

Celine Acord

From: Laura Simic <lauracsimic@gmail.com>
Sent: Saturday, April 22, 2017 9:54 PM
To: Celine Acord
Subject: Zoning Variance

Planning and Zoning staff,

I oppose the zoning variance for a high-density apartment complex on Warm Springs in Harris Ranch. The proposed 18-building, 126-unit development will greatly increase traffic, violate the city's comprehensive master plan, strain the infrastructure, and damage neighborhood character and livability.

Laura Simic
3968 E Hardesty St.
Boise ID 83716

Celine Acord

From: Mary Lou Kinney <Kinney65@msn.com>
Sent: Saturday, April 22, 2017 10:03 PM
To: Celine Acord
Subject: "No" to 126 unit development proposed for low-density, single family homes --Warm Springs in Harris Ranch

To the P&Z Committee.

On May 8th, you will be considering yet another development project in the Barber Valley. However, this building project proposal is different in that it was a previously owned residential property(Deusman) whose owners also had a small business (selling honey) at their residence for many years. The owners sold the property and now it is in the hands of developers who are looking to build a high density apartment complex in a residential setting. There are a plethora of reasons--including safety, wildlife and quality of life issues--- why this zoning variance should not be granted. However, the #1 focus, in my opinion, should be on the very dangerous precedent that could be set with a decision to ignore the city's comprehensive master plan and SP-01 & SP-02 for the Barber Valley(and, ultimately, for other parts of our City, as well). There are at least 2 existing acreages within the Springcreek & Dallas Harris areas that are currently owned by "residential"long-time owners--just like the Deusmans-- who could also sell to developers and you could/will have the same scenario before the P & Z within a year or less. **Again, all these prior residential/ small business properties selling to developers are outside the SP-01 & SP-02 projections that current residents believed would be "The Plan" for future development when they chose to move to the Barber Valley.**

Our family has lived in Boise for 40 years--nine of those years in Harris Ranch. We have lived here through the tremendous growth changes to Boise and the Treasure Valley. We have participated and believed in the **Smart Growth** approach as our City became more popular. We understand the need for continued development=more property taxes =better economics for the expansion of Boise. Now, however, when the city's comprehensive plan and SP-01 & SP-02 are being challenged, I think we are approaching the point of "reckless abandon" and the Boise P & Z and City Council need to call things in to serious check . There are several cities within the U.S where that "check" came too late and the results have been disastrous. Hopefully, that will not happen to our beloved Boise. **Please vote "no" to this zoning variance asking for a high density apartment complex in a residential area!**

Mary Lou Kinney
3081 S. Shortleaf Avenue
Boise 83716

Celine Acord

From: Cody Riddle
Sent: Monday, April 24, 2017 6:29 AM
To: Celine Acord
Subject: FW: Zoning Variance for Warms Springs Road

From: Michael Shaughnessy [mailto:mikshaughnessy@hotmail.com]
Sent: Sunday, April 23, 2017 8:34 PM
To: Hal Simmons <HSIMMONS@cityofboise.org>; Cody Riddle <CRiddle@cityofboise.org>
Subject: Zoning Variance for Warms Springs Road

To the members of the planning and zoning committee:

I live in East Boise and have been appalled at the way the area has been developed. There have been numerous exceptions and variances to established plans and the development of a new 18 building, three-story, 126-unit apartment complex with 222 parking spaces is absolutely inconsistent with our area. I understand this matter is to come up at the May 8th P&Z meeting and I would like to voice my strongest opposition to such a project. This will damage the quality of life that all of the residents of the Barber Valley chose that area for. This area is zoned for low density and under no circumstances should it be changed.

As I am sure you are aware, the development is bad business for our residents for a variety of reasons which include:

- An additional 1,000 trips down Warm Springs Ave.—a significant increase in traffic for East End neighborhoods
- Deviation from the city's master plan, introducing major inconsistency with the surrounding area and straining infrastructure.
- A dangerous precedent that opens the door to more bad development that jeopardizes neighborhood character and harms property values

This would significantly stress demand for current and planned amenities and traffic and construction are already choking our ability to move in the area. In short, this is a disaster that we cannot allow.

I am available to discuss this action by phone at your convenience and hope that you will under no circumstance consider this variance. We establish plans for a reason. I hope reason prevails.

Thank you,

Mike Shaughnessy
(208)401-4951

Celine Acord

From: Scott Spjute
Sent: Monday, April 24, 2017 8:41 AM
To: Celine Acord
Subject: FW: Zoning Variance request for Harris Ranch. [May 8th]

From: Debra Hardy [mailto:DebraHardy07@hotmail.com]
Sent: Sunday, April 23, 2017 7:00 AM
To: Scott Spjute <Sspjute@cityofboise.org>
Subject: RE: Zoning Variance request for Harris Ranch. [May 8th]

Yours was the ONLY email address provided...
Please see that the other commissioners get this testimony-

RE: Zoning Variance request for Harris Ranch. [May 8th]

6712 Glacier Drive
Boise, ID 83716
April 23, 2017

Boise City Planning & Zoning Commission
Planning & Development Services
150 N. Capitol Blvd.
Boise, ID 83701-0500

Re: CAR17- 00004 / JKB Construction Management
Rezone of 8.65 acres from A-1 (Open Land) to R-2D/DA (Medium Density Residential with Design Review and Development Agreement). Celine Acord

PUD17-00007 / JKB Construction Management 3555 E. Warm Springs Avenue
Conditional use permit for a 125 unit multi-family residential development on 8.65 acres in a proposed R- 2D/DA (Medium Density Residential with Design Review and Development Agreement) zone. Celine Acord Commissioners

Commissioners:

[Mr. Rich Demarest, Mr. Milt Gillespie, Mr. Stephen Bradbury, Mr. Douglas Gibson, Ms. Jennifer Stevens, Ms. Tamara Ansotegui, Ms. Eileen Thornburgh, Mr. Paul Faucher]

The vision for the Harris Ranch development community has been on-going, discussed, and planned for many years now. The current construction of HIGH RISE Multi-Family dwelling is prolific and overwhelming when viewed in conjunction with the single family development also going on. The multi-year planning for this future community in the Barber Valley was done with the interests of many different/ diverse groups involved to INSURE that the valley stay a DESIRERABLE / LIVABLE place for BOTH people AND the WILDLIFE that call

this valley home For our wild life this is very important winter range, crucial to their SURVIVAL during WINTER!

