

RE: PUD19-00017

I respectfully request that the commission does not allow a waiver of the requirement for retail on the eastern portion of the property abutting Eagle Rd.

The following an except is from the Letter of Explanation submitted to the planner on 4/30/2019 and signed by Robert Unger.

<http://pdsonline.cityofboise.org/pdsonline/Documents.aspx?id=201905021433080050>

“We are requesting a waiver of the requirement for retail uses on the eastern portion of the property abutting N Eagle Road. We discussed this with the neighbors at our neighborhood meeting and they we adamantly opposed to any retail development. The surrounding area is predominately residential making any retail uses in this location inappropriate and a deterrent to this project and the area.”

This statement is 'adamantly' false. The retail piece was **not** discussed at the neighborhood meeting. At the meeting the neighborhood voiced opposition to the proposed apartment project and we are 'adamantly' opposed to that. Those of us that have invested in this neighborhood and made our homes here have always been told that the vacant commercial lots were zoned L-OD and that appropriate development would be light offices, Dr.'s offices, a church or some small retail. We chose to live here recognizing the possibility of and expecting retail and I feel that most of my neighbors would prefer retail to this apartment project as planned. It is my opinion that the apartments, as planned, are inappropriate and a deterrent to the area.

I've been told by the planner that the neighborhood meeting is required, but informal and that we can't strictly hold the developer to comments he makes during the meeting. However, my complaint is not about what was said at the meeting, but what was **not** said and in the way the developer made up a false statement that completely miss-characterizes the comments and opinions of the neighborhood in an attempt to influence the planner and the commission to grant a retail waiver.

This is not the first time this developer has miss-characterized the comments of the neighbors. He made the exact same, word for word, false statement in the letter of application for PUD18-00041 signed and dated 9/28/2018.

“We are requesting a waiver of the requirement for retail uses on the eastern portion of the property abutting N Eagle Road. We discussed this with the neighbors at our neighborhood meeting and they we adamantly opposed to any retail development. The surrounding area is predominately residential making any retail uses in this location inappropriate and a deterrent to this project and the area.”

We addressed this miss-characterization of our comments at that time in letters to the planner. False comments made by the developer at this neighborhood meeting gave us reason to record the meeting held on 3/20/2019 for PUD19-00017. We can defend our assertion that the developer's statement about neighborhood comments concerning retail are false.

It is unfair and unethical for the developer to fabricate comments favorable to his project and attribute them to the neighbors in order to influence the planner and commission.

I respectfully request that the commission does not allow a waiver of the requirement for retail on the eastern portion of the property abutting Eagle Rd and disapprove PUD19-00017.

RE:19-00017

Brent,

I respectfully request that the P&Z Commission deny deferral for PUD19-00017 from 6/3/2019 until 7/1/2019 and instead hear either the original plan that didn't meet code or the incomplete revised plan or both on 6/3.

My first concern is that having two plans posted on PDS is confusing to the community as they evaluate, then prepare comment and testimony and may also be confusing to the city, county and state agencies as they evaluate, prepare reports and recommendations.

My second concern is that moving the hearing date could be a deterrent for those that have already scheduled 6/3 to attend. The week of 7/1 is a holiday week and traditionally a popular week for vacations. The result could be a suppression of attendance and testimony from the community.

My third concern is that the revisions are not minor, but are dramatically different in building style, placement of buildings on the lots, Audra Ln intersection at Eagle Rd., reduction of entrances into project from 2 to 1, deleting the garages and more importantly in a reduction of parking. The lack of adequate parking is one of the most common issues voiced by the community.

I would prefer that the hearing be held on 6/3 as originally scheduled and that both plans be disapproved so that the process can start over giving the developer another opportunity to explain his intentions at a neighborhood meeting and the community a better understanding of the proposal that they are evaluating.

