

PUBLIC HEARING EXHIBIT RECORD

Application Number: DRH16-00079

Hearing Date: April 13, 2016

Design Review Committee

Exhibit Number	Exhibit Item
1	Applicant Memo
2	E-mails from Public:
3	
4	Bruce Bedinger @ gmail.com
5	Janet Holmes (holmes.janet@ gmail.com)
6	Mary Jane Daluge (mjdaluge@ me.com)
7	Frank Sahlein (fsahlein@ gmail.com)
8	Capt. Thomas Coker (thomas.coker.2@ us.af.mil)
9	Matthew Peters (rhetoricstyle21@ yahoo.com)
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April 12, 2016

VIA EMAIL

jgwilson@cityofboise.org

Josh Wilson
Design Review Planner
BOISE CITY PLANNING AND DEVELOPMENT SERVICES
150 N. Capitol Boulevard, 2nd Floor
Boise, Idaho 83702

Re: Staff Report for DRH16-00079

Dear Mr. Wilson,

We are in receipt of and have reviewed the Staff Report for DRH16-00079 regarding the development of the property commonly known as Parcel B. We are generally in agreement with the conditions of approval that have been set forth therein. As we discussed in our meeting on April 11, 2016, there are three general issues that we believe require additional comment and response before presentation to the Design Review Committee.

First, Site Specific Condition 1b requests a "prominent entrance to the Office Building on Myrtle Street." We seek clarification for what is intended by this request. In our previous application DRH15-00339 we had extensive discussion with the committee on appropriate types of secured access directly to Myrtle Street and Front Street for the then proposed hotels. We are willing to similarly proceed with modification to the design of the office building to provide a clearly identifiable secondary secured entrance to the building, but (1) due to security concerns, (2) the minimal number of individuals who will actually access the building from Myrtle Street, and (3) its potential impact on the interior operation of the first floor tenant space, we must insist that this be a secured entrance to the building through the stairwell. We will propose design modifications similar to what we had proposed in DRH15-00339 to enhance the glazing at that point and provide some type of canopy element and return with a design at a later date.

Second, Site Specific Condition 1f requires "continuing the perforated metal panels to the ground level." We agree with staff that this material does not pose the concerns that the prior material that had been proposed in DRH15-00339. However, we seek clarification of what is meant by "the ground level." Along the perimeter of the first floor of the garage, we have proposed a masonry wall except for those areas designated for storefront glazing on the east and north faces. In those areas where we have proposed utilizing the metal panels, we would propose extending the metal panels down to the top of

the masonry wall or some distance above it to provide a reasonable gap. We believe that the metal panel and the masonry wall will work well to provide visual relief and are concerned about the long term maintenance of the panels if they were required to be brought all the way to the ground where they could be exposed to irrigation water, deicing materials, and other potentially impactful circumstances. We do not propose bringing the metal paneling to the ground level where storefront glazing has been proposed.

Third, the Staff Report recommends returning for a work session and then returning again when we are at a 60% design. The remaining issues identified in the Staff Report as conditions to be addressed are relatively straightforward. As such, we would propose merely returning when we are at a 60% design to the committee and foregoing a work session. We do not believe that a work session will be necessary as many of the landscaping and remaining issues are issues we previously addressed in DRH15-00339 and we know what is expected to satisfy these requirements.

We look forward to addressing these issues at the hearing on April 13, 2016 and will be prepared to address any further questions that the committee may have.

Sincerely,



Geoffrey M. Wardle
VP Development/General Counsel

GMW/cgt

Joshua Wilson

From: Bruce Bedinger <brucebedinger@gmail.com>
Sent: Tuesday, April 12, 2016 12:53 PM
To: Joshua Wilson
Subject: Re: Public Hearing for Case Number DRH16-00079

Categories: Needs Attention



Dear Josh,
If I had been able to attend, I would invite Mr. Wardle, Mr. Gardner, yourself, and each member of the Committee to join me in my living room to assess first hand the impact of siting the office building on the southwest quadrant of parcel B. If you have the opportunity when delivering my letter, please extend my wish to the parties.
Thank you,
Bruce

On Tue, Apr 12, 2016 at 11:37 AM, Joshua Wilson <JGWilson@cityofboise.org> wrote:

Mr. Bedinger,

Thank you for the letter, I will upload it into our database and distribute it personally to the Committee members at the hearing. I will also mention your letter and any other public correspondence received during my presentation. You may watch video of the hearing either live or afterwards on the City of Boise's website, and meeting minutes will be uploaded after the hearing.

