting for you to take a drive on Old Hill Road and also on this section of Hill Road Parkway to achieve a better understanding of this particular area and why the people here want to maintain the community in its present state. We've lost far too much of this land already as you will see at State Street and Gary Lane where developers have crammed buildings together and turned the area into an eyesore which has also added to the traffic congestion problem.

Mr. Tucker, my neighbors and I are hoping you and other members of Planning and Zoning will deny the proposed infringement on our neighborhood by these commercial developers and allow us to live safely and peacefully in our Northwest Boise homes.

I thank you once more for your time and your attention to this request.

Sincerely,



Diane C. Stearns  
9189 West Steve  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

[https://www.mymeridianpress.com/news/grant-will-fund-local-survey-of-the-oregon-trail/article\\_42135ce4-5fdf-56fe-8948-e9e9d65eb49e.html](https://www.mymeridianpress.com/news/grant-will-fund-local-survey-of-the-oregon-trail/article_42135ce4-5fdf-56fe-8948-e9e9d65eb49e.html)

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*Article Contributors: Mike Oths, Sharon Fisher, Robert Martinez, and Paul Frise*

January 20, 2018

RECEIVED  
JAN 23 2018  
DEVELOPMENT  
SERVICES

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Mr. Tucker,

Once again, I am writing to you about our neighborhood in Northwest Boise and the possibility that Trilogy Development, WH Pacific Engineering and Corey Barton will be building multi-story apartment buildings and townhomes to be used as rentals on the acreage between Duncan Lane and Bogart Street next to Hill Road Parkway. I so appreciate that you do read my letters and take them under consideration when planning for the future of the Northwest area of Boise. I also write letters to the Ada County Highway District members and the Boise City Council members to make them aware what these possible changes could mean for our community.

Each weekday during the school semester, I see so many children walking or riding their bikes and scooters to and from Shadow Hills Elementary School which is located on Sloan Street just east of Bogart Street. These children are coming from their homes west of Duncan Lane in Matlock Place, from Stan's Home Place subdivision, and from Utahna, Shields, and Arnold Streets that are west of Matlock Place. Even now, crossing Duncan Lane can be dangerous because drivers don't always obey the speed limit on Duncan and there isn't a crossing zone at Duncan and Steve Streets. There is a crossing guard for Bogart Street, which does help to keep children safe at that particular corner and I'm grateful for the guard's service to our neighborhood.

During the daytime in the nice weather, the very young children play on the sidewalks and in the streets riding their tricycles, tossing balls, running races, and chasing each other back and forth. On the weekends and during the summer, when the elementary school and junior high school children are home, they can head over to the Optimist Youth Park on Hill Road Parkway for soccer practice, a pick-up baseball game, or just to have fun. They also have the opportunity to go for a hike in the foothills with their friends and parents as well as riding their bicycles along the numerous pathways. This is an especially good life for the families in this part of Boise and we don't want it taken away from us and replaced with tall buildings filled with tenants which will just add more people and more traffic to the streets in our community.

Another concern we have is possible overcrowding in our schools if additional commercial housing is added. Shadow Hills Elementary School at 8301 West Sloan Street is an excellent elementary school, but it is already operating just under the maximum number of students with an enrollment of 633 students and 32.1 full-time teachers. The student to teacher ratio is now 20:1. This student to teacher ratio is slightly lower than the average for US public elementary schools in Idaho (20:3).

Page 2 -

Riverglen Junior High School is at 6801 North Gary Lane between State Street and Hill Road Parkway. This school draws students from both our community and those to the east and south of us. It has been reported that the Principal, Deb Watts, spoke at a meeting recently and told parents that two of the three grades are already at maximum capacity. This school is rated at just 5 out of a possible 10 in the State of Idaho. Please note that Lowell Scott Middle School is rated at 9/10, Eagle Middle School is rated at 9/10, and North Junior High School is rated at 9/10. The school has 685 students with 40 teachers, and the student to teacher ratio is 17:13. If and when crowding at Riverglen Junior High School should become overwhelming, our children will need to be bused to other schools throughout Boise. This would be a divisive measure for both the children and the Northwest Boise community.

Mr. Tucker, my neighbors and I are hoping you and the other members of the Urban Planning Department for the City of Boise will deny this proposed infringement on our neighborhood by these commercial developers and allow us to live safely and peacefully in our Northwest Boise homes.

I thank you once more for your time and your attention to this request.

Sincerely,



Diane C. Stearns  
9189 West Steve  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

January 30, 2018

RECEIVED  
JAN 31 2018  
DEVELOPMENT  
SERVICES

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Mr. Tucker,

Once again, I am writing to you about our neighborhood in Northwest Boise and the possibility that Trilogy Development, WH Pacific Engineering and CBH will be building multi-story apartment buildings and townhomes to be used as rentals on the acreage between Duncan Lane and Bogart Street next to Hill Road Parkway. I so appreciate that you read my letters and take them into consideration in the event that a decision should be required by Planning & Zoning. I also write letters to Boise City Council members and the Ada County Highway District members to make them aware what these possible changes would mean for our community.

I don't know if you are familiar with this small part of Boise and the large numbers of wildlife that also call this area their home. I am enclosing a photograph of an Albino deer that lived right along Old Hill Road close to Dry Creek Cemetery. This photo was taken two years ago before a hunter killed him. An Albino doe was killed recently, when a driver going too fast on Hill Road Parkway, struck and killed her. We can only hope that the family genes will be passed down so we will have more of these beautiful animals living close to us. You can only imagine what it must mean to young children to see such a wonderful sight which most people will never encounter during their lifetime.

In addition to the Mule Deer that love this area because it provides a constant water source and feed, there are many other wild animals that shelter here. They range from Marietta Wild Turkeys, Great Horned Owls, Great Blue Herons, Sandhill Cranes, Geese, Fox, Coyotes, Quail, Hawks, Falcons, and of course, Bees and beautiful Butterflies of all colors. Any time you go for a walk, you will see at least one of these species and, in the summertime, there will be far more due to migration.

Many of the neighbors along Hill Road Parkway have been trying to restore the area to its original nature by planting native seedlings. Here is a post from this past autumn on the Old Hill Road Facebook page by a family living along Hill Road Parkway:

"Need native trees or shrubs? We've been planting ponderosa pine, pinon pine, bristlecone pine, bur-gambel oak, syringa, kinnickinnick, mountain boxwood, and more from the University of Idaho Seedlings Program. They are an incredible value and have always arrived in great shape. Planting these will go far in providing wildlife habitat and conservation. There should be a few weeks left to plant this year or you can order for early spring delivery. A buffer of ponderosa pine growing from seedlings."

The Facebook page for Old Hill Road describes this area and I have copied it below:

"Old Hill Road is a rural neighborhood in the far northwest corner of Boise where the foothills meet farmland. Some of our families have been here more than a hundred years, Other families have recently joined us, but we all share the love of this last bit of Boise River bottomland along the route of the Oregon Trail. Here you can still get a sense of what Boise was like fifty years ago with deer, hawks, owls, quail, coyote, and many more animals seen every day as they follow their old patterns of making a living within our pastures, gardens, and the beautiful foothills. Unfortunately, this neighborhood of North West Boise is facing unprecedented threats from development. Much of the farmland is pending sale and rezoning that will convert this last bit of rural Boise to more houses, townhouses, and tall apartment buildings. This land now provides habitat for wildlife along with serenity and a sense of continuity for our families, as well as the many walkers, cyclists, and runners who pass along Old Hill Road every day, whether on their way to Dry Creek Cemetery, the Idaho Veterans' Cemetery, the trails near the landfill Wildlife Management Area, or just to enjoy the scenery and get away from the busy streets. Please join us in resisting the rezoning and development of this eddy of peace at the far edge of Boise. Once it is lost, it will be gone forever."

*Yes, once it is lost, it will be gone forever..... Remember these words and treasure them.*

Mr. Tucker, my neighbors and I are hoping you and the other members of Boise Planning & Zoning will deny this proposed infringement on our neighborhood by these commercial developers should it come before you. Please allow us to live safely and peacefully in our Northwest Boise homes.

