

**CENTRAL RIM  
NEIGHBORHOOD ASSOCIATION**

P.O. Box 8393  
Boise, ID 83707

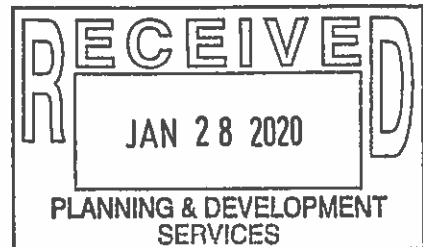
CentralRimNA@gmail.com

EIN#82-0506172

Central Rim Neighborhood Association Letter of Support for proposed coffee house/roastery at 4222 W. Emerald Street

January 27, 2020

Central Rim Neighborhood Association  
Deborah Mullner  
4911 W. Gage Street  
Boise, ID 83706



Dear madam or Sir,

On behalf of the Central Rim Neighborhood Association (CRNA) I support the proposed coffee house/roastery at 4222 W. Emerald Street. During the January board meeting, Missy Cory and Guy DeKlotz informed the CRNA about their plans for their new business. All board members agreed that this new coffee house in walking distance will enrich our neighborhood. CRNA board members present had no concerns about said business. We support a zoning exception at this location to allow a coffee house/roastery at 4222 W. Emerald Street.

Please feel free to contact me with any questions.

Sincerely,

Deborah Mullner  
CRNA, president  
(208) 331 8582

CUP 20-00005



Jeremy Rynearson <jeremyrynearson@gmail.com>

Regarding business at 4222 Emerald St.

Jeremy Rynearson <jeremyrynearson@gmail.com>  
To: missycory@hotmail.com

Wed, Nov 20, 2019 at 12:55 AM

To Whom it May Concern:

I live in the residential house next door to this commercial property at 814 N. Wilson St. I was approached by Missy Cory, whom I know from Massage Central across the street, about her idea for the property next to me. She said her and her husband have dreamed of owning and running a boutique coffee shop together. She thought this would be a great location for it as the bench has seen a lot of new businesses pop up in the area. She told me besides selling coffee and pastries, she would also like to sell beer, wine, and maybe small appetizers as well since her husband does home brewing. She envisioned adding a deck on the back of the building towards the current parking lot for outside seating during the summer months.

I was asked what I thought of her proposal and I said I was on board with it. I have lived in my home 6-7 years now and there has always been a business next door and I have not always known what was going to come in next or who was going to be in charge. I find comfort in knowing who the owner of the business will be and what exactly it is. I even made a suggestion to her to add a TV inside for the occasional weekend sports watcher like myself.

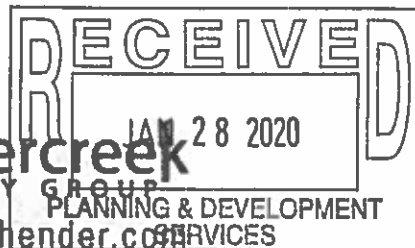
I work from home and sometimes I need to find a place to go and work for awhile where my kids are not at. The best place for that is a coffee shop. I can see myself going next door with my laptop for awhile to have a coffee in the morning or a beer in the late afternoon. We have a really nice surrounding neighborhood and there is a sense of community when we do the annual Central Rim street fair on Wilson St. I think a lot of people in the neighborhood would love to have a place like this to walk to with their families. I know I could take my parents or in-laws to a place like that when they come to visit. It would be a great place to meet other people in the neighborhood too.

As you can see from my email signature below I am a real estate agent going on fourteen years. I would not be worried by what it would do to any property values in the area. If anything it should make them better. I would think I would actually feel safer having a place next door that stayed open into the early evening as opposed to one that closed at 4:00 or 5:00. I am really close to Emerald and the bus stop and sometimes I get sketchy looking people walking by my house or knocking on the door. I think a nice establishment would make the area seem more secure. I wouldn't be worried about the noise or excessive parking. I already have people parking in front of my house for the businesses that are there now. I also have had patients with developmental disabilities from the next door therapy business run into my back yard and not want to leave. Luckily I used to work in that field and knew what the scenario was, but my point is that I don't think a coffee shop can be much worse for a residential neighbor.