Thank you,
Larry Ice

Brent Moore

From: Mike Squibb <mgs530@yahoo.com>
Sent: Tuesday, May 28, 2019 9:01 AM
To: Brent Moore
Subject: [External] PUD19-00017

Brent,

I am writing concerning PUD19-00017. I am concerned that unless the pedestrian access is closed off between Forbes street and the project, there will be significant traffic in our neighborhood. There is a limited amount of parking as it is and the proposed project does not appear to have sufficient parking which will cause the projects tenants and tenants visitors to park along the street in Roxey Place Subdivision. This will create a dangerous situation for children plus the fact that our subdivision does not allow street parking. I hope you will consider this request and close off pedestrian traffic from Forbes street and the new project. Thanks in advance for your help in this matter. Mike Squibb

Brent Moore

From: Jacqueline Dwight <cellojackie@gmail.com>
Sent: Tuesday, May 28, 2019 9:25 PM
To: Brent Moore
Subject: [External] Audra Lane Proposed Apartment Complex

Brent Moore
Sr. Subdivision/Current Planner
150 N Capitol Blvde.
Boise, ID 83701
208-608-7086

Dear Mr. Moore,

It has come to my attention that once again an apartment complex is being considered for the vacant property at Audra Lane and Eagle Road. When we moved here four years ago we were assured by our realtor that the property was zoned commercial and if developed, would be doctor/dentist offices or the like.

The idea of a multi-family complex is not conducive to the neighborhood and certainly not the traffic on Eagle Road. When we first looked at property about seven years ago, the traffic was reasonable on Eagle. Now, a brief four years later, it is next to impossible. The addition of a multi-family complex which feeds onto Eagle is, simply put, not a good idea.

Commercial use, however, has limited usage during the day and minimally at night.and might be doable.

Sincerely,
Jacqueline Dwight

Brent Moore

From: Jacqueline Dwight <cellojackie@gmail.com>
Sent: Tuesday, May 28, 2019 10:25 PM
To: Brent Moore
Subject: [External] Audra Lane

Brent Moore
Sr, Subdivision/Current Planner
150 N.Capitol Blvd
Boise ID 837901

Dear Mr. Moore,

I am writing to register my concern re: the proposed condo complex at Eagle Road and Audra Lane and the parking situation. As you likely have ascertained there will be minimal parking for the tenants in the proposed complex, which means we in Roxey Place will have a number of automobiles parked overnight in our residential area. The parking needs to be provided in the condo complex, and not provided by the Roxey Place subdivision. This also means the gate MUST be closed permanently (other than for emergency vehicles) to prevent this from happening. I realize that Boise wants open space for walkers, joggers etc, however this will need to be done, or our neighborhood will look like a used car lot in no time. I have seen this previously in CA.

A two bedroom condo will not be for only one family. A number of them will have multiple families, thus more cars, living in them causing even more parking impact in our quiet community.

Fred Dwight
5529 N Ebbetts Avenue
Boise 83713

Brent Moore

From: aljoywoy@aol.com
Sent: Wednesday, May 29, 2019 12:13 PM
To: Brent Moore
Subject: [External] New Development

Reference PUD19-00017

With access to our sub-division through the opening in the fence, how many children will come use the Roxy Place park, be it young children to use the gym set or young people to party and damage what we now have. It will take the value of our property down and also annoy the residents.

Please do not allow this to go through.

Thank you,

Al and Joyce Woychik
5405 N. Ebbetts Ave.
Boise, Id 83713

Brent Moore

From: Bernie Little <bernielittle@fiberpipe.net>
Sent: Wednesday, May 29, 2019 4:19 PM
To: Brent Moore
Subject: [External] Audra Commons

Hello Again Brent,

Well everyone told me to be aware that they would be back. I realize they cut there units from 96 to 47 however it still doesn't change the traffic situation on Eagle Road. At the time of my 1st letter I sent in November of 2018 the traffic according to IDT was 37k vehicles a day going through the light at Bristol/Hobble creek. Looking at the numbers of new apartments going in on Eagle road down by Hobby Lobby and the new Jacksons the traffic count has probably now doubled on that. There is also a ton of new construction being built in Eagle and down off of Chinden. It appears to me since I live here that MOST everyone going into Eagle use this way to get into Eagle as we all know there are no other roads cut through into Eagle. Five Mile, Cloverdale? Nope only Eagle Rd. My point is since November traffic has only increased. We cannot have an apartment complex with that many vehicles coming and going along with the storage sheds. I don't know why anyone would think this is feasible. The accidents would be waiting to happen people pulling in and out there has anyone ever come and stood at the entrance to Bristol Heights or Candlestick to see the traffic? Mayor Beitier is always saying he wants to make Boise the most livable city. I can tell with the way traffic is going on Eagle road NO One thinks it's very livable. This IS part of Boise. If you look right across the street it is light office. This is what this piece is good for. If you drive one stop light down there is a huge storage unit complex. One block down from that about a huge apartment complex. Please put the people of these subdivisions 1st not the people who don't live here and just want to make money on us. Please feel free to call me and discuss.