I thank you once more for your time and your attention to this request.

Sincerely,

A handwritten signature in cursive script, reading "Diane C. Stearns". The signature is written in dark ink and is positioned above the printed name and address.

Diane C. Stearns  
9189 West Steve Street  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)





## Todd Tucker

---

**From:** Shoni Davis <sdavis3305@msn.com>  
**Sent:** Saturday, June 2, 2018 9:06 AM  
**To:** Todd Tucker  
**Subject:** [External] Do Not Rezone Old Hill Road

Case#SUB18-00012

Mr. Tucker - My name is Shoni Davis and I reside on Pierce Park Ln off Hill Road. I am writing to document my disagreement to rezone the land on Hill Road between Bogart and Highway 55 so that Corey Barton and other similar-type builders can build track homes on that beautiful land.

Corey Barton homes, while serving a purpose to the community, tends to bring the property value of other homes in the area down. It would be a shame for the beautiful urban country side on Hill Road to be taken over with such poor planning. We in this area have purchased or built our homes because of the quiet county feel. Take a look at some of the neighborhoods that Corey Barton has built in Meridian and other areas. I lived in Reflection Ridge in Meridian for a short time until Corey Barton bought the land next to our subdivision and began to fill it with his track-type houses. Many folks in Reflection Ridge sold their homes and moved out before Corey Barton homes could effect our home values, not to mention changing the feel of our area. He already had build homes across from Reflection Ridge that had the feel of low income housing within just a short time. Why would we do this to an old beautiful landmark in Boise such as Hill Road? Certainly the City Planners of Boise have better solutions.

I request that the area of old Hill Road mentioned above **not be rezoned** for builders like Corey Barton. Please help preserve the old charm and beauty of this area by maintaining the zoning in place along Hill Road.

I would be happy to discuss this further and can be reached at this email.

Thanks - Shoni Davis

## Stan's Homeplace Subdivision

### Home-Owner Association

To Whom it may concern:

June 11, 2018

Stan's Homeplace HOA represents 165 homeowners. This subdivision is situated between Bogart and Duncan Lanes, with the northern perimeter just south of Hill Road Parkway, along the parcels under review for development of a high density residential subdivision proposed by Trilogy and Corey Barton developers.

At the annual HOA meeting on May 24<sup>th</sup>, the homeowners unanimously voted in favor to support the proposal of North West Neighborhood Association of Boise to retain the current R-1A zoning of the parcels under review by the City for development. Members of the Stan's Homeplace HOA concur with our neighbors that this parcel is not the appropriate setting for multiple story apartments, multiple family townhouses, a few crowded single family units on the most prime and scenic portions of the existing sites, and parking lots paved over fertile grounds and natural wildlife habitat.

Neighborhood concerns about the proposed Trilogy and Corey Barton subdivision are not simply a protest against "development." This area is already zoned for development that transitions it from working farm lands to large residential lots (2.1 units per acre under R-1A). We do not support the notion that the purchase of said land by a developer presumes rezoning to meeting the developer's plans; particularly when that rezoning brings construction that changes the very nature and quality of the environment that extends into a radius that exceeds the boundaries of the proposed building sites.

Residents of Stan's Homeplace are the neighbors who will be most negatively impacted by changes subsequent to rezoning these parcels. Thus, we believe that we should have a voice in what occurs along our property, and that the City, while making long term decisions that potentially create drastic changes in our neighborhood, should take into account what will happen to the quality of life of surrounding residents. In December 2017 more than 300 residents gathered at a public meeting required of the developer, and at this meeting voiced our disapproval of the *extent* of the development. The concerns are not unfamiliar to those confronting these decisions regarding land use – increased traffic, poor infrastructure to support urban development on the fringes, social problems that potentially follow a lack of investment in the surrounding areas by transient residents, impact on local school attendance, and in particular in this area, the destruction of invaluable natural habitat.

When people purchase a home, they do so with reasonable expectations regarding maintenance of property values, safety, aesthetic enjoyment, access to services, school quality, and myriad individual parameters that guide their purchase. Along the Hill Road Parkway corridor, property owners have enjoyed safe access to schools, walkable neighborhoods, pastures, relatively navigable roadways, and vistas of our treasured foothills. These are the very qualities that attract migration from surrounding states by people fleeing urban congestion and loss of quality of life. Remaining land in the northwest part of Boise is attractive and a lovely place to find housing newly constructed to meet the demand. The irony, of course, is that while people flock here, the quality of life of Boise residents, especially those who live on the borders of new development, is threatened as we lose what we value to support the incoming population of people who thrill at cheap housing, and developers who stand to gain from building mass housing complexes.

The HOA supports retaining the current designation of R-1A that allows for reasonable development congruent with the surrounding semi-rural environment. This is a great opportunity for the developer, for the City, and for the neighborhood associations to work together to enact a common vision for this land. In the end, we can all be good neighbors and together we can contribute to the kind of development that supports the mayor's vision of Boise as *"the most livable city in the country"* for those who already live here as well as the newcomers.

Sincerely,



Scott Asin, President

Stan's Homeplace Subdivision Home Owners Association



Download Hide email

## OLD HILL ROAD, Prominence Subdivision

RECEIVED  
MAR 29 2018  
DEVELOPMENT  
SERVICES

MF

Mary Frangiosa

Thu 3/22/2018, 1:48 PM

nwneighborhoodassociation@gmail.com; floresita2@hotmail.com 91.83.93.7;

I want to bring to everyone's attention that the proposed subdivision made up of many multilevel  
**WHICH INCLUDES THE VETERAN'S MEMORIAL CEMETERY .**

Being that I live close by on Froman Ave., I am aware that there are funeral ceremonies conducted  
memorials.

A couple of days ago I was driving East from Duncan Ln., and soon I encountered a procession of  
not an infrequent event.

I imagined this type of procession plus including the hundreds of tenants that will be occupying 1  
as up to a 30 minute wait while trying to access hill road in either direction.

1. This would create a road hazard for traffic in either direction
2. Disturb the tranquility of the sacred ceremonies meant for our departed
3. The cemetery continues to to be expanded so will be here for a very long time.
4. It is the designated **VETERAN'S CEMETERY FOR OUR COURAGEOUS SOLDIERS.**

**Concerned Citizen:**

Mary Frangiosa, 208-841-1265

7754 N. Froman Ave.

83714

## Todd Tucker

---

**From:** Darrin Gilbert <ontario1011@gmail.com>  
**Sent:** Friday, March 16, 2018 4:39 PM  
**To:** milt@mariposalabs.com; Scott Spjute; Todd Tucker; Amanda Brown  
**Subject:** [External] Prominence Subdivision, Application-PUD18-00006

Re: Prominence Subdivision, Application-PUD18-00006

Dear Mr. Tucker, Planning and Zoning Commission, and Boise City Council;

I am a close neighbor of this proposed development (8294 W. Utahna St), and would like to submit the following comments for the City's consideration during their review of the application.

First, please be aware that I am not opposed, in principle, to the development of these parcels. While it would be great if the area could remain undeveloped, I understand the growth pressures occurring in the area. When I moved to the area not too long ago, I contributed to those same pressures. My comments are based on the understanding that the current zoning is R1-A (2.1 DU/ac standard) for the northeastern-most parcel north of Hill Rd and that the remaining parcels are R1-C (8.0 DU/ac. standard). In addition, it is my understanding that the City, according to the Comprehensive Plan, is concerned with ensuring that "the scale of future infill and redevelopment is compatible with the Northwest's varied character", and that the goals and policies for the Northwest Planning Area neighborhood character should "focus on attributes and activities that contribute to the overall character and livability of the Northwest's neighborhoods, including open space and recreation".

My main concern is with the overall density of the development and the character of some of the proposed structures as they relate to the surrounding neighborhood and landscape. These parcels and this portion of Hill Road occupy an important transitional area between the rural foothills and the more densely urbanized city, and the corridor serves as an entry "visual gateway" into the city. Specifically, I do not believe that the construction of multi-story apartment buildings is an appropriate component of the proposal due to the existing visual character, the scale of the structures, and the associated density they bring. These structures do not "contribute to the overall character" of the area as detailed in the Comprehensive Plan; they deviate from it. The presence of multi-story apartments in this location would also, under some conditions, block views to the foothills and mountains, along Hill Road and within the surrounding neighborhood.