Given the DENSITY of the current building that is within the already approved planned zoning, the valley is going to be at or over maximum capacity when all this construction is done. It is going to be difficult to keep this valley a livable , desirable place for ALL the residence . The impact on the wildlife is already taking a huge toll, especially with the harsh winter we are struggling to get through. The promises to mitigate the harm to wildlife have NOT been fulfilled. Adding more people, more congestion, and more cars to an already congested area [when all the current building is complete] will turn the 'planned' community of Harris Ranch into a fiasco! It is on the cusp of being so as it is.

Do NOT approve this rezone! The current plan took YEARS to hammer out... lets stick to what we agreed on and spend our energy and resources to following thought with the promises and visions that have yet to be fulfilled.

DO NOT add MORE people to the BARBER VALLEY/ HARRIS RANCH -- Please RESPECT and PROTECT what has been put in place.

Sincerely,
Debra Hardy [LONG time resident of the Barber Valley]



Via email (cacord@cityofboise.org)

Celine Acord
City of Boise Planning and Development Services
150 N. Capitol Blvd.
Boise, Idaho 83701

Re: Barber Valley Luxury Apartments (CAR17-0004; PUD17-00077)
SB File No. 23150.7

Dear Celine:

I am writing today on behalf of Barber Valley Development, Inc., the developer of Harris Ranch. As you may already know, Harris Ranch was developed through a collaborative charrette process that involved dozens of meetings, ultimately leading to the adoption of SP01, Boise City's first specific plan. We are very proud of the effort and work that led to the adoption of SP01, which has led to years of development at Harris Ranch with nearly universal support of the neighborhood. This is reflected in Blueprint Boise's mandate that SP01 and SP02 are to "guide future development in the Barber Valley." (*Blueprint Boise, BV-14*).

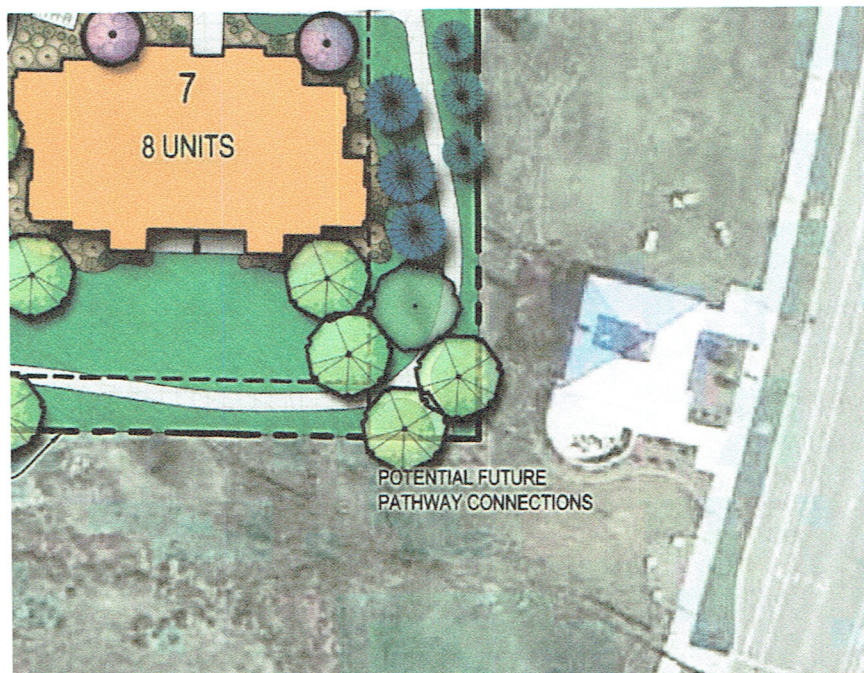
The public buy-in reflected in Harris Ranch is critical to its success. With this in mind, we have reviewed the above-mentioned application and have also discussed it with project representatives. While Harris Ranch supports the rights of its neighbors to make use of their own private property, we have concerns with this application that we believe are reflected in the neighborhood opposition to this project.

First, we are concerned about the level of density proposed in this particular location. Please do not misunderstand – Harris Ranch supports a mix of uses and densities. In fact, it is a hallmark of the Harris Ranch development, which includes single-family detached, townhomes, commercial, and eventually multi-family. This was discussed in the charrette process, during which density patterns were debated and ultimately adopted. Those density patterns include lower densities at the north end of Harris Ranch, leading to higher densities near the major corridors of Parkcenter and the southern bypass, bringing higher numbers to the activity centers and traffic infrastructure that can accommodate it. It also creates a predictable development pattern that we know the neighborhood appreciates.

Our concern with this application is that it is out of alignment with the density patterns established in SP01 and SP02. The proposal places high density uses and multi-story structures in the northern area of the Barber Valley. Dozens of units will be immediately adjacent to 1/3-acre lots on the east. Three-story buildings look over pathways and ponds on the south. The project is similarly inconsistent with densities to the west and north of the project.

Again, we have no issue with density; however, we believe the density proposed is not consistent with the densities adjacent to this property, nor is it consistent with the pattern of development identified in SP01 and ratified for the area in *Blueprint Boise*.