Sincerely,

Bernie Little
208-863-8830

Brent Moore

From: trudy squibb <tedo514@yahoo.com>
Sent: Wednesday, May 29, 2019 9:12 PM
To: Brent Moore
Subject: [External] PUD19-00017 Project

Dear Mr. Moore,

I'm writing concerning Project PUD19-00017. I'm asking that you close off pedestrian access between Forbes St & the project. My concern is tenants will be parking along Forbes St, this creates danger to children in the neighborhood.

Thank you,
Trudy Squibb

Brent Moore

From: Carmen Griggs <totorica@msn.com>
Sent: Wednesday, May 29, 2019 9:21 PM
To: Brent Moore
Subject: [External]

Subject: PUD19-00017

I sent the following e--mail 5/20. I have been informed that the project has been changed, to include the following changes:

- All of the garages have been deleted.
- The parking has been reduced from 91 spaces to only 81 stated spaces. However, actual counts on the plan submitted do not seem to match 81.
- The unit count remains at 46, but the buildings are now completely different.
- None of the city, county and state reports submitted address this revised project and should have to be reevaluated.
- All of the elevations, floorplans, lighting, elevations, landscaping, etc presented by the developer are no longer to be assumed as accurate.

This obviously is not the same plan. I understand the city has denied a re-application. We has homeowners, and as citizens of Boise, deserve to have our voices heard and to be informed of exactly what is planned in our neighborhood. Again, there is a lot of traffice on Eagle Road, several very large apartment complexes already in the works or already built. The traffic pattern in and out of this project simply is NOT safe. Lot 12 should be closed off to avoid parking issues, that could very well be worse with the new updates.

Again, I appreciate your time.

Carmen Griggs

I have concerns about the proposed 36 unit apartment project be built on Eagle Road adjacent to Roxey Place Sub.

- Roxey Place shares infrastructure with the development proposed in application PUD19-00017. Ownership and responsibility for the irrigation equipment that serves both Roxey Place HOA and the property that will be developed if approved.
- Shared use of lot 5520 N. Forbes Ave., Blk 1, Sub2, Lot 12, private property owned by the Roxey Place HOA.
- Liability insurance.

- There should be a written, signed, notarized and enforceable financial agreement between the Roxey Place HOA and the developer/ buyers defining financial responsibility before Boise City Planning Commission consideration of this project to ensure there is adequate funding going forward. Should this apartment project be approved before the Roxey Place HOA and developer/buyer reach agreement, the HOA loses all leverage and we fear all costs will fall to the current homeowners, effectively giving the developer/buyer a perpetual subsidy from the HOA.
- The prior proposal was asked by IDT to have a traffic study done and pulled the proposal. This proposal has 46 units, ITD requests traffic proposal over 50 units, so they are skating just under that requirement. The SAME TRAFFIC ISSUES REMAIN. There is ONLY ONE access in and out of the proposed unit. This is a safety issue as U-turns will need to be made at Bristol Heights and McMillan Roads for access. The access point near Candlestick is only for entrance into Candlestick or the Legends.
- Parking will be an issue as well. There are not enough proposed parking spaces. Overflow will come into our neighborhood as there is a common pathway. One solution would be to **close** that pathway and have it only accessible to Roxey Place residents. We pay for this with our HOA dues. The proposed project I believe, is only considered 2 or 3 lots as far as HOA dues are concerned, so again the burden is on the homeowners of Roxey Place. There is plenty of access to McDevitt Park off of Eagle Road which has a nice side walk.