In addition, planning staff has made the determination that 8 DU/ac. for the **entire** development is acceptable when the current zoning only allows one section at (11.49 ac.) 2.1 DU and the remaining section at (26.90 ac.) 8.0 DU/ac.; this should only allow only about 6.2 DU/ac. (averaged) resulting in only about 239 units total, 68 less than proposed. My feeling is that the City and its residents are not given anything for the increase in density; for example, there are no additional open spaces that would not otherwise occur (with conventional development under current standards) adjacent to the canal pathway or along Hill Road. What is the point of granting a variance if the proposal is not substantially better than what would otherwise occur under current zoning?

Therefore, I do not think a variance is appropriate unless modifications to the plan are implemented. If the developer is given a variance, one or more of the following measures should be implemented:

- modification of the plan to reflect an attempt to preserve the visual character of the area by the reducing or elimination of multi-story apartment buildings;
- modifying the three story apartments to two stories;
- reconfiguring the structures so they are situated internally along the south end and more centrally located within the parcels;
- and/or providing more open space and the clustering of structures.

If essentially no modifications to the plan are proposed, there is no justification for the variance and **no more than four apartment buildings should be allowed to keep within the 239 units allowed under current (averaged) zoning.**

Implementing these changes would maintain economic development opportunities for the owners while helping keep the character of the area while accommodating growth, providing affordable housing, conforming to the City's vision, and maintaining Boise's place at or near the top of the list of best and most "livable cities" in the country.

Sincerely;  
Darrin Gilbert

Beth Guri  
8167 N Sunlaw Pl.  
Boise  
83714

March 22, 18

Dear Council Member Scott Ludwig,

I am opposed to rezoning in my neighborhood; Promenade Sub, near Hill & Bogart for high density development. Please consider my request when making decisions in the future & in keeping with the long-term, sustainable development that is best for all who live in Boise. I am concerned with more traffic, not enough space for adequate roads (we live near 2 canals & the Boise foothills). I am concerned for the safety

of my family as Hill Rd  
near Duncan is a dangerous curve,  
many families travel to Optimist  
Park & many cyclists & runners  
on Hill Rd.

My hopes & dreams are  
in question as this proposal is  
out there. My sense of place is  
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behind my home. Please  
consider my family's needs.

Sincerely,  
Beth Grezi



## Todd Tucker

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**From:** Amanda Brown  
**Sent:** Tuesday, March 6, 2018 10:36 AM  
**To:** Todd Tucker  
**Cc:** CityCouncil  
**Subject:** FW: [External] Consideration of proposed rezoning of land along Hill Road Parkway

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**From:** Kris Mannion [mailto:mannion2141@msn.com]  
**Sent:** Tuesday, March 6, 2018 10:33 AM  
**To:** Amanda Brown <ABrown@cityofboise.org>  
**Subject:** [External] Consideration of proposed rezoning of land along Hill Road Parkway

Honorable Mayor and Members of the City Council:

I am writing in anticipation of the request to rezone the land along Hill Road Parkway between Bogart and Duncan.

My daily living as a resident of North West Boise is being impacted negatively by the burgeoning growth within blocks of my home. However, my concerns extend beyond me and what happens in my back yard to the broader issue of how the city responds to the influx of growth and proposed residential development that is expanding into the perimeters of the city.

I am not opposing growth and development per se, as these are inevitable. I encourage development that is part of a carefully carved plan that includes not just the developer and builders, but also includes the voice of people who now live and work in Boise. Media have reported that Boise is the fastest growing city in the fastest growing state in the US. From this information, I believe that growth and subsequent development is not for the benefit of Idahoans or Boiseans, but for refugees from urban areas of other states who are fleeing here for lower cost of living, cheaper housing, less population density, and less crime. These, along with easy access to outdoor recreation, are the qualities that make Boise what it is, and why we long-time residents who cherish our values and lifestyle are threatened by burgeoning growth. Ironically, this population influx is changing the economics and the character of the land and of the city. In time, lack of appropriate planning for inevitable growth is going to result in the same problems that we note in cities like Salt Lake or Portland.

Regarding my back yard – the proposed development along Hill Road Parkway of over 300 living units is an unthinkable intrusion into the character of the neighborhood. There are reasonable and acceptable ways to incorporate growth along this section of property. While the event of no development would be heralded, residents along this corridor know that is not a reasonable expectation. Reasonably, most residents do not object to low density housing: single family units that are architecturally congruent with the hillside surroundings, that incorporate landscaping and green space, and that preserve the character and safety of the surroundings. This can be achieved by retaining the current zoning and not rezoning the area to accommodate a developer's plan.

Before capitulating to the builder and developer, it is reasonable and prudent that the City steps back for a long pause to consider this proposal, *not as a single request*, but from the perspective that envisions the impact of all the changes looming before us. No one will lose from taking a breather in this matter; everyone will benefit when development is a carefully crafted outcome of having addressed the concerns and needs of everyone

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Respectfully,

Kris Mannion  
8783 West Sloan Street  
83714

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**Sent:** Monday, March 19, 2018 9:35 AM  
**To:** Todd Tucker  
**Subject:** FW: [External] Proposed development by Trilogy and CBH on Hill Road Parkway & Bogart Ln

I assume you're keeping all of this correspondence organized, etc?

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**From:** Derick O'Neill  
**Sent:** Monday, March 19, 2018 9:28 AM  
**To:** Cody Riddle <CRiddle@cityofboise.org>; Hal Simmons <HSIMMONS@cityofboise.org>  
**Subject:** FW: [External] Proposed development by Trilogy and CBH on Hill Road Parkway & Bogart Ln

fyi



Derick O'Neill  
Planning & Dev Services Dir  
Planning and Development Services  
Office: (208)608-7055  
[doneill@cityofboise.org](mailto:doneill@cityofboise.org)

*Making Boise the most livable city in the country.*

**From:** Bob Seitz [<mailto:robertlseitz21046@gmail.com>]  
**Sent:** Monday, March 19, 2018 8:04 AM  
**To:** Derick O'Neill <[DONeill@cityofboise.org](mailto:DONeill@cityofboise.org)>  
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We strongly appose this proposed development because it will not only destroy one of the last true open areas in Boise but create traffic safety issues as well as over crowding of the local schools. In addition, we believe it will have a negative impact on the future value of our home. Robert and Kaye Seitz, 7748 N. Sunglow Ave., Boise, ID 83714

March 3, 2018

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

RECEIVED  
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DEVELOPMENT  
SERVICES

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Mr. Tucker,

Once again, I am writing to you about our neighborhood in Northwest Boise and the plan by Trilogy Development, WH Pacific Engineering and CBH to build multi-story apartment buildings and townhomes surrounded by concrete parking areas that will be used as rentals on the acreage between Duncan Lane and Bogart Lane on both the North and South sides of Hill Road Parkway formerly owned by Stan Matlock. We just learned the developers, represented by Jane Suggs, submitted their proposal earlier this week, so it will soon be coming before Planning & Zoning, ACHD, and the City Council.

The letter and the proposal came as somewhat of a shock to me because I was unaware that Stan Matlock had also sold his property on the North side of Hill Road with the exception of one acre on which his house is situated. I had been under the impression he had only sold his property on the South side of Hill Road Parkway, although the developers had been negotiating with other land owners all around us. During the first meeting held by the developers' representative at the local school, I sat next to one of the Matlock sons, Steve Matlock. We visited and he never mentioned his father's health or that the land north of Hill Road Parkway would also be sold. So, when I read about this additional sale, it felt as though a large boulder had landed on top of me. When I inquired yesterday about Mr. Matlock, I was told that he had moved into an Assisted Living facility. During the change of this area from Ada County to Boise City, Mr. Matlock and his wife protested the change and stated in a letter that their son would take over the land and continue to either farm or else rent the property for pasture. They indicated their land would never be used for anything other than farming or grazing.