Second, we believe the pedestrian connection points at the southwest and southeast are both problematic. We will not speak for the homeowners on the southwest, however, no approval has been granted (or formally) requested for the access that is still shown on the site plan dated April 14, 2017, as shown below:



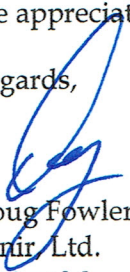
Third, as a neighboring property owner, we are extremely aware of the wetland and stormwater issues associated with the development of this parcel. Our discussions regarding stormwater detention with this applicant have not given us the comfort that these matters have been studied adequately to ensure this building layout will be possible. Harris Ranch requests additional assurance that these matters can be addressed.

Finally, it is our understanding that a design review application will still be required for this multifamily construction. We appreciate that these are separate approvals. Please keep in mind that the area properties have all been designed to ensure diversity, variety, and long-lasting building materials. It will be critical to ensure that this project will be consistent in appearance and quality with neighboring development. Given our review of the plans, it appears the structures, including facades, will vary only slightly and materials are intended to repeat identically across buildings.

Given that building layouts are being considered with the PUD application, it would be helpful to the neighbors for architectural drawings to be included in the application. The drawings that have been shared in meetings to date do not give us any assurance that the buildings will be of quality and appearance consistent with the adjoining developments.

We appreciate the opportunity to comment on this application.

Regards,



Doug Fowler
Lerir, Ltd.
Project Manager - Harris Ranch

Celine Acord

From: JAMES PATRICK <jpendure@hotmail.com>
Sent: Monday, April 24, 2017 11:27 AM
To: Celine Acord
Subject: Opposed to 126 Apartment Unit proposed for Warm Springs

To the Planning and Zoning Staff,

Unfortunately, I will be unable to attend the May 8th meeting.

This email is to demonstrate my opposition to proving a variance to an out of state developer for a high - density apartment complex on Warm Springs in Harris Ranch. The area is currently zoned for low-density, single family homes.

Providing a variance will break away from the comprehensive master plan for the area and will also result in material traffic issues.

Please do not approve this zoning variance.

Sincerely,
James Patrick Focarile
3734 East Timbersaw Drive
Boise Idaho 83716

Celine Acord

From: Andrea Tanner <andrea_tanner@msn.com>
Sent: Monday, April 24, 2017 12:58 PM
To: Celine Acord
Subject: Reference CAR17-00004/PUD00007 Barber Hill Vistas

Having lived in the Harris Ranch neighborhood for nearly 15 years, I have seen a lot of change - particularly in the last 5 years. I understand the draw of this area, so I am not surprised at the rapid growth and development we are currently experiencing, but I do miss the wide open spaces and rural feel. There have been many benefits to expansion and I have appreciated the improved infrastructure and dedicated park space that has been premeditated as part of a comprehensive plan. When I heard about the proposal for a massive new condominium complex in the middle of low density single family housing it felt like a tipping point had been reached. The toll this would take on the neighborhood is just too much. There should be limits to growth. Please consider the comprehensive plan and the impact this would have on Warm Springs Ave - which is already an unreliable connection. This sets an ugly precedent that could have even more significant impact on this area. I recognize the need for growth and development, but if it is done unchecked with disregard for local needs and acquiescence to out of town developers this will not benefit our neighborhood and the long term tax revenue potential for the City of Boise. Please oppose this zoning change request.

Reference CAR17-00004/PUD00007 Barber Hill Vistas.

Andrea Tanner
3055 S Shortleaf Ave
Boise, ID 83716
208-409-4049

Celine Acord

From: Jan Summers Duffy <JDuffy@collegeofidaho.edu>
Sent: Monday, April 24, 2017 3:39 PM
To: Celine Acord
Subject: Old Duesman property

To whom it may concern;

I'm writing to express my opposition to the out of state builders request to build further hi rise apartments on the property above.

I've lived in the area 15+ years & have watched it slowly develop from a lovely rural area into very dense housing with lots of traffic and incorrectly planned roads plus other issues that come with an area development of out of state builders & slowly turning into a small city.

To put a high-density apartment complex on Warm Springs in Harris Ranch, an area currently zoned for low density, single family homes goes against the master plan ethics & proposal I'm aware of.

The area with flooding & seasonal fires is not equipped to handle development of this type nor is it needed. The traffic increase is noticeable in the last 3 years as is the inadequate roads (constant closures for repair). Right now condos at the bridge sit 65% unoccupied For 2 years.

P&Z approvals have seriously been compromised. At present the area is over developed & noticeably empty houses unaffordable.

I AM against this apartment construction 100% & would like it denied.

Thank you.

J Summers

Kurt and Angie Wald
4157 East Barber Dr.
Boise, ID
83716

via email (cacord@cityofboise.org)
Celine Acord
City of Boise Planning and Development Services
150 N. Capitol Blvd.
Boise, Idaho 83701

April 24, 2017

Subject: Barber Valley Luxury Apartments (CAR17-0004; PUD17-00077)
SB File No. 23150.7

Dear Celine:

My family is writing the City of Boise and commission to strongly request that the commission not allow the Barber Valley Luxury Apartments (CAR17-0004; PUD17-00077) SB File No. 23150.7 request for a re-zoning of the subject parcel. We additionally request that the PUD be rejected as it does not meet the comprehensive plan requirements for barber Valley development. This proposal represents a precedent setting departure from the Comprehensive Plan, Blueprint Boise. This development is not compatible with the surrounding neighborhood of single family homes. The design does not incorporate any of the design guidelines for Harris Ranch and includes multiple covered car ports. Additionally, the current proposal violates the Clean Water Act and creates significant adverse impacts to the community and its federally protected resources. The existing infrastructure of Warms Springs Ave is not adequate to handle the estimated 1000 additional car trips / day the development would generate and this in turn is a danger to the well-being of the residents of the community. The request for rezone and the PUD can easily be found non-compliant with the required list of findings to make such approval.

Initially there are two inaccuracies in the Letter of Intent. The Letter of Intent from the applicant states that "input from the neighborhood meeting was used to create the current development design that is submitted with this application request." This is a false statement. The information presented at the neighborhood meeting was strongly opposed in the neighborhood meeting and not a single attribute was changed in response to the comments offered in the application submitted to the City of Boise.