Those are my opinions regarding a boutique coffee shop next door. I would like to actually see more walkable businesses like this on the bench down Emerald towards Orchard. I think it would be a great thing to have a Hyde Park feel eventually somewhere on the bench. If you have any further questions for me I can be reached with the contact info below.



**JEREMY RYNEARSON**  
REAL ESTATE PROFESSIONAL  
PHONE 208-761-1984 | [www.BoiseNorthender.com](http://www.BoiseNorthender.com)



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**BOISE  
ACUPUNCTURE  
CO-OP**



Boise Acupuncture Cooperative, Inc.  
4218 Emerald st. Suite B., Boise ID, 83706  
(208) 917-1282, [info@boiseacucoop.com](mailto:info@boiseacucoop.com)

To whom it may concern,

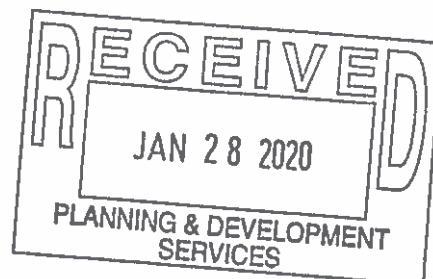
I am writing in regards to the proposed building usage for 4222 Emerald st. Let me start by telling you a bit about us. Boise Acupuncture Co-op (BAC) is a community driven non-profit. We strive to be involved and engaged in the community. In past years we have joined forces with other local businesses, one event was with Boise Natural Health and Massage Central to offer a collective block party where we informed folks of the health benefits of natural medicine. We've also participated in Central Rim Association events, and continue to reach out into the community. We are currently looking for a building in this neighborhood to purchase, and look forward to being a permanent fixture for the bench. This neighborhood has always been warm and welcoming to our business.

We are direct neighbors with the building at 4222 Emerald, and have worked with Missy Cory for years. Her passion for this neighborhood and community is inspiring and she and her husband Guy DeKlotz have our full support and appreciation for creating a wonderful community space in that building.

Thank you for your time,

Stacey Kelsey L.Ac.  
Boise Acupuncture Cooperative, Inc.

A handwritten signature in cursive script that reads "Stacey Kelsey".



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To Whom it Concerns,

Please allow Missy Cory and her partner to open and run a nice little Coffee Shop/Bistro at the 4222 W. Emerald St. locale. I live at 817 N Wilson St. and feel that this will be a nice addition to our neighborhood.

Thank you for considering my input,

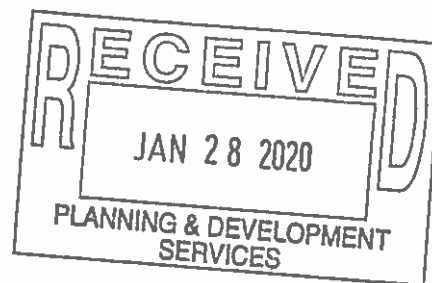
Mark Dauenhauer

  
817 N Wilson St.

11/19/2020

Boise, ID 83706

208 365 3176



CUP 20-00005



4219 W. Emerald Street, Boise, ID 83706 | office 208-338-0405 | fax 208-422-9957 | [www.boisenaturalhealth.com](http://www.boisenaturalhealth.com)

Date: November 18, 2019

To: Boise Planning and Development Services

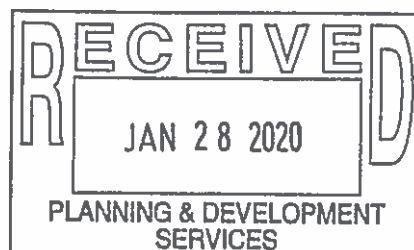
Re: 4222 Emerald Street, Boise, ID 83706

From: Joan Haynes, NMD

I own the business Boise Natural Health Clinic directly across the street from 4222 Emerald. Missy Cory and Guy DeKlotz, who own the building, have told me about their plans to open a small coffee/beer store establishment there.

I would very much welcome their business across the street. I think it would be good for the residential neighborhood as well as other businesses on Emerald street. I hope the city will consider this a good use of this building as the street becomes more commercial, and less residential.

Please do not hesitate to contact me if I can provide any more information.



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