Now, the situation in our community has gone from bad to TERRIBLE !!! There isn't any way in the world that Hill Road Parkway can handle the volume of traffic that will be roaring through here by adding all these apartment buildings and other types of rentals. Yesterday evening, I went to an Association meeting held on Old Hill Road. I had to cross Hill Road Parkway from the South to the North on Bogart Lane to get there. This was a few minutes before 6:00 p.m. and traffic was tearing down the Parkway in both directions. To the East, there is a curve and I could only see a short distance. I had to turn my head back and forth repeatedly while looking for an opening in able to cross the Parkway. When I did finally 'stomp' on the gas pedal, I was scared half to death there would be a car (or truck) coming from the East before I could make it across the Parkway. Unless you've driven this, you just don't know how bad it can be. People (especially from Eagle) are avoiding State Street and have started driving on Hill Road Parkway instead. I'm not talking about just cars either -- there are large trucks barreling up and down the Parkway. This is not even close to being safe at all -- someone will die out there before much longer! ...and, how are

bicyclists going to use this any longer? Would you let your child even consider walking across that speedway? Maybe instead of Parkway, we'll change the name to **Hill Road Speedway !!!**

Has everyone forgotten this is a 'farm road'? The median strip isn't even paved except at Duncan Lane and Bogart Lane. There aren't any stop signs -- there aren't any stop lights. It's just a take-your-chances and hope-to-live-another-day type road now. Meanwhile, this developer is planning to line the entire strip with apartment buildings and rental townhomes with lots of concrete spaces to park even more cars. Isn't that just wonderful? I can almost see the day when you'll need six lanes going from Gary Lane to Horseshoe Bend Road. Meanwhile, the developers' representative Jane Suggs has the audacity to write: *"We've left the area in front of the townhomes, about 520 feet of frontage along Hill Road Parkway, as open space/unmown grass to harken back to the past agricultural use of the land."* Can you believe that? Can you honestly believe that? Isn't it great that they'll leave all those overgrown weeds there to make it look agricultural? Do these people have any idea what rural or even agricultural means? They probably think it just looks like the inside of a grocery store...

How absolutely stupid is that? I was infuriated just typing that sentence! ...and I also know that I'm using far too many exclamation marks, but how would you feel if someone was totally ruining your neighborhood in order to make big bucks? To hell with the deer and all the beautiful wildlife with the green fields, because these people want to make lots of money -- and of course, money is the most important thing in this world. Yep, we all need to get rich, regardless of what it does to others and to the land. Society is never going to learn the most important lesson if we continue this way. We're going to lose everything we ever treasured.

I apologize to you for my obvious fury while writing this letter. I so need you to know how important it is to our small community to remain rural. In the meantime, I'll walk over to Bogart Lane to watch the Black Angus cows with their new heifers grazing in the field close to Roe Street. That should calm me down somewhat and I'll definitely try to keep future letters in a more tempered manner.

Thank you again for hearing me out and please remember us when this issue comes to a vote.

Sincerely,



Diane C. Stearns  
9189 West Steve Street  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

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MAR 22 2018

DEVELOPMENT  
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March 18, 2018

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Mr. Tucker,

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I had already planned my theme for this week's letter when a friend happened to mention the 'Next Door' computer site. People from individual communities enter information on things they would like to buy or sell, the names of contractors who did particularly good (or bad) work, high-school kids looking for lawn care or baby-sitting jobs, and general neighborhood news. While scrolling through the site, I came across a message added on March 5th of this year by Megan Larson about a ten-year old boy who was attempting to cross the street at Hill Road Parkway and Horseshoe Bend Road, in the far north edge of the Northwest Neighborhood Association, where Boise and the City of Eagle merge. This is also the northwest edge of Optimist Park, so children are going back and forth almost any time school is not in session. Because it is a four-way stop, a flagging system has been set up and the children have been taught to take a red flag from the holder, wait for cars to stop, and then hold up the red flag while they cross the street. Drivers, who would normally stop and wait until other cars that arrived at the stop signs first had passed, are required to wait until the child/person holding the flag is safely across the street before proceeding.

The boy followed the rules to the letter, even walking his bicycle to cross the street, when a red SUV whose driver totally ignored the rules, came within a foot of hitting him and then the driver even honked his horn at the boy! I've printed out the details listed by Megan Larson, one of the people who stopped to help him, along with some of the comments others had added to her original report and they are attached to this letter. The child's mother, Brianne Browning, responded (see last comment) and thanked Megan Larson for her help. She also wrote about her son: "He is now scared to cross the road, because of this." Another one of the comments following the original post was by Jami Davis, who wrote: "This happened to my son as well. Thank you for your informative post!"

You will see numerous comments (and I didn't type them all) about the dangers of the intersection and what other people have seen and experienced.

In my last letter, I wrote that Hill Road Parkway was becoming Hill Road 'Speedway', and I so hope this information about children being in such serious danger while trying to cross what is supposed to be a rural road, brings this home to you and to all the others who will be responsible for making the decisions about our future in this part of town.

I fully realize that Boise City and Ada County never expected to have this influx of people and vehicles in such a short time, but the rule-of-thumb always has to be infrastructure first and then population -- not the other way around. When I moved here in 1970, the population was 79,000; Meridian was basically one main street with a racetrack at the south end; Eagle was a gas station, a general store, along with a few other buildings at a cross-section; and it seems as though the Interstate coming into Boise from the east ended at Buhl. Oh yes, and we had Amtrak trains in those days. Now, we only have a train station...

We absolutely cannot allow more people with more vehicles to live alongside this supposedly rural road in northwest Boise. It just isn't viable at this time -- or maybe even indefinitely, because not everyone wants to live surrounded by people, noise, traffic, and all the other things that come with urban dwelling. The young families don't want to drive their children everywhere because it wouldn't be safe for kids to walk or ride their bikes to school or even to the park. The retired people, like myself, would also like to ride our bikes and get some exercise, but it's already at the point where we have to enroll at a gymnasium. This has to be stopped and it has to be stopped now.

Please, please say 'NO' to these developers!

Thank you once again for your attention to my letters and the requests from The Northwest Neighborhood Association.

Sincerely,



Diane C. Stearns  
9189 West Steve Street  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

Enclosure

[https://nextdoor.com/news\\_feed/](https://nextdoor.com/news_feed/)



Megan Larson, Eagle Crest

## Hill Rd and Horseshoe Bend Intersection

Please watch for kids!!! Tonight I saw my 10 year old son's friend nearly get hit by a distracted or ignorant driver. It's a 4-way stop and drivers, let alone children, rarely know how to navigate the traffic in these intersections. I saw the child grab a flag, look at all four stop signs for moving traffic, and proceed to cross the street walking his bike. The driver of a red SUV came within a foot or so of hitting him and had the audacity to honk at him as if he had done something wrong. He walked back to the curb and nearly cried, confused and unsure of his faults. He had followed all the appropriate measures and still was put at risk. Luckily other drivers noticed the interaction and helped me get him across the street safely. Please take the time to allow children to cross safely. They will not follow the same logic as an adult driver.

5 Mar · 30 neighborhoods in General

Shawn Lovewell  
, Eagle Springs · 6 Mar

I've seen countless drivers not even stop and blast through that intersection. So sorry that happened to him. 😊

Jami Davis  
, Great Sky Estates · 6 Mar

This happened to my son as well. Thank you for the informative post!

Georgia Hunter-Porges  
, Chaumont · 6 Mar

I am so sorry that your son had to be so frightened for a simple act of crossing a street. I have seen so many people blow through stop signs or float through. I believe that at a stop sign we are to take 30 seconds before proceeding. Thank you for reminding all of us to slow down, obey the rules of the road, and to always be on the watch for children.

Drew Swanson  
, Sage Acres · Edited 6 Mar

That intersection should be converted to a roundabout.

(Over)



Jennifer Merriman  
, Shadowview·7 Mar

Perhaps there need to be parents to monitor this dangerous intersection in morning and afternoon with a STOP sign for inconsiderate drivers.