The Letter of Intent also states that the applicant has coordinated with the US Army Corps of Engineers for wetland mitigation. That has not occurred. The applicant stated, when asked in the neighborhood meeting, that a wetland delineation has not be conducted. Therefore it is impossible for the USACE to advise the applicant on wetland mitigation when the USACE does not have a wetlands delineation (to identify presence or absence of wetland on the property) to base a conversation of mitigation on. Additionally the applicant was condescending,

confrontational and dismissive of many of the people seeking information and clarifications at the neighborhood meeting.

Boise's land use planning guidance documents, specifically Blueprint Boise, are vital to the livability of the community. Proper planning can spur economic stimulus, business retention and responsible property development. However, like most cities, Boise is facing a critical decisions when determining what types of growth should be done on limited developable land. Incongruent and incompatible development will reduce Boise's neighborhoods attractiveness, create adverse impacts, and be injurious to the well-being of its residents, tax base and livability. Ultimately high density development directly adjacent to the density patterns already established in SP01 and SP02 goes against the planning precedence already set by Harris Ranch. In fact Blueprint Boise mandates that SP01 and SP02 are to "guide future development in the Barber Valley." (Blueprint Boise, BV-14). Approving Barber Valley Luxury Apartments (CAR17-0004; PUD17-00077) SB File No. 23150.7 and their request for a re-zoning will negatively impact the entire Harris Ranch Community. That is well evidenced by nearly 600 signatures on the petition against the re-zoning request and the overwhelming turnout against the project at the neighborhood meeting. The proposal is in direct conflict with the comprehensive planning standards established and those being carefully implemented in one of Boise premier residential developments. The commission has an opportunity to maintain consistency with the standards already established with the many years of hard work and visioning and deny the request for the re-zoning. Not doing so will set the stage for an unbuttoning of the standards in place and undermines the position of the commission to further enforce land use planning standards elsewhere in the community.


One of the key findings is that the project will have significant adverse effects to the surrounding community as well as waters and wetlands protected under the Clean Water Act. As stated above the property has wetlands and waters of the United States on it. Some of very high functional quality and are considered special aquatic sites by the USACE. No wetland delineation has been conducted as of the date of the application. A wetland delineation will be required to establish a baseline of what amounts and types of waters and wetlands exists on the property. The Clean Water Act Requires in section 404 b(1) that any impacts to Waters of the United States and or wetlands under the Jurisdiction of the US Army Corps of Engineers (which these clearly are) be first considered for complete avoidance. That is not an optional consideration. It is required by federal law to first avoid the wetlands if at all practicable. The USACE can only permit the Least Environmentally Damaging Practicable Alternative (LEDPA). Clearly many options exist that are the LEDPA besides the filling and excavation in the wetlands that exist on the property. The City of Boise in fact does not have the authority to condition the authorization of the re-zone and approval of the PUD by stating the applicant will need to comply with all state and federal permitting in the future. It is the duty of the City of Boise to seek further information from the applicant on this point. The City of Boise must request the applicant to conduct a wetland delineation, complete the mitigation sequencing requirements (aka the LEDPA analysis) outlined in the Clean Water Act and prove that this application is in fact the LEDPA. This needs to be concurred upon by the USACE prior to making a decision on the re-zone request and approval of the PUD. Not doing so and approving the re-zoning and PUD will constitute arbitrary and capricious decision and brings liability onto the City of Boise under the Clean Water Act.

The traffic analysis conducted for the project is fundamentally flawed. It does not consider the scenario of a Warm Springs Avenue road closure. Clearly the road was close for several months this winter and spring. The Ada County Highway District (ACHD) at one point was unsure if the road will be able to be kept open in perpetuity. A study is ongoing. This is a significant change in

conditions that has occurred since other recent development requests on a known and documented unstable land slide prone area. All future development in the area must consider the fact that this road will continue to experience prolonged temporary and perhaps permanent closer. We strongly request the commission require the applicant to conduct additional traffic analysis that specifically models a scenario for both prolonged temporary closure and permanent closure. This analysis will show that this additional traffic impact is not in the best interest of the community, places the lives of children and parents at risk in walking and biking to their mailboxes and is detrimental to the well-being of the residents. This condition is unsafe for residents that live there now and those that would be overloading the current roadway network. It is just not safe to have all that traffic forced on to a single point of egress in the event of a Warm Springs Road closure.

It is our strong recommendation that the applicant and the current proposal have not met the standard of care in prevention of significant adverse effects to the health, peace, comfort, or welfare of persons residing in the surrounding area. The proposal has un-mitigatable significant impacts to federally protected wetland and water resources and the request must be denied. Granting this rezoning will be materially detrimental to the public health, safety, or welfare, and will be injurious to my property, the other property owners, and the quiet enjoyment thereof. We made significant investments in this community and this proposal if allowed will have a permanent and detrimental impact to the values of my property. It has been determined, and reflected in the land use studies of various US cities, that rezoning in an area that has an already established development fabric negatively impacts property values adjacent to the rezoned development. Rezoning to a more dense density pattern immediately adjacent to less dense density patterns has a deleterious effect on the residential segments of the neighborhood, causing blight and down-grading property values.

Regards,

A handwritten signature in black ink, appearing to read 'Kurt and Angie Wald', with a long horizontal flourish extending to the right.

Kurt and Angie Wald

Celine Acord

From: Dawn Hunter <hunterdawnr@gmail.com>
Sent: Monday, April 24, 2017 6:26 PM
To: Celine Acord
Subject: Irresponsible Development

To: Planning and zoning Committee

We recently were informed about the possible zoning variance on Warm Springs in Harris Ranch. Before we purchased our home we were very diligent about looking at the master plan for Harris Ranch and the surrounding areas. Our understanding was that the area would not have high density apartments but maintain a neighborhood feel with low density, single family homes. I hope you will not waiver on this. Please don't start giving special treatment now it will only lead to future problems.