I appreciate your time in this matter. I am very concerned about the traffic. Eagle Road has a huge burden of traffic already at high speeds, U-turns aren't the safest practice. My brother was T-boned yesterday from a U-turn.

Carmen

Brent Moore

From: Chileno <chiledogg9901@gmail.com>
Sent: Friday, May 31, 2019 10:24 AM
To: Brent Moore
Subject: [External] PUD19-00017 Development

Dear Mr. Moore,

I am writing to disapprove of PUD19-00017, if the Common lot 12 is not closed off. My concern is that there is not enough parking spaces to accommodate the 46 units that are going to be known as Audra Commons. This is going to increase vehicle traffic through out Bristol Height/Roxey Place/Austin Creek subdivision, which in turn will create unsafe conditions for crossing the streets and walking on the side walk.

Another concern as a residents of Roxey Place, we are not allowed to park on the street for more than 12 hours or overnight according to our HOA's. With the residents of Audra Commons, not having enough parking spots, they will be parking on N. Forbes Ave/W. Talon Creek Dr/W. Canyon Creek streets, as these streets are the closest spot to park, with access through Common lot 12. With them parking on these streets, they will not have to abide by Roxey Places HOA's. With this increased parking, residents will have a challenge putting out our trash cans and make it hard for the USPS to deliver our mail, with the cars parked in front of our mail boxes.

Another concern is that the master plot only shows 1 dumpster onsite, I think. If that is the case, that is a disaster waiting to happen. We used to be at a complex of 20 residents with only one dumpster, and even with twice a week pick up there was constantly trash overflowing and all over the ground. One dumpster just isn't sufficient for that many residents.

The Developer and Roxey Place's HOA have agreed to close off Common Lot 12, this is the best solution for the above listed concerns.

We would ask that you please disapprove this development, if Common Lot 12 is not closed off.

Thank you for your time and listening to my concerns.

Sincerely,
Rob C.

Brent Moore

From: Lori <goofygirls_4@yahoo.com>
Sent: Sunday, June 2, 2019 4:45 PM
To: Brent Moore
Subject: [External] PUD19-00017 Audra Commons Proposal - 5571 North Eagle Road

June 2, 2019

Dear Mr. Moore,

We are writing to voice our concerns regarding the Audra Commons development. We would strongly urge the commission to deny the developers current proposal on the following grounds:

1. The property is currently zoned for neighborhood commercial and R-1 residential. It was never intended for high-density multi-family use. Contrary to the applicants' assertion, we are not "adamantly opposed to any retail development". In fact, we would prefer lower density retail development over high-density multi-family use.
2. Proposed parking for the development is grossly inadequate, and with a common access to the HOA neighborhood of Roxy place, transfers the burden of parking onto the HOA and surrounding neighborhoods as well as a financial burden of maintenance to common areas.
3. The Roxy Place CC&R's do not allow for long-term street parking, yet residents of the development would not be held to the same standard. Overflow from this development would have a negative economic impact on current owners' equity.
4. Traffic access to/from North Eagle Road is severely limited. No left turns are allowed for northbound Eagle traffic which would result in increased U-turn traffic at the McMillan and Bristol Heights Drive intersections. These sections of road are currently posted for 50 MPH. Additionally, there is a center lane turn divider at the Sedona Street intersection, approximately 600 feet south of the W. Audra Lane entrance. This turn divider is not adequate to handle the increased traffic that would come from the current proposal and would create a dangerous traffic pattern of mid-block U-turns.
5. The Developers plans to not take into account the development and/or upkeep of the Roxy Place common areas. These areas are currently maintained by HOA dues but would be severely impacted by a high-density development.

We would offer the following suggestions for the development of this property:

1. Adhere to the original zoning and development requirements for light commercial and low-density residential.
2. Reduce the density of the proposed development to be in line with the originally intended zoning.
3. Close off the common access into Roxy Place to preserve the integrity of the HOA subdivision and not allow a developer to profit at the ongoing expense of the existing homeowners.

Thank you for your time and detailed consideration in this matter.

Sincerely,

Tom and Lori Nate
5484 N. Ebbetts Ave.

Boise, Id. 83713