Sara Schuttler  
, Great Sky Estates·7 Mar

The lack of people/cars that yield to walkers these days makes me so sad. I park at optimist and walk across hill road to get up to the trails with my kids and dogs and will stand there for more than a few minutes and no one will ever stop for me at the marked cross walk. It makes me sad that people are too busy on their phones or in a hurry to take one extra minute to allow us to cross the street safely. That poor kid and how scared he must have been. I am so glad he's ok and didn't get hurt.

Linda Paddock  
, Ballantyne/Eagle Rd·7 Mar

You know, 6 yrs ago when we moved here it wasn't a busy intersection like now and I bet they'll end up putting in a traffic light. I also thought it was pretty neat that there were those red flags you could cross the street with, but that was at a time when people respected the traffic "laws". No more.



Brianne Browning  
, Randall Acres·4d ago

Thank you Megan for helping my son and advocating for our children. He is now scared to cross the road, because of this.



Download Hide email

## OLD HILL ROAD, Prominence Subdivision

RECEIVED  
MAR 29 2018  
DEVELOPMENT  
SERVICES

MF

Mary Frangiosa

Thu 3/22/2018, 1:48 PM

nwneighborhoodassociation@gmail.com; floresita2@hotmail.com 91.83.93.7;

I want to bring to everyone's attention that the proposed subdivision made up of many multilevel  
**WHICH INCLUDES THE VETERAN'S MEMORIAL CEMETERY .**

Being that I live close by on Froman Ave., I am aware that there are funeral ceremonies conducted  
memorials.

A couple of days ago I was driving East from Duncan Ln., and soon I encountered a procession of  
not an infrequent event.

I imagined this type of procession plus including the hundreds of tenants that will be occupying 1  
as up to a 30 minute wait while trying to access hill road in either direction.

1. This would create a road hazard for traffic in either direction
2. Disturb the tranquility of the sacred ceremonies meant for our departed
3. The cemetery continues to to be expanded so will be here for a very long time.
4. It is the designated **VETERAN'S CEMETERY FOR OUR COURAGEOUS SOLDIERS.**

**Concerned Citizen:**

Mary Frangiosa, 208-841-1265

7754 N. Froman Ave.

83714

## Todd Tucker

---

**From:** Darrin Gilbert <ontario1011@gmail.com>  
**Sent:** Friday, March 16, 2018 4:39 PM  
**To:** milt@mariposalabs.com; Scott Spjute; Todd Tucker; Amanda Brown  
**Subject:** [External] Prominence Subdivision, Application-PUD18-00006

Re: Prominence Subdivision, Application-PUD18-00006

Dear Mr. Tucker, Planning and Zoning Commission, and Boise City Council;

I am a close neighbor of this proposed development (8294 W. Utahna St), and would like to submit the following comments for the City's consideration during their review of the application.

First, please be aware that I am not opposed, in principle, to the development of these parcels. While it would be great if the area could remain undeveloped, I understand the growth pressures occurring in the area. When I moved to the area not too long ago, I contributed to those same pressures. My comments are based on the understanding that the current zoning is R1-A (2.1 DU/ac standard) for the northeastern-most parcel north of Hill Rd and that the remaining parcels are R1-C (8.0 DU/ac. standard). In addition, it is my understanding that the City, according to the Comprehensive Plan, is concerned with ensuring that "the scale of future infill and redevelopment is compatible with the Northwest's varied character", and that the goals and policies for the Northwest Planning Area neighborhood character should "focus on attributes and activities that contribute to the overall character and livability of the Northwest's neighborhoods, including open space and recreation".

My main concern is with the overall density of the development and the character of some of the proposed structures as they relate to the surrounding neighborhood and landscape. These parcels and this portion of Hill Road occupy an important transitional area between the rural foothills and the more densely urbanized city, and the corridor serves as an entry "visual gateway" into the city. Specifically, I do not believe that the construction of multi-story apartment buildings is an appropriate component of the proposal due to the existing visual character, the scale of the structures, and the associated density they bring. These structures do not "contribute to the overall character" of the area as detailed in the Comprehensive Plan; they deviate from it. The presence of multi-story apartments in this location would also, under some conditions, block views to the foothills and mountains, along Hill Road and within the surrounding neighborhood.

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Implementing these changes would maintain economic development opportunities for the owners while helping keep the character of the area while accommodating growth, providing affordable housing, conforming to the City's vision, and maintaining Boise's place at or near the top of the list of best and most "livable cities" in the country.

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8783 West Sloan Street  
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fyi



Derick O'Neill  
Planning & Dev Services Dir  
Planning and Development Services  
Office: (208)608-7055  
[doneill@cityofboise.org](mailto:doneill@cityofboise.org)

*Making Boise the most livable city in the country.*

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We strongly appose this proposed development because it will not only destroy one of the last true open areas in Boise but create traffic safety issues as well as over crowding of the local schools. In addition, we believe it will have a negative impact on the future value of our home. Robert and Kaye Seitz, 7748 N. Sunglow Ave., Boise, ID 83714

March 3, 2018

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

RECEIVED  
MAR - 6 2018  
DEVELOPMENT  
SERVICES

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Mr. Tucker,

Once again, I am writing to you about our neighborhood in Northwest Boise and the plan by Trilogy Development, WH Pacific Engineering and CBH to build multi-story apartment buildings and townhomes surrounded by concrete parking areas that will be used as rentals on the acreage between Duncan Lane and Bogart Lane on both the North and South sides of Hill Road Parkway formerly owned by Stan Matlock. We just learned the developers, represented by Jane Suggs, submitted their proposal earlier this week, so it will soon be coming before Planning & Zoning, ACHD, and the City Council.

The letter and the proposal came as somewhat of a shock to me because I was unaware that Stan Matlock had also sold his property on the North side of Hill Road with the exception of one acre on which his house is situated. I had been under the impression he had only sold his property on the South side of Hill Road Parkway, although the developers had been negotiating with other land owners all around us. During the first meeting held by the developers' representative at the local school, I sat next to one of the Matlock sons, Steve Matlock. We visited and he never mentioned his father's health or that the land north of Hill Road Parkway would also be sold. So, when I read about this additional sale, it felt as though a large boulder had landed on top of me. When I inquired yesterday about Mr. Matlock, I was told that he had moved into an Assisted Living facility. During the change of this area from Ada County to Boise City, Mr. Matlock and his wife protested the change and stated in a letter that their son would take over the land and continue to either farm or else rent the property for pasture. They indicated their land would never be used for anything other than farming or grazing.

Now, the situation in our community has gone from bad to TERRIBLE !!! There isn't any way in the world that Hill Road Parkway can handle the volume of traffic that will be roaring through here by adding all these apartment buildings and other types of rentals. Yesterday evening, I went to an Association meeting held on Old Hill Road. I had to cross Hill Road Parkway from the South to the North on Bogart Lane to get there. This was a few minutes before 6:00 p.m. and traffic was tearing down the Parkway in both directions. To the East, there is a curve and I could only see a short distance. I had to turn my head back and forth repeatedly while looking for an opening in able to cross the Parkway. When I did finally 'stomp' on the gas pedal, I was scared half to death there would be a car (or truck) coming from the East before I could make it across the Parkway. Unless you've driven this, you just don't know how bad it can be. People (especially from Eagle) are avoiding State Street and have started driving on Hill Road Parkway instead. I'm not talking about just cars either -- there are large trucks barreling up and down the Parkway. This is not even close to being safe at all -- someone will die out there before much longer! ...and, how are

bicyclists going to use this any longer? Would you let your child even consider walking across that speedway? Maybe instead of Parkway, we'll change the name to **Hill Road Speedway !!!**

Has everyone forgotten this is a 'farm road'? The median strip isn't even paved except at Duncan Lane and Bogart Lane. There aren't any stop signs -- there aren't any stop lights. It's just a take-your-chances and hope-to-live-another-day type road now. Meanwhile, this developer is planning to line the entire strip with apartment buildings and rental townhomes with lots of concrete spaces to park even more cars. Isn't that just wonderful? I can almost see the day when you'll need six lanes going from Gary Lane to Horseshoe Bend Road. Meanwhile, the developers' representative Jane Suggs has the audacity to write: *"We've left the area in front of the townhomes, about 520 feet of frontage along Hill Road Parkway, as open space/unmown grass to harken back to the past agricultural use of the land."* Can you believe that? Can you honestly believe that? Isn't it great that they'll leave all those overgrown weeds there to make it look agricultural? Do these people have any idea what rural or even agricultural means? They probably think it just looks like the inside of a grocery store...