Thank you for taking the time to consider my voice.

Harris Ranch family homeowner

Dawn Hunter

Celine Acord

From: Ingrid Brudenell <ibrudenell@icloud.com>
Sent: Monday, April 24, 2017 9:40 PM
To: Celine Acord
Subject: Warm Springs Development

Dear Planning and Zoning Committee, I live in the East End of Boise and am very familiar with the Warm Springs area as a resident, hiker, biker and bird watcher. I am opposed to the proposed large apartment development on Warm Springs. My reasons are listed below: impact on wildlife, including bald eagles and herons, aquatic animals and fish, access to recreational areas, increased traffic and air pollution, impact on the wetlands which are needed to absorb water in high water years like this one. I urge you to negotiate with the developer for a different site and disapprove this zoning change. Let the developer find another site which does not require a zoning change. Thank you for your work but remember that we want a livable city with a healthy ecosystem not blocks filled with buildings in a former wet land! Please disapprove this proposed development. Dr. Ingrid Brudenell, 1305 E. State, Boise, 83712

Sent from my iPad

Celine Acord

From: johninidaho@gmail.com on behalf of John Walchle <johninidaho@live.com>
Sent: Monday, April 24, 2017 11:27 PM
To: Celine Acord
Subject: CAR17-00004/PUD00007

Please do not allow this development as a high-density apartment complex violates the Blue Print Boise (<http://pds.cityofboise.org/planning/comp/blueprint-boise/>).

Thank you,

John Walchle
Barber Valley Resident

Celine Acord

From: Thomas Huegerich <tom_huegerich@hotmail.com>
Sent: Tuesday, April 25, 2017 6:36 AM
To: Celine Acord
Subject: Not support high density Warm Springs

I'm writing to let you know I do NOT support the high density plan on E Warm Springs Road. I live at 4983 E Sawmill Way. Tom & Laurie Huegerich. Changing the master plan is a terrible idea and we do NOT support it.

Thanks for your time.

Get [Outlook for iOS](#)

Celine Acord

From: Teresa Focarile <tfocarile@hotmail.com>
Sent: Tuesday, April 25, 2017 8:11 AM
To: Celine Acord
Subject: Proposed apartments on Warm Springs

To the Planning and Zoning Staff,

Unfortunately, I will be unable to attend your May 8th meeting. This email is to demonstrate my opposition to proving a variance to an out of state developer for a high -density apartment complex on Warm Springs in Harris Ranch. The area is currently zoned for low-density, single family homes.

Providing a variance will break away from the comprehensive master plan for the area and will also result in material traffic issues.

Please do not approve this zoning variance.

Teresa Focarile
860-459-5704
tfocarile@hotmail.com

Cindy Montoto & Austin Grill
1228 E Jefferson St.
Boise, ID 83712

April 25th, 2017

Planning & Zoning Commission
City of Boise – City Hall
150 N Capitol Blvd, Boise, ID 83702

RE: CAR17- 00004 & PUD17-00007

Members of the Planning & Zoning Commission,

We are Austin Grill and Cindy Montoto; we live at 1228 E Jefferson Street Boise, ID 83712 located in Boise's East End Historic District and just two blocks north of Historic Warm Springs Ave. We have been residents of the East End for five years and there truly is no better place for us to raise our growing family.

Cindy is an active and involved member of our community, serving on the Board of Directors of the East End Neighborhood Association and the City of Boise's Historic Preservation Commission. With this letter, we are writing to you as a concerned neighbors and first time parents.

The development plan of 3555 E Warm Springs Ave was brought to our attention a few months ago and we would like to voice the concerns we have with it as it currently stands. The proposed three-story 126-unit apartment complex with 222 parking spaces sitting on a low density zone for single family homes leaves us uneasy. The Harris Ranch area is already highly concentrated and with very close setbacks between properties, it leaves neighbors (and those looking in) feeling claustrophobic and crammed. The area is already highly dense as is, any additional development will contribute to even more neighborhood/population density.

We have serious concerns with the amount of increased traffic, an estimated additional 1,000 daily trips, it would bring to Warm Springs Ave, off of which our home and neighborhood school, Roosevelt Elementary, are located. Speeding and distracted driving on Warm Springs are already issues our neighborhood faces and with two schools in close proximity, the idea of additional traffic very much alarms me and I'm sure is concerning to many others as well. While we understand that ParkCenter Blvd is an option to get to Harris Ranch, Warm Springs offers a more direct and faster route to access Downtown and is often preferred by East Boise residents over ParkCenter.

A subsequent concern is with the amount of increased enrollment this proposed development would have on our local schools. The new elementary school proposed in Harris Ranch will take years before its up and running while it's expected that Roosevelt, Adams, and

Riverside Elementary will be able to absorb additional student enrollment. These schools are already bursting at the seams and higher levels of enrollment directly impact teacher to student ratios which impacts quality of learning.

We wholeheartedly understand the growing need for developments in our city. We truly appreciate the desire to live in this area as Boise is an ideal place to live and raise a family. However, we neither support the rezoning of the 8.65 acre lot nor the development plan at this time. We strongly urge you to consider the major impacts these proposals have on our East End neighborhood and our neighborhood schools. We recommend that the developer utilize the lot as zoned for single family homes and re-approach the commission with a reflective development plan.

Thank you for your time and service to our city,

Cindy Montoto & Austin Grill

Joe and Celeste Miller
3620 E. Warm Springs Ave
Boise, Idaho 83716

Ckmill2@gmail.com
deanjmiller@cableone.net
208.867.1246

April 25, 2017

Boise City Planning and Zoning Commission
Boise City Hall
Boise, Idaho 83701

Via electronic mail

RE: CAR17-00004, PUD 17-00007, Re-Zone to Construct 126 Unit Development—
This is the Wrong Place for the Proposed Space.