Sincerely,



Josh Wilson
Design Review Analyst
Planning and Development Services
CITY OF BOISE
Phone (208) 384-3830
E-Mail - jgwilson@cityofboise.org

From: Bruce Bedinger [mailto:brucebedinger@gmail.com]
Sent: Tuesday, April 12, 2016 11:32 AM
To: Joshua Wilson
Subject: Public Hearing for Case Number DRH16-00079

Good morning Josh,

I have attached my written comments about this application. As much as I would like, I will not be able to attend the hearing in person. I would like assurance that my comments will be entered as part of the record and that each member of the committee has a chance to review them. They have my permission to contact me directly by phone or email if they wish.

Please acknowledge receipt of the attachment and advise me how to retrieve the record of the hearing after it occurs.

Sincerely,

Bruce Bedinger

April 11, 2016

Members of the Design Review Committee

Case Number: DRH16-00079

Parcel B at 1101 W. Front Street

I am a property owner at City Side Lofts. I wish to express my vigorous opposition to the proposed site plan of this project for both personal and civic reasons.

First, my personal objections:

Boise City Code Section 11-03-04.12.C(7)(d)(ii)(E) states "The design shall minimize impacts on adjoining (including across a street or alley) residential uses and districts."

The applicant states "While there are residential apartments and condominiums in the immediate vicinity of the Site, we do not believe that the impact of the project on such residential units is material. In fact, the closest residential development is an urban five story condominium building located to the southwest of the Site across Myrtle Street."

As an adjoining property owner, I resent the inconsiderate, dismissive and self-serving appraisal by the applicant. I will speak for myself. The office building is directly across the street from me with an 8' setback and 84' high. The impact on me will without question be "material" in terms of loss of privacy and views (qualitative loss), and the resulting uncertainty about property value (economic loss).

The staff conclusion is "While the office building has significant mass located across from the existing City Side Lofts residential property, the building has been designed to prevent a blank, sterile wall on the south elevation."

Architectural details entirely ignore my loss of privacy and views and are insufficient to minimize the impact on me that a building of this size and mass presents at such close proximity.

Second, my civic objections:

Development of parcel B presents the only opportunity to create a proud legacy in the context of gateway design and development for the West Connector.

The Blueprint Boise Boise City Comprehensive Plan Chapter 3 pages 50 – 52 identifies the I-84 Connector from I-84 to Capitol Boulevard as a Community Gateway to protect and strengthen the visual character of the city's gateways or primary entrance points.

The proposed site plan fails to protect and strengthen the visual character of this primary entry point to the city by massing a six story 145,000 square foot office building (larger than the proposed 128,000

square foot convention center) on the southwest quadrant of the parcel at the entrance to Myrtle Street and creating an urban canyon impression.

General design principles are intended to guide future public investment and ensure that development occurring with the city's gateway areas enhances, rather than detracts from the overall character of the area.

The proposed site plan detracts from, rather than enhances, the overall character of the area by placing a high density commercial structure on the southwest quadrant of the parcel without providing a transition to designated mixed use from a designated residential district (River Street Neighborhood) and existing residential property. (Recall the Boise City Code Section noted above)

The River Street – Myrtle Street Master Plan places the project within the boundaries of the West Connector subdistrict. The ideal result stated for Parcel B (without a convention center or tourism related development) would be to create a sense of synergy between the Central Business District (CBD) rather than a sense of competition.

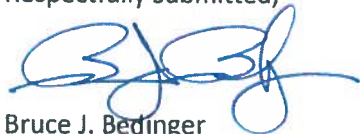
The proposed site plan for the office building creates an abrupt impenetrable visual barrier rather than a sense of synergy between the CBD and the West Connector subdistrict by placing a massive high density commercial use structure on the southwest quadrant of the parcel.