How absolutely stupid is that? I was infuriated just typing that sentence! ...and I also know that I'm using far too many exclamation marks, but how would you feel if someone was totally ruining your neighborhood in order to make big bucks? To hell with the deer and all the beautiful wildlife with the green fields, because these people want to make lots of money -- and of course, money is the most important thing in this world. Yep, we all need to get rich, regardless of what it does to others and to the land. Society is never going to learn the most important lesson if we continue this way. We're going to lose everything we ever treasured.

I apologize to you for my obvious fury while writing this letter. I so need you to know how important it is to our small community to remain rural. In the meantime, I'll walk over to Bogart Lane to watch the Black Angus cows with their new heifers grazing in the field close to Roe Street. That should calm me down somewhat and I'll definitely try to keep future letters in a more tempered manner.

Thank you again for hearing me out and please remember us when this issue comes to a vote.

Sincerely,



Diane C. Stearns  
9189 West Steve Street  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

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MAR 22 2018

DEVELOPMENT  
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March 18, 2018

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

Re: Northwest Neighborhood Association - Concerns for our Community

Dear Mr. Tucker,

Once again, I am writing to you about our neighborhood in Northwest Boise and the plan by Trilogy Development and CBH, to build multi-story apartment buildings and townhomes surrounded by concrete parking areas to be used as rentals on the acreage between Duncan Lane and Bogart Lane on both the North and South sides of Hill Road Parkway. We learned this week that the developers have now submitted their proposal, so it could soon be sitting on your desk, unless the ACHD Commissioners shut it down right then and there, and it could even proceed on to the Boise City Council.

I had already planned my theme for this week's letter when a friend happened to mention the 'Next Door' computer site. People from individual communities enter information on things they would like to buy or sell, the names of contractors who did particularly good (or bad) work, high-school kids looking for lawn care or baby-sitting jobs, and general neighborhood news. While scrolling through the site, I came across a message added on March 5th of this year by Megan Larson about a ten-year old boy who was attempting to cross the street at Hill Road Parkway and Horseshoe Bend Road, in the far north edge of the Northwest Neighborhood Association, where Boise and the City of Eagle merge. This is also the northwest edge of Optimist Park, so children are going back and forth almost any time school is not in session. Because it is a four-way stop, a flagging system has been set up and the children have been taught to take a red flag from the holder, wait for cars to stop, and then hold up the red flag while they cross the street. Drivers, who would normally stop and wait until other cars that arrived at the stop signs first had passed, are required to wait until the child/person holding the flag is safely across the street before proceeding.

The boy followed the rules to the letter, even walking his bicycle to cross the street, when a red SUV whose driver totally ignored the rules, came within a foot of hitting him and then the driver even honked his horn at the boy! I've printed out the details listed by Megan Larson, one of the people who stopped to help him, along with some of the comments others had added to her original report and they are attached to this letter. The child's mother, Brianne Browning, responded (see last comment) and thanked Megan Larson for her help. She also wrote about her son: "He is now scared to cross the road, because of this." Another one of the comments following the original post was by Jami Davis, who wrote: "This happened to my son as well. Thank you for your informative post!"

You will see numerous comments (and I didn't type them all) about the dangers of the intersection and what other people have seen and experienced.

In my last letter, I wrote that Hill Road Parkway was becoming Hill Road 'Speedway', and I so hope this information about children being in such serious danger while trying to cross what is supposed to be a rural road, brings this home to you and to all the others who will be responsible for making the decisions about our future in this part of town.

I fully realize that Boise City and Ada County never expected to have this influx of people and vehicles in such a short time, but the rule-of-thumb always has to be infrastructure first and then population -- not the other way around. When I moved here in 1970, the population was 79,000; Meridian was basically one main street with a racetrack at the south end; Eagle was a gas station, a general store, along with a few other buildings at a cross-section; and it seems as though the Interstate coming into Boise from the east ended at Buhl. Oh yes, and we had Amtrak trains in those days. Now, we only have a train station...

We absolutely cannot allow more people with more vehicles to live alongside this supposedly rural road in northwest Boise. It just isn't viable at this time -- or maybe even indefinitely, because not everyone wants to live surrounded by people, noise, traffic, and all the other things that come with urban dwelling. The young families don't want to drive their children everywhere because it wouldn't be safe for kids to walk or ride their bikes to school or even to the park. The retired people, like myself, would also like to ride our bikes and get some exercise, but it's already at the point where we have to enroll at a gymnasium. This has to be stopped and it has to be stopped now.

Please, please say 'NO' to these developers!

Thank you once again for your attention to my letters and the requests from The Northwest Neighborhood Association.

Sincerely,



Diane C. Stearns  
9189 West Steve Street  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

Enclosure

[https://nextdoor.com/news\\_feed/](https://nextdoor.com/news_feed/)



Megan Larson, Eagle Crest

## Hill Rd and Horseshoe Bend Intersection

Please watch for kids!!! Tonight I saw my 10 year old son's friend nearly get hit by a distracted or ignorant driver. It's a 4-way stop and drivers, let alone children, rarely know how to navigate the traffic in these intersections. I saw the child grab a flag, look at all four stop signs for moving traffic, and proceed to cross the street walking his bike. The driver of a red SUV came within a foot or so of hitting him and had the audacity to honk at him as if he had done something wrong. He walked back to the curb and nearly cried, confused and unsure of his faults. He had followed all the appropriate measures and still was put at risk. Luckily other drivers noticed the interaction and helped me get him across the street safely. Please take the time to allow children to cross safely. They will not follow the same logic as an adult driver.

5 Mar · 30 neighborhoods in General

Shawn Lovewell  
, Eagle Springs · 6 Mar

I've seen countless drivers not even stop and blast through that intersection. So sorry that happened to him. 😊

Jami Davis  
, Great Sky Estates · 6 Mar

This happened to my son as well. Thank you for the informative post!

Georgia Hunter-Porges  
, Chaumont · 6 Mar

I am so sorry that your son had to be so frightened for a simple act of crossing a street. I have seen so many people blow through stop signs or float through. I believe that at a stop sign we are to take 30 seconds before proceeding. Thank you for reminding all of us to slow down, obey the rules of the road, and to always be on the watch for children.

Drew Swanson  
, Sage Acres · Edited 6 Mar

That intersection should be converted to a roundabout.

(Over)

Jennifer Merriman  
, Shadowview·7 Mar

Perhaps there need to be parents to monitor this dangerous intersection in morning and afternoon with a STOP sign for inconsiderate drivers.

Sara Schuttler  
, Great Sky Estates·7 Mar

The lack of people/cars that yield to walkers these days makes me so sad. I park at optimist and walk across hill road to get up to the trails with my kids and dogs and will stand there for more than a few minutes and no one will ever stop for me at the marked cross walk. It makes me sad that people are too busy on their phones or in a hurry to take one extra minute to allow us to cross the street safely. That poor kid and how scared he must have been. I am so glad he's ok and didn't get hurt.

Linda Paddock  
, Ballantyne/Eagle Rd·7 Mar

You know, 6 yrs ago when we moved here it wasn't a busy intersection like now and I bet they'll end up putting in a traffic light. I also thought it was pretty neat that there were those red flags you could cross the street with, but that was at a time when people respected the traffic "laws". No more.



Brianne Browning  
, Randall Acres·4d ago

Thank you Megan for helping my son and advocating for our children. He is now scared to cross the road, because of this.