Ladies and Gentlemen:

We wrote earlier to encourage you to recommend to the Boise City Council the denial of a Re-zoning Application and PUD Permit sought by JKB Construction Management & Development, Inc. (JKB) for Barber Hills Vista, a 126 unit apartment complex on Warm Springs Avenue just across from the development site, "Privada," and sandwiched between the Western edge of Harris Ranch and the Eastern edge of Antelope Springs. We encourage the same recommendation for additional reasons.

The decision criteria in Boise Development Code §§11-03-04-3(7)(c) are: (1) compliance with Comprehensive Plan, (2) best interest of the public convenience and general welfare, and (3) maintain and preserve compatibility with surrounding zoning and development. The proposed development meets none of these criteria.

Criteria (1) and (3) are specific, and each is capable of objective measurement. The best interest criteria in section (7) (c)(ii) is less specific, but it must mean something in addition to the other two, or it would not be in the Code. So, in addition to findings of plan compliance and zoning compatibility (Secs (7)(c)(i and iii) there must be an additional "best interest" showing by the developer and a finding by you.

If Section (7)(c)(ii) said, “not adverse to the public convenience and general welfare” it would be a “no harm” standard. Instead, by adopting a best interest standard, Section (7)(c)(ii) requires a positive showing of improvement to the public convenience and general welfare.

Nothing about the proposed re-zone would result in an improvement to the public convenience and general welfare of Boise or the Barber Valley. It is incompatible with the surrounding neighborhoods, and it fails to adhere to the policies of the Boise Comprehensive Plan (as applied to areas not included in Specific Plans 01 or 02). Thus the requested re-zone singles out this parcel for a use that is inconsistent with all other uses surrounding it for the exclusive benefit of the developer and to the detriment of public convenience and general welfare.

1. Incompatibility Detracts from the Public Convenience & General Welfare

This proposal is wholly incompatible with current development in the area, which consists of a smart mix of predominately single-family residential and light density multi-family dwellings, such as Harris Ranch townhomes located nearby on Park Center Blvd. The subject site is not zoned for nor does the Boise Comprehensive Plan envision the type of high-density, multi-family residential proposed by JKB on Warm Springs Ave. at the base of the foothills.

The Boise Comprehensive Plan sets policy for developing parcels in Barber Valley that are not governed by Specific Plans 01 or 02, such as the instant proposal. Policies include managing density from light at the base of the foothills to increasing density closer to Park Center Blvd., and specifically that apartment buildings be approved only on Park Center Blvd.

There exists no infrastructure to support the density of the proposed apartment complex. The city bus provides limited service to Barber Valley with one line running on Park Center Blvd. at 7 a.m. and one at 7 p.m. The proposed apartments are not situated close enough to the nearest bus stop to reasonably expect the residents to avail themselves of this limited service. No other form of public transportation exists for future apartment dwellers.

There is one entrance and one exit proposed for all of the residents of this complex – on a section of Warm Springs Ave that is in appallingly bad condition when it is open. Recent closures coupled with the fact that no long-term solution has been devised to ensure safe travel on the easternmost sections of Warm Springs further complicate the access issues for the site, especially considering the volume of traffic projected by ACHD to result from this project (830 car trips per day)!

The recent Tablerock Fire that burned the hillside right across Warm Springs from the proposed site, and the potential flooding of Park Center Blvd in coming months highlight the folly of this development proposal. No responsible official should

consider recommending approval of this proposal in the face of such known and predictable dangers to public health and safety (i.e. the general welfare) with a population bulge in a concentrated area as this re-zone request suggests. It could be considered arbitrary and capricious to do so.

We moved to the site of a former ranch for a reason – Barber Valley has been developing with sensitivities to its historically pastoral and recreational values. The incompatibility of the proposed development is perhaps best demonstrated by the most recent residential developments that would surround it. Developers of sites outside of but adjacent to Harris Ranch and the proposed site have sought and received approval of plans that are compatible with existing neighborhoods. Privada and Antelope Springs are prime examples of developers who sought zoning changes from commercial to single-family residential with plans for on-site amenities consistent with design elements of Harris Ranch housing (rear-entry garages, two-story maximum buildings, open space, high quality exterior materials, wildlife management, wetlands preservation, fire wise, etc). The site of the proposed complex (on the Deusmann Property) is adjacent to Harris Ranch homes and is surrounded by these two compatible developments, but it proposes NONE of the compatible features envisioned by the Comprehensive Plan that would enhance, rather than detract from values of Barber Valley. Another compatibility example is commercial development such as the “Ranch Market.” The developer of this convenience store on Park Center Blvd. endeavored to design it as a feature of the community rather than as an anomaly. Its design elements are compatible, and it drew no protest. Bown Crossing is another example of compatibility with a smart mix of uses that serve the public interest.

The Deusmann Property should only be developed by adhering to these examples of neighborhood compatibility. The developer describes the proposed apartments as “luxury” units. They are not meant to meet any social purpose such as low income housing, and the submitted elevations do not depict any aspect of luxury. Public sentiment expressed by neighbors establishes wide-spread public interest in *denial* of the subject PUD Permit and re-zone request.

2. Traffic Further Diminishes Public Convenience for Residents

Since we first wrote, ACHD has rejected the developer’s Thompson traffic analysis. Neither ACHD nor the Thompson report addresses the impact of significantly increased traffic on the section of East Warm Springs Ave., where we reside. This .25 mile section of Warm Springs runs perpendicular to traditional Warm Springs Ave., and differs markedly from it. It is a short stretch that connects Park Center to traditional Warm Springs Ave. When Warm Springs is closed (as it has been twice recently for months) residents of Antelope Springs have no choice but to use the connector section of E. Warm Springs Ave to get to and from Park Center Blvd. to access downtown or all other businesses on Park Center. This same situation will exist for apartment residents in the proposed development. Adding 830 car trips per day to this quarter-mile residential stretch must factor into the equation for a

prudent analysis of “neighborhood” and compatibility with the surrounding area. We know of no other quarter-mile residential stretch facing or enduring such an assault on livability.