I suggest the Committee consider the following site alternatives as conditions to the application:

- Site the office building and parking garage on either of the two northern quadrants of the parcel to create a sense of synergy between the CBD and West Connector subdistrict;
- Create a visually strong, exciting and pedestrian friendly open space on the southwest quadrant of the site to protect and strengthen this important entry point to the city, by either creating a well-designed and functional public space with pedestrian friendly connections to all points within the River Street – Myrtle Street Master Plan, or siting the lower density more open retail development along the Myrtle Street corridor.

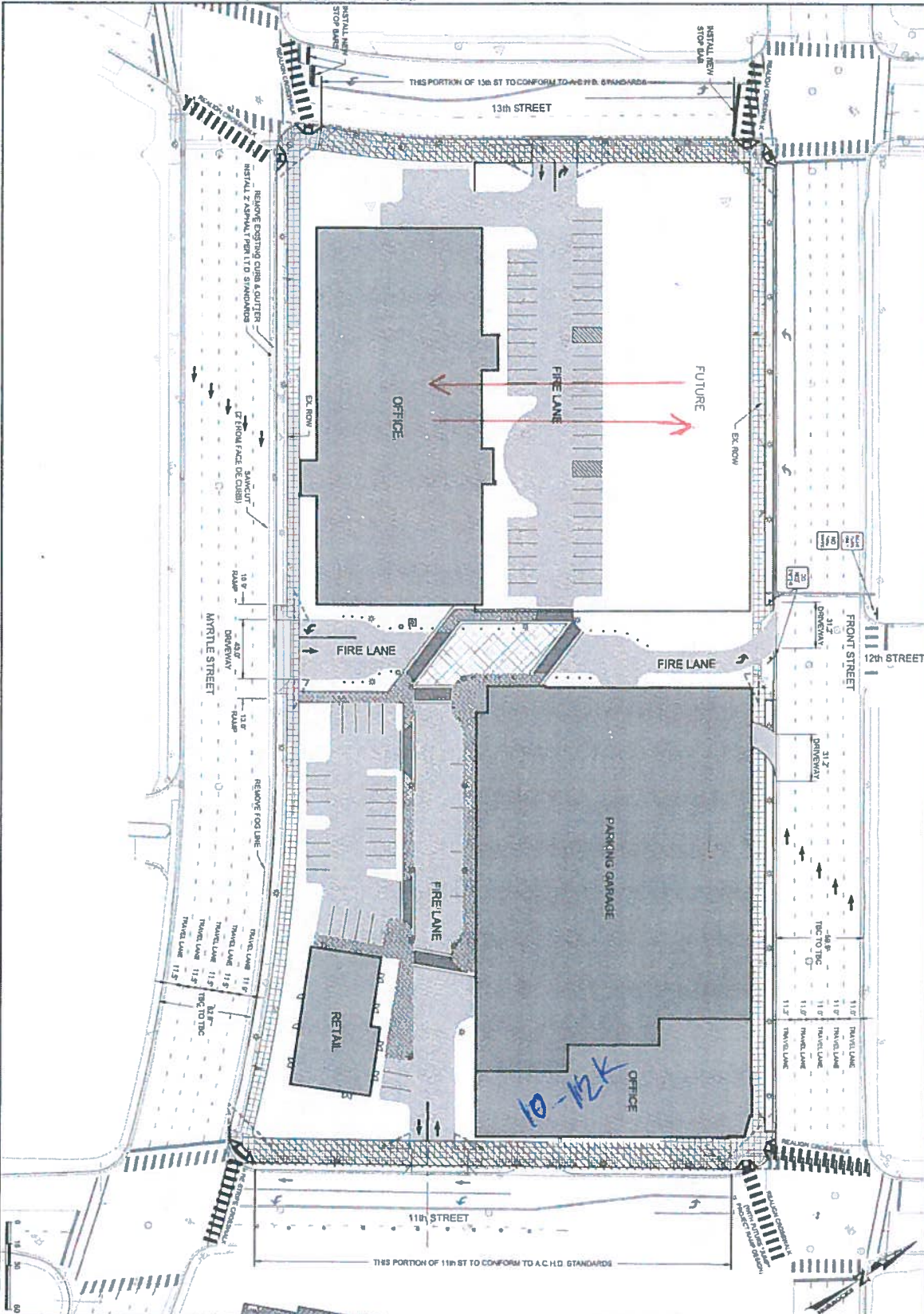
I believe these carefully considered site suggestions respond to the needs of users and present an attractive exterior to the public and adjoining property owners.

