

April 1, 2016

Boise City Planning and Zoning Commission  
PO Box 500  
Boise, ID 83701-0500

**Re: CAR16-00002, PUD16-00005 & SUB16-00006 / 6781 E. Warm Springs Ave.**

Dear Planning and Zoning Commissioners:

I would like to express my deep concern and opposition to the proposed subdivision/planned unit development located at 6781 E. Warm Springs Avenue (*Ben's Crow Inn*); which is under your consideration.

The proposed residential development seems incompatible with the surrounding areas. I am sad that Ben's Crow Inn will close its doors; however, the commercial use and zoning should be maintained as it is. This site is truly the 'last chance' Boise has to accommodate a commercial use along Warm Springs as citizen's travel south, leaving Barber Valley and city limits.

It is common for citizens to oppose smaller, more compact building lots within neighborhoods but residential density has its benefits in the right locations, -just not this one. The residential lot sizes within this proposed development are incompatible with surrounding residential subdivisions in Harris Ranch and greater Barber Valley (other than the two large lots shown, they are simply too small).

The proposed site plan is bland and uninteresting. This design closely resembles the bygone era of 'ice cube tray' subdivisions, which is outdated and inappropriate. The site design also creates a virtual 'wall' that blocks natural wildlife migration routes from the foothills down to the Boise River.

As Barber Valley continues to develop, Boise should endeavor to preserve greenbelt access points for the public. The proposed development shows one small greenbelt access trail on a common lot between two home sites. This proposed common lot access will likely be owned by the HOA. Unless this common lot is to be dedicated to the public, greenbelt access at this location will no longer be an option. Additionally, if the new street is to be public right-of-way, future homeowners within this subdivision will likely become annoyed by the number of vehicles parked along their street who drive to this location to access the greenbelt.

The Boise comprehensive plan future land use map designates this area as 'commercial' or otherwise 'buildable'. If Boise leadership is not interested in preserving this site as open space or a potential public park, at the very least, the proposed development should be re-designed in a more creative and sustainable way. A better design could easily accommodate public greenbelt access, parking and wildlife migration routes.

This location is a treasured 'place' for citizens as it abuts a sacred Native American preserve, provides safe and convenient public access to the greenbelt, sweeping views of the river valley and the majestic cliffs and plateaus to the west. I urge the Planning and Zoning Commission to recommend denial of the proposed development application by *DevCo*, and push for an alternative development that accommodates commercial uses or mixed uses -which would serve the neighborhood and Boise citizens greater than what is proposed here.

Thank you for the opportunity to present my input and for the Commissioners dedicated service to the City.

Sincerely,

A handwritten signature in cursive script, appearing to read "T. Kesner".

Trevor Kesner  
503 N. 27<sup>th</sup> St.  
Boise, ID 83703