While the ACHD technical projections may support a conclusion that this short conduit street can “handle” the volume of traffic that will inevitably occur if this complex is approved, neither considers whether such an increase as the apartment density will generate is compatible with life on a residential street such as our quarter mile stretch of E. Warm Springs Ave. Other residential conduit streets in SE Boise, such as E. Boise Ave. and Bergesson St., are several miles long. The volume of traffic on the short street between Park Center and Warm Springs that residents will use to get to and from all of the commercial activity on Park Center could turn our street into a parking lot. This aspect of the proposal does not serve public convenience or the general welfare. Barber Hills Vista is simply the wrong place for the proposed space.

3. Illegal Spot Zoning

What we have said above leads to the possibility a court would find approval of the proposal to be an illegal spot zoning, which is generally defined as, “a change in zoning of a particular parcel or parcels that is out of character with the surrounding area and the comprehensive plan and is done for the benefit of the particular landowner rather than for the benefit of the community as a whole”. (*Idaho Land Use Handbook*, Givens Pursley LLP, 2017) The proposal certainly benefits the developer but results in zero benefit to the community as a whole.

Conclusion

Boise City Code 2-06-06, defining the duties of the P&Z Commission, requires the Commission to “promote such measures as may be advisable and beneficial for the promotion of the public health, interest, morals, safety, comfort and welfare of the inhabitants of the City.” The proposal fails all three Section 7 decision criteria. Therefore, faithful discharge of that duty requires the Commission to recommend disapproval.

Thank you for considering our views. Feel free to contact us if additional information is desired.

Sincerely Yours,

Joe Miller



Celeste Miller



Celine Acord

From: Jon Wright <jonsarawright@msn.com>
Sent: Tuesday, April 25, 2017 2:21 PM
To: Celine Acord
Subject: Old Duesman Property

I am writing in regards to the proposed apartments on the Old Duesman Property. Building 120, two story apartments doesn't fit the motif of the neighborhood. The people who live in close proximity of the proposed apartments would be adversely affected. There would be more traffic that would impact the current road design. The wetlands to the southwest of the proposed apartment complex would be impacted with more people in area and would push wildlife out of the area.

When people purchased property in this area no one indicated we would have this many people here. This type of property doesn't fit the master plan of the Barber Valley.

In closing this area was designated as a wildlife mitigation area. By building a structure that would accommodate that many people could adversely affect the wildlife in this area and thus further harm an already fragile wildlife area.

Single family homes that fit into the surrounding layout would be acceptable; however, apartments don't fit into the surrounding layout.

Thank you,

Jon Wright

W. David Westergard
E Parsnip Peak Drive
Boise, ID 83706
208-841-3053

April 9, 2017

Scot M. Ludwig
Council Member, Boise City Council
P.O. Box 500
Boise, ID 83701-0500

VIA EMAIL

Re: Rezone Application CAR17-00004

Dear Councilman Ludwig,

I write regarding the rezone application CAR17-00004 submitted by Kevin Brunk for a proposed 126-unit apartment complex at 3555 E. Warm Springs Avenue. The proposed project is entirely inappropriate for the area and would be a jarring disruption to the carefully developed Harris Ranch master plan.

I have recently entered into a contract with Zach Evans, Inc. for the construction of a home in the Antelope Springs neighborhood which is immediately west of, and abuts, the proposed new apartment complex. Our neighborhood, and all of the contiguous neighborhoods, consists of single family homes on lots of sizes varying from approximately 1/8 acre to 1/2 acre. The construction of a large, 126-unit apartment complex on 8 acres (which includes wetlands) would dramatically change the established character of the neighborhood, negatively impact traffic patterns, and harm property values. A more appropriate development would consist of a reasonable number of single family homes on lots of sizes similar to those in the immediately adjacent neighborhoods as provided in the Harris Ranch master plan. Indeed, for the City of Boise to rezone the parcel and thereby permit construction of the new apartment complex would be a serious abuse of discretion; the City's "range of discretion" has been severely narrowed by its own prior regulations in Barber Valley/Harris Ranch area. Moreover, that the property in question has long been designated C1 is of little relevance given that the only prior "commercial activity" on this parcel was a bee keeping/honey making operation.

A number of multi-family structures are already part of the Harris Ranch master plan and are being built in the area across Warm Springs (to the south) and on the west side of the Park Center bridge. Those apartment structures will serve the need for multi-family dwellings in the area without disrupting the balance created by the long-established Harris Ranch master plan.

Mr. Brunk's application is flawed in several respects. The "traffic study" assumes that Warm Springs Avenue will be fully open. However, Warm Springs is currently closed to through traffic and it is often closed during winter weather. The traffic study was obviously carelessly conducted as it makes absurd assertions such as "the Parkcenter Blvd route had 40.9 mile of roadway at 35 mph." It is unclear what the writer has in mind, but Parkcenter Blvd is not remotely close to 40.9 miles long.

The traffic study also claims that traffic traveling to the east and south "would not use Warm Springs Avenue since that would be out of direction." This makes no sense, since the only access to the proposed apartment complex is on Warm Springs Avenue so that road will definitely be used by all traffic from this development. The obvious and safe assumption is that a significant portion of the traffic flowing from the apartment complex will turn left out of the parking lot, and go the shorter/easier distance to Adam's Elementary and downtown via Warm Springs Avenue. The unlikely alternative leaves a right-turn option out of the parking lot, a fight for space in the round-about at the junction of the new Warm Springs by-pass and Parkcenter Blvd with traffic flowing from the entire rest of Barber Valley, and joining the mass of traffic on the already overburdened Parkcenter Blvd.