Respectfully submitted,



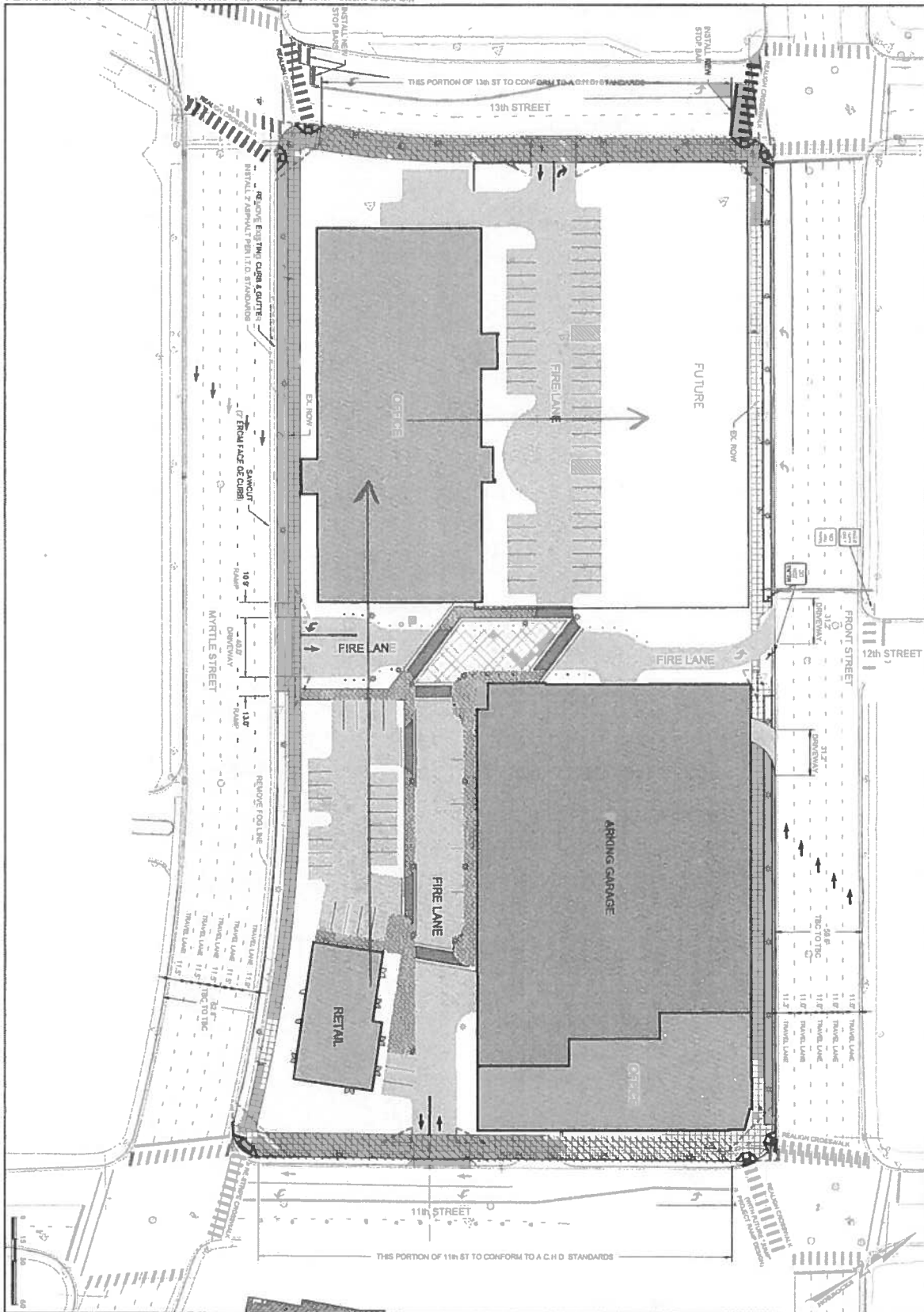
Bruce J. Bedinger
(206) 999-7725
Attachments

© 2015 PG-153-152 Parcel B - Boise Frontage Access Plan 2014-05-08 Parcel B Frontage Access Plan.dwg - CG-101 - 3/26/2016 03:45pm, Jerry