May 8, 2018

Todd Tucker, Senior Planner  
Urban Planning Department - Planning & Zoning  
150 North Capitol Blvd.  
Boise, ID 83702

RECEIVED  
MAY 15 2018  
DEVELOPMENT  
SERVICES

Re: Northwest Neighborhood Association - Concerns for our Community  
PUD # CAR 18-00006

Dear Senior Planner Tucker,

Once again, I am writing to you about our neighborhood in Northwest Boise and the plan by Corey Barton & Trilogy to build multi-story apartment buildings and townhomes surrounded by concrete parking areas on the acreages between Duncan Lane and Bogart Lane on both the North and South sides of Hill Road Parkway that will be used as rental units.

As I told you in one of my earlier letters, I was born in Chicago in March 1938 and just celebrated my 80th birthday here in Boise. I moved here with my two sons and my Mother in June of 1970, so it won't be too long until I will have lived here fifty years. I realize that Mayor Bieter and some on the City Council are very interested in seeing urban growth in our city. My concern is that I'm not sure everyone understands the implications of this growth. As an infant and until I was eighteen years of age, I lived in an apartment building with forty-six units. Most of the buildings on the block were the same size although there were two three-flat buildings. Approximately half of the units in our building were one bedroom and the remaining half were kitchenettes. This means they had a living room with a pull-down bed, a kitchen and a dinette. The building backed onto an alley and that's where all the children played. You can actually play a form of baseball in an alley, you can roller-skate, skip rope to various jingles and play hide-and-seek. Since my father painted apartments for the building, we had a one-bedroom and he had a paint shop in the basement. I slept on a roll-away bed in the dinette with a window overlooking the alley. Each night I would pull the dinette table closer to the kitchen, so there was room to accommodate my roll-away bed, and in the mornings I would fold the bed back up and put the table in its correct place. I had a cardboard box for my clean clothes and a paper bag for my dirty clothes. My Mother did our laundry in a coin-operated machine in a designated room of the basement and then used clothes pins to hang the clothes from lines strung across the room. Occasionally, our clothes, sheets and towels were stolen from the lines, which caused a great deal of distress because money was often too scarce to replace these items.

Most of our life took place in the alley and it was a very exciting place albeit extremely dangerous at times. The milkman delivered milk from a horse-drawn wagon, peddlers pushed carts and shouted out their wares to anyone who would listen, but our favorite was the organ-grinder with his monkey dressed in a red jacket and wearing a black hat. We could toss a penny out the window or from the porch. The monkey would pick up the coin and then tip his hat to us. It was from the back porches that we celebrated VE Day and VJ Day at the end of World War II. During the war, people planted Victory Gardens in a couple vacant lots close to the cemetery to provide



food that couldn't be purchased. We had to take the elevated train to Wilson Avenue for coupons that would allow us to buy small amounts of certain foods that were needed for our Armed Forces such as sugar, catsup, beans and other foods that I no longer recall. We all collected cans and chipped in nickels to purchase war bonds. The front of the buildings on our block had Elm trees which were later destroyed due to the Elm Bark Disease.

Once a year, my Mother took me down to visit her family in Yell County, Arkansas. We took the Greyhound and then the Trailways bus lines and it was a 26-hour ride. Even though I had motion sickness and spent the entire trip sitting on the stairs of the bus holding an empty coffee can, I loved going there because I never was able to see farms or animals in the city. My Grandmother lived in a one-room shack without indoor plumbing, running water or electricity. But it was all so green and so beautiful -- I could even see the road leading up to Mount Magazine from the porch. There were chickens and goats running around the yard, plus I could watch horses grazing in the pasture across from her property. It was an entirely different world and I loved every minute we were there.

These wonderful memories are part of the reason I don't want Boise to become another Chicago some day in the future. We need these open spaces and the beautiful views. I'm so glad my children and now my grandchildren have the opportunity to live here and see a lifestyle that I could only enjoy two weeks each year until my Grandmother died when I was twelve. Each year, when we returned to Chicago, my Mother went back to work in a laundry several blocks from where we lived and I went back to the alley.

Please don't let this happen to other children and other families. The children with whom I went to school didn't know anything different but I had seen a whole new world and knew what I was missing and what I wanted. This is why it is so important to leave the green spaces in Northwest Boise and not allow them to become developed and crowded together.

Think carefully about the people whose lives will be impacted by decisions made at top levels. This is of great importance to us, to our families and to our neighbors who live in this area of Boise that was annexed by the city.

Thank you again for your attention to my letters and other requests from The Northwest Neighborhood Association.

Sincerely,



Diane C. Stearns  
9189 West Steve Street  
Boise, ID 83714-5099  
E-Mail: [stearnsdcs@aol.com](mailto:stearnsdcs@aol.com)

## Todd Tucker

---

**From:** CityCouncil  
**Sent:** Thursday, May 17, 2018 9:45 AM  
**To:** Todd Tucker  
**Subject:** FW: [External] Upzone Hill Road  
**Attachments:** DdQNFljU0AAsHnc.jpg

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**From:** Conrad, Evan J [mailto:[econrad@zagmail.gonzaga.edu](mailto:econrad@zagmail.gonzaga.edu)]  
**Sent:** Wednesday, May 16, 2018 7:08 PM  
**To:** CityCouncil <[CityCouncil@cityofboise.org](mailto:CityCouncil@cityofboise.org)>  
**Subject:** [External] Upzone Hill Road

To the members of Boise City Council,

I'm writing today to ask that the City of Boise **allow** apartments, condos and other high density living in parcels north and south of hill road between Bogart and Duncan Lanes. Actually, I would prefer much of the city to be zoned at a higher density.

4 years ago, I left Boise, my hometown, to go to college at Gonzaga University for Computer Science. Coming back I worry I have suddenly felt the changes that caused the members of the North West Neighborhood Association to put up their signs along Hill Road by my mother's home. It's quite a shock to feel the differences all at once.

Boise has grown much faster than anyone expected and I worry that my industry (tech) is partially to blame. Traffic is higher, houses are more expensive, and everything feels just a little bit more busy. I can empathize with those who live around here; some have lived here for longer than I've been alive.

The permanency of owning a home is something I have not known nor do I expect to for many years. But I understand the discomfort and sadness that comes from the change in the area around your home. It's perfectly reasonable to want things to stay the same.

However, that should in no way come at the cost of the next generation. In many ways, Boise has gotten what it asked for. Voters asked their representatives to bring in high paying jobs, growth and prosperity. And we got it.

Boise has been called the fastest growing city in the country and is being flooded with young, high paid workers who can afford more than average folk. This is not the time to be killing housing developments.