<p>CN-101</p>	<p>Revision Description Date by</p>	<p>PARCEL B - BOISE, IDAHO FRONTAGE ACCESS PLAN</p>	<p>Designed Drawn Checked Date Project # PG-153-152</p>	<p>HORROCKS ENGINEERS 2182 West Grove Parkway, Suite 400 Provo, UT 84602 (801) 963-2100</p>
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© 2015 PG-101-101 Parcel B - Boise Project Data/Exhibit 2015-03-20 Parcel B Frontage Access Plan.dwg - CG-101 - 3/23/2016 02:45pm - 1/16/16



drawing # CN-101	revision, description,	date, by

PARCEL B - BOISE, IDAHO

FRONTAGE ACCESS PLAN

designed:
drawn:
checked:
date:
project #: PG-101-101

HORROCKS
ENGINEERS

2162 West Grove Parkway, Suite 400
Provo, UT 84603 (801) 763-6100

Joshua Wilson

From: Dyke Nagasaka <kaznag@ruralnetwork.net>
Sent: Wednesday, April 13, 2016 10:03 AM
To: Joshua Wilson
Subject: Parcel B

Categories: Needs Attention

Mr. Wilson, I'm a owner of a condo unit at the City Side Lofts on 13th st. I would like to see Parcel B developed to where it would be a district of downtown retail. Accomodating pedestrian, bike, and by vehicle. With Myrtle and Front street on both sides would be easy entry and exit for vehicle to downtown. This is one of the complaints to downtown, access and parking. Parcel B with nice retail shops, restuarants, and bars with easy access to downtown being the focus will compete with Meridian and draw back some of the crowd that was lost when the Village was developed.

Thanks

Dyke Nagasaka

Joshua Wilson

From: Janet Holmes <holmes.janet@gmail.com>
Sent: Tuesday, April 12, 2016 6:04 PM
To: Joshua Wilson

Categories: Needs Attention

Here's my contribution to the discussion for April 13, 2016, in the public hearing about downtown development.

For my part, I'd like to see a residential mixed use area, with restaurants and retail instead of another office building. To my mind, that will be a much better "well-lit public area"--and I do see the need for more downtown parking (and perhaps add permit parking around CSL). I don't really trust the developer's decisions when it comes to these things (watched a splendid restaurant design for the downtown get nixed for a "food court") so I think we need to have some input.

Thanks for the chance to comment.

All best,

Janet Holmes
City Side Lofts owner/resident

Janet Holmes
Professor of English
Director, Ahsahta Press
ahsahtapress.org

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NEW FROM AHSAPRESS:
Gabriel Gudding, LITERATURE FOR NONHUMANS

Brian Teare, THE EMPTY FORM GOES ALL THE WAY TO HEAVEN
<http://ahsahtapress.org>

Joshua Wilson

From: mary jane daluge <mjdaluge@me.com>
Sent: Monday, April 04, 2016 1:05 PM
To: Joshua Wilson
Subject: Change in developer plans

Hi joshua-

I'm vp/sec on hoa board of cityside lofts and object to the change from hotel and future condos - as the only bd member who actually resides in the building i disagree that anything is better than nothing on that lot- what can i do as a downtown resident to object to this? Start a petition of residents? I thought it should not have remained with developer after he baited and switched- im concerned about walkability and livability of downtown for future - Mary jane daluge unit 502
202-538-2930
Sent from my iPhone

Joshua Wilson

From: mary jane daluge <mjdaluge@me.com>
Sent: Tuesday, April 12, 2016 2:48 PM
To: Joshua Wilson
Subject: Fwd: Public Hearing Notice for Downtown Development

Categories: Needs Attention

I hope you can accept these emails from other owners for the hearing tomorrow- they didnt read the instructions and sent to me in error - thank you

Mary jane

Sent from my iPhone

Begin forwarded message:

From: Janet Holmes <holmes.janet@gmail.com>
Date: April 12, 2016 at 2:33:35 PM MDT
To: mary jane daluge <mjdaluge@me.com>
Cc: Frank Sahlein <fsahlein@gmail.com>, "COKER, THOMAS G Capt USAF AETC 88 FTS/Pilot" <thomas.coker.2@us.af.mil>, Michael Smith <mcsmith27@ymail.com>, rhetoricstyle21 <rhetoricstyle21@yahoo.com>, Debra Cano <dcano@q.com>, Shane Glenn <Shane40@q.com>, Alan & Patricia Head <idahoheadman@gmail.com>, Alvin & Heber Carpenter <hcarpent@atcnet.net>, "andrewandruthprice@yahoo.co.uk" <andrewandruthprice@yahoo.co.uk>, Anne Hauder <azamzowhauder@gmail.com>, Barbara <barbara.motooka@yahoo.com>, Barbara Dasenbrock <barbara.s.dasenbrock@gmail.com>, Bill Smiley <wsmiley@msn.com>, "Bmsmith2005@yahoo.com" <Bmsmith2005@yahoo.com>, Board Member 2 <boardmember2citysidelofts@gmail.com>, Bradley & Laura Hunt <bradleyhunt@gmail.com>, Bradley & Laura Hunt <laura_76bliss@hotmail.com>, "Bruce J. Bedinger" <brucebedinger@gmail.com>, Coleen Nelson <id_mtn_mn@yahoo.com>, Colin McGrath <mcgrathcolin@gmail.com>, Danny Rowe <danny@alironmarketing.com>, Danny Rowe <val@roweracinginc.com>, Dawn Brockett <dawnbrockett@icloud.com>, Dilip Gargeya <dilipgargeya@gmail.com>, Dustin Wendland <dustywendland@yahoo.com>, Dyke Nagasaka <kaznag@ruralnetwork.net>, Edward & Anita Roberson <robersonexcavation@hotmail.com>, Elenora Somoza <esomoza@gmail.com>, George & Nancy Boland <ngboland@live.com>, Helen Tosaya <helenkt@gmail.com>, "James & Christina Rice (Tina)" <tina@tinarice.com>, Janice McGeachin <janicemcgeachin@gmail.com>, Jason Vaughn - FB Foods LLC <jayv024@gmail.com>, Jason Vaughn - FB Foods LLC <warnercg@gmail.com>, Jeanne Glitzow <agiltzow@gmail.com>, Jeanne Glitzow <gizmoart82@gmail.com>, Jerry & Lola Beto <otebeto@cableone.net>, John & Lynne Kaiser <kaiser-77@msn.com>, Jolene Starr <starr.jolene@gmail.com>, jonne hower <jonne.hower@gmail.com>, Joseph Barton <josephbarton@gmail.com>, Joseph Barton & Christine Giang <cmgiang@gmail.com>, June Friedenber <judanie22@gmail.com>, Karen Riley <rileykarenj@yahoo.com>, Kristine Crowell & Susan Burden <thedaystarstudio@me.com>, Larry & Marcia Crookham <lmcrookham@gmail.com>, Leslie & Joan McClune <joanmccclune@yahoo.com>, Loren & letha Nelson <idmtnmn@gmail.com>, Lori Fritz <fritzlorigmail.com>, Lydia Mathie <lydia@alohapros.com>, Mark & Lynn Emmet <lynnemmet1@gmail.com>, Mark & Lynn Emmet <mark.emmet@gmail.com>, "Mason, Barbara" <mason@pharmacy.isu.edu>, Matt

Barnett <mattb@gosneyco.com>, Matthew & Kristi Barnett <barnett.kristi@gmail.com>, Matthew Peters <petersma.2@gmail.com>, "Michael A. Roach" <mdroach@sitestar.net>, Ming Sun <fritzmsun@yahoo.com>, MJT Qssy KiKi Leslie Tidwell <kikitidwell@cox.net>, MJT Qssy KiKi Leslie Tidwell <wattaway.cpm@gmail.com>, Olivia Weick <karin.olivia@yahoo.com>, Paula Brown-Sinclair <paulabs@cableone.net>, Richard & Roxanna Zamzow Trust <nlhauder@yahoo.com>, Richard & Sandra Bernsen <rbernsen182@yahoo.com>, Richard & Sandra Bernsen <sandrabermsen@gmail.com>, Robert & Katherine Peterson <bkrjdna@gmail.com>, Robert & Katherine Peterson <frbob@fairlys.com>, "rookies@me.com" <rookies@me.com>, Shannon Dunstan <shannonldunstan@gmail.com>, Sophia Hong <majidaines@gmail.com>, Sophia Hong <sophia4334@yahoo.com.tw>, Steve Hosac <steve@hosac.net>, "svonflue@gmail.com" <svonflue@gmail.com>, Thomas Coker CSL Unit 113 <chris@fsgrents.com>, Triple E Properties <triple-e-properties@hotmail.com>, Triple E Properties <tyrell3@hotmail.com>
Subject: Re: Public Hearing Notice for Downtown Development