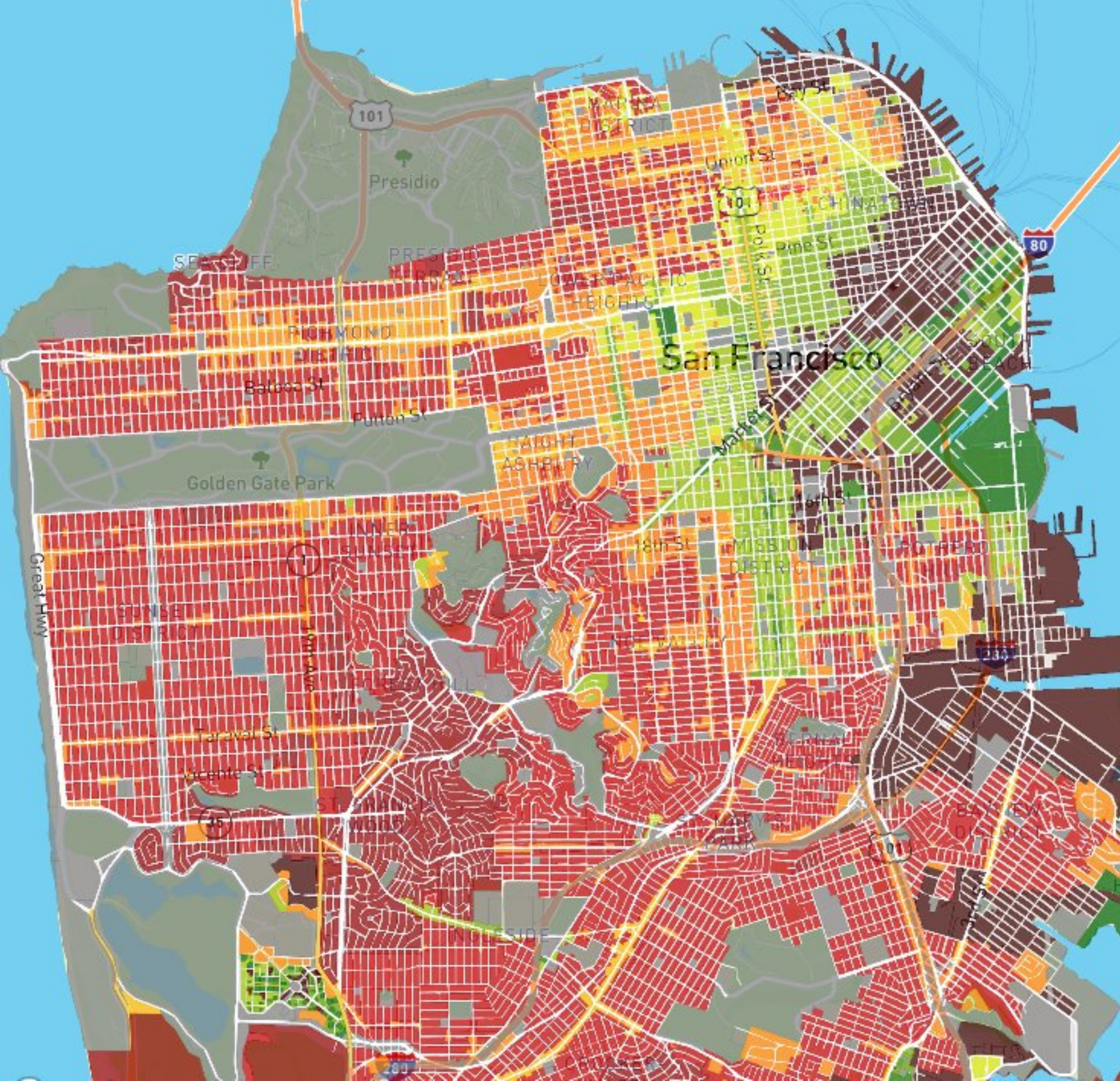
This is the time to be pulling up maps of San Francisco (attached) and questioning why they have \$3,000 rent for a 1-bedroom. We should be building up, not out. We should be letting developers build in a free market.

Nothing ruins the character of a neighborhood more than those forcibly homeless through no fault of their own. Nothing ruins the character of a neighborhood like children who can never return their hometown due to housing prices.

Nothing ruins the character of a neighborhood like those who pull up the ladder on their way up.

A Boise Native,  
-Evan James Conrad





## Max. Allowed Homes (per 2,500 sq ft plot of land)

**Red** means single-family or duplexes only  
**Orange** means triplexes or fourplexes are legal  
**Green** means larger apartment buildings are legal

32.1%	Open Space
10.1%	0 (No housing)
7.4%	1.25
29.0%	2
3.2%	3
5.1%	3.125
2.5%	4.167
1.4%	6.25
1.9%	10
2.2%	12.5
1.0%	15
0.5%	20
3.7%	more than 20

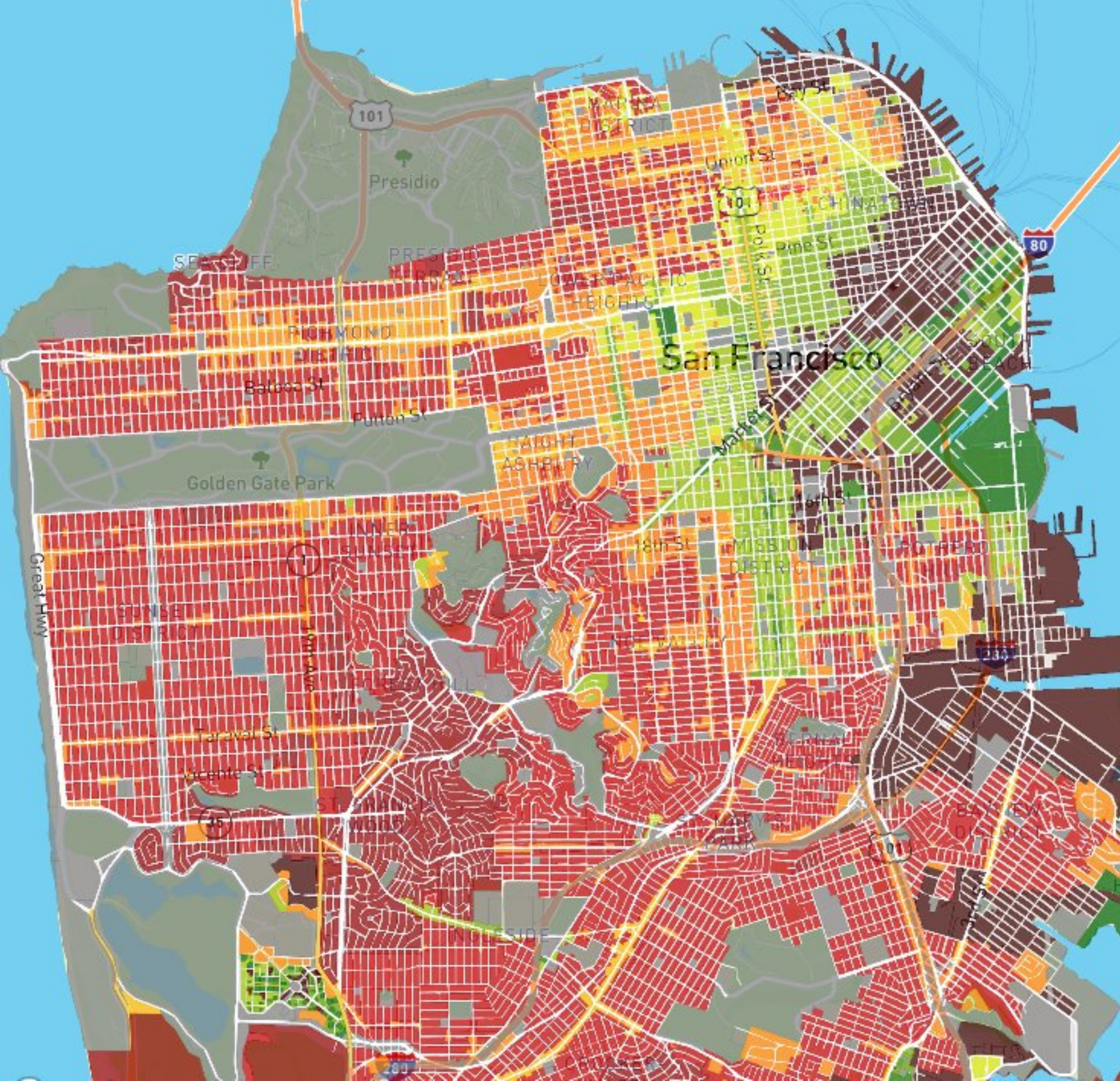
"Apartment building" is defined to be a building with 3 or more homes. It is illegal to build a building with more than 5 homes in 89.3% of San Francisco.

2,500 sq ft is a typical lot size in San Francisco  
 Assumes 2.5 apartments per 10 ft of height per 2,500 sq ft  
 Calculations include [waiverless ADUs](#)

Many apartment buildings already exist in the red and orange areas but would be illegal to build today  
 You can see why new development is concentrated in the Mission, Soma, and Tenderloin neighborhoods

Data from [SF gov](#)





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10.1%	0 (No housing)
7.4%	1.25
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5.1%	3.125
2.5%	4.167
1.4%	6.25
1.9%	10
2.2%	12.5
1.0%	15
0.5%	20
3.7%	more than 20

"Apartment building" is defined to be a building with 3 or more homes. It is illegal to build a building with more than 5 homes in 89.3% of San Francisco.

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Data from [SF gov](#)