For my part, I'd like to see a residential mixed use area, with restaurants and retail instead of another office building. To my mind, that will be a much better "well-lit public area"--and I do see the need for more downtown parking (and perhaps add permit parking around CSL). I don't really trust the developer's decisions when it comes to these things (watched a splendid restaurant design for the downtown get nixed for a "food court") so I think we need to have some input.

1

Janet Holmes
 Professor of English
 Director, Ahsahta Press
ahsahtapress.org

NEW FROM AHSAPRESS:
 Gabriel Gudding, LITERATURE FOR NONHUMANS

Brian Teare, THE EMPTY FORM GOES ALL THE WAY TO HEAVEN
<http://ahsahtapress.org>

On Mon, Apr 11, 2016 at 6:10 PM, mary jane daluge <mjdaluge@me.com> wrote:
 So you endorse change from garage with condos above capability in future as making this more residential to an office building and no hotels with bars restaurants and nite foot traffic to 8 th street?

Sent from my iPhone

2

On Apr 11, 2016, at 6:04 PM, Frank Sahlein <fsahlein@gmail.com> wrote:

Well said, Tom! Since this plot of land could become a major "entry point" into downtown Boise, I agree completely that this plot represents an opportunity for a creative, innovative and still-profitable venture. Perhaps the envisioned use, coupled with

unique architecture, could result in a win-win-win-win for the developer, future users, the CSL owners and the City of Boise.

Best regards,

Frank Sahlein
Mobile [208.869.3656](tel:208.869.3656)
Private Fax [707.885.3656](tel:707.885.3656)
412 South 13th Street, Suite 412, Boise, ID 83702
Frank@3rdLevelConsulting.com
fsahlein@gmail.com

3

On Mon, Apr 11, 2016 at 1:21 PM, COKER, THOMAS G Capt USAF AETC 88 FTS/Pilot <thomas.coker.2@us.af.mil> wrote:

When they made the decision to build the JUMP center so close to CSL, they took an underdeveloped and anti-climactic section of beautiful Boise and they gave it personality, excitement, and a very big reason for folks to venture and explore more towards our direction. In doing so, the second order effect translates to the explosion in value of the plot of land in question.

It would be interesting to see what the creative, innovative, and adventurous folks of Boise might come up with to prosper that land. Maybe the answer is to put a parking lot/office building there...but it would behoove Boise to be patient with that decision.

Cheers, all! !

Tom Coker

V/r,

Capt Tom Coker
88FTS R Flight Commander
[817.845.2057](tel:817.845.2057)

Mat, I don't believe the question is 'to develop or not to develop'. The issue is nature and quality of the proposed development. We already have a vacant office building and parking lot immediately to the east of CSL. Maybe the vacant lot to the north could create a higher degree of livability for downtown. I'm not sure the proposed office bldg and parking garage should be described as a well lit public area.

MCSmith

Sent from my iPhone

* On Apr 9, 2016, at 5:22 PM, rhetoricstyle21 <rhetoricstyle21@yahoo.com> <<mailto:rhetoricstyle21@yahoo.com>> wrote:

Matthew Peters

Thanks for passing this along Deb.

I for one am very excited about the development plans. I would never object to the growth of our city. As an owner I am also excited for how the expansion of downtown toward City Side will positively affect our property value. I would much rather walk home through a well lit, public area than I would a dark dirt parking lot.

Take care!
Mat

Sent on my Virgin Mobile Samsung Galaxy S® 5

----- Original message -----

From: Debra Cano <dcano@q.com> <<mailto:dcano@q.com>> >
Date: 4/9/16 4:52 PM (GMT-07:00)
To: Shane Glenn <Shane40@q.com> <<mailto:Shane40@q.com>> >
Cc: Alan & Patricia Head <idahoheadman@gmail.com> <<mailto:idahoheadman@gmail.com>> >, Alvin & Heber Carpenter <hcarpent@atcnet.net> <<mailto:hcarpent@atcnet.net>> >, andrewandruthprice@yahoo.co.uk <<mailto:andrewandruthprice@yahoo.co.uk>> >, Anne Hauder <azamzowhauder@gmail.com> <<mailto:azamzowhauder@gmail.com>> >, Barbara <barbara.motooka@yahoo.com> <<mailto:barbara.motooka@yahoo.com>> >, Barbara Dasenbrock <barbara.s.dasenbrock@gmail.com> <<mailto:barbara.s.dasenbrock@gmail.com>> >, Bill Smiley <wsmiley@msn.com> <<mailto:wsmiley@msn.com>> >, Bmsmith2005@yahoo.com <<mailto:Bmsmith2005@yahoo.com>> >, 'Board Member 2' <boardmember2citysidelofts@gmail.com> <<mailto:boardmember2citysidelofts@gmail.com>> >, Bradley & Laura Hunt <bradleyahunt@gmail.com> <<mailto:bradleyahunt@gmail.com>> >, Bradley & Laura Hunt <laura_76bliss@hotmail.com> <mailto:laura_76bliss@hotmail.com> >, "Bruce J. Bedinger" <brucebedinger@gmail.com> <<mailto:brucebedinger@gmail.com>> >, Coleen Nelson <id_mtn_mn@yahoo.com> <mailto:id_mtn_mn@yahoo.com> >, Colin McGrath <mcgrathcolin@gmail.com> <<mailto:mcgrathcolin@gmail.com>> >, Danny Rowe <danny@alironmarketing.com> <<mailto:danny@alironmarketing.com>> >, Danny

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Subject: Public Hearing Notice for Downtown Development

Dear Owners: I was asked to forward this to you all to think about the changes being requested for the space adjacent to City Side Lofts. You will see the correspondence below from a concerned Board member to the Design committee and his response to her. If you have any doubts or thoughts now is the time to give it to the Design Committee to review.

Ms. Daluge,

We welcome written comments or testimony at the public hearing on April 13th at 6:00 pm. I will include this email in the materials packet that is sent to the Design Review Committee members and encourage you to voice your concerns at the public hearing.

Sincerely,

Josh Wilson

Design Review Analyst

Planning and Development Services

CITY OF BOISE

Phone [\(208\) 384-3830](tel:2083843830)

E-Mail - jgwilson@cityofboise.org <mailto:jgwilson@cityofboise.org>

Hi Joshua-

I'm VP/Sec on HOA Board of CitySide Lofts and object to the change from hotel and future condos - as the only Board member who actually resides in the building I disagree that anything is better than nothing on that lot- what can I do as a downtown resident to object to this? Start a petition of residents? I thought it should not have remained with developer after he baited and switched- I'm concerned about walkability and livability of downtown for future - Mary Jane Daluge unit 502 – Ph. [202-538-2930](tel:2025382930)

Thank you



Deb Cano – Glenn

?

P.O. Box 45387

Boise, Idaho 83711

[208-922-8027](tel:2089228027)

<image001.png>

Joshua Wilson

From: COKER, THOMAS G Capt USAF AETC 88 FTS/Pilot <thomas.coker.2@us.af.mil>
Sent: Tuesday, April 12, 2016 2:54 PM
To: Joshua Wilson
Subject: Hearing thoughts from Cityside Lofts Residents...

Categories: Needs Attention

Sir/Ma'am,

When they made the decision to build the JUMP center so close to CSL, they took an underdeveloped and anti-climactic section of beautiful Boise and they gave it personality, excitement, and a very big reason for folks to venture and explore more towards our direction. In doing so, the second order effect translates to the explosion in value of the plot of land in question.

It would be interesting to see what the creative, innovative, and adventurous folks of Boise might come up with to prosper that land. Maybe the answer is to put a parking lot/office building there...but it would behoove Boise to be patient with that decision.

Cheers!

Tom Coker

V/r,

Capt Tom Coker
88FTS R Flight Commander
817.845.2057 <<tel:817.845.2057>>