This significant increase in traffic down Warm Springs Avenue directly violates the 1994 accord reached between Historic Warm Springs Association, Harris Ranch developer, Paul Wardle, and the City. That accord led to the delay of Harris Ranch development until additional bridges across the river were completed, and informed Boise City's insistence on the convoluted traffic pattern that disconnects Warm Springs Avenue from Parkcenter Boulevard on the east side of the new Parkcenter bridge (emergency vehicle access gate makes the connection, but access closed for normal traffic).

Mr. Brunk's application states that the developer worked cooperatively with neighbors to develop the plan. This is inconsistent with my observation. The developer's conduct at neighborhood meetings was dismissive and perfunctory. It was made clear at those meetings that the developer's purpose is to maximize profit and that the neighbors' concerns are viewed as mere obstacles for them to overcome. The developer's communications with the city support this conclusion, wherein the developer seeks the city's indulgence in overcoming the "sensitivity of some in this area" and dealing with "what we are up against out there."

Perhaps most troubling is that the rezoning application process is already tainted by a failure to follow legally required processes. As you can see from the first attached email, an associate planner for the city issued a written finding by email approving the requested rezone on January 13, 2017, apparently after a single meeting with the developer's representative and long before the required public process had begun. The planner states, "We reviewed your proposal at our team meeting yesterday and felt that the proposed R-2 zone was appropriate for the site." This failure to comply with public process earned the developer's enthusiastic praise: "The Boise planning depart [sic] is truly noble for such a quick finding." This violation of legal process is a serious issue that needs to be addressed and remedied. In my view, the only appropriate remedy is rejection of the requested rezone. In addition, the second attached message seems to show the lack of seriousness with which some in the planning department view citizen participation and concerns.

It is my hope that Planning and Development Services and the City Council will take resident concerns seriously and require the proposed development— if it is permitted at all —to be revised to consist of single family homes so that it is in harmony with the established character of the surrounding neighborhood and consistent with the Harris Ranch master plan that governs the adjacent area.

Sincerely,

A handwritten signature in blue ink, appearing to read "W. David Westergard". The signature is fluid and cursive, with a large initial "W" and a long, sweeping underline.

W. David Westergard

April 25, 2017

Boise City Planning & Zoning
Attention: Celine Acord

Boise City Planning and Zoning:

Re: PUD17-00007, CAR17-00004 Rezone - Public Opposition (125 Unit, 2-story apartment complex proposed at 3555, 3503, 3507 E. Warm Springs Avenue, known as the "old Duesman Farm" property)

I am writing in opposition to the rezoning request for the Old Duesman Farm property in the Harris Ranch area. There has already been tremendous growth in that part of Boise and all the traffic coming west into Boise has to either go down Warm Springs Blvd or Parkcenter. Both of those corridors already carry heavy traffic. Planning and Zoning is supposed to be the way that a city maintains a higher perspective on changes that will impact the citizens of Boise; positively and negatively.

There are no traffic lights or signals from the area in front of the Warm Spring Golf Course until you get to Walnut and Warm Springs. The flow of traffic makes it very difficult for residents on both sides of Warm Springs to make a left turn many times of day. Approving zoning changes that will permit another 222 spaces for cars on a parcel originally intended for 4 single family homes/acre will only exacerbate the problem. High density housing is important for a city but only in areas that can manage the exponential increase in traffic. Think of the impacts to traffic from the huge project already built on Parkcenter and The Fowler that is being built on Myrtle (with more buildings planned across the street to the East).

This type of project helps only the developer and the current land owner at the expense of all the surrounding neighbors and neighborhoods. It is our hope that P&Z will take a larger view of this proposed zoning change and will consider the permanent damage that will be done to the existing infrastructure and to the people who live in the surrounding areas.

The city has worked hard to develop and implement a growth and livability plan (Comprehensive Plan) that is intended to improve the quality of life for citizens of Boise. This plan asks for a variance that takes the city away from that plan. Infrastructure needs to be able to support new development. The increase in traffic and congestion city-wide speaks to the impact of our more recent growth and makes these types of decisions even more important. Please hold the line, focus on the criteria that applies to the current zoning for the property, and deny the developer's request. Let him build elsewhere, where there is space and the potential for roadways that can be developed to handle complexes of this size.

Regards
Paula Benson
1564 E Lenz Lane
Boise, ID 83712
paulainboise@gmail.com

Celine Acord

From: Brittany Austin <baustin0723@gmail.com>
Sent: Wednesday, April 26, 2017 8:06 AM
To: Celine Acord
Subject: CAR17-00004/PUD00007 Barber Hill Vistas

To Whom It May concern,

I am writing to state my opposition to building this new apartment complex in the higher end community of Harris Ranch with an overall master plan that does not include structures such as this. Allowing this high density type of building just once will open the door to much more of this type of housing with no ability to justify opposing those subsequent requests. The reason my husband and I purchased a home in this area was because we agreed to the overall master plan of the Harris Ranch community - we found it welcoming and in line with our values. We have chosen Southeast Boise due to the laid back nature of the area when comparing to areas like Meridian which is filled with people, traffic, and housing. We paid a premium to live in this area and in Harris Ranch because we believed in the future of the area, and saw it as a great place to live and a good and safe investment. Choosing to change the zoning and allow this type of building betrays the trust of all who have decided to invest in this area and will, in turn, push people away and drive property values in this high-demand area down. This facility will also be an eye sore, standing out from the overall look of the community. I find it offensive that someone would even request this type of change in an area like ours, let alone that you would actually consider this change. Please listen to the collective voice of those who will be directly impacted by this decision, and focus on more than just a bottom line dollar number. This type of community is what keeps Boise so attractive and nice to live in. As the greater Boise area continues to grow, we need to be certain that our city will protect our investments and our ability to actually enjoy our city. There are different likes and dislikes for living, different values, and the people of Southeast Boise chose the area to avoid the hustle and bustle of city feel, while still maintaining access to the great features of Boise and to downtown. Other areas would be more suited to this type of structure. Please help us maintain what we so love about our Boise home.

Sincerely,

Brittany Austin
A Concerned Southeast Boise Homeowner

Celine Acord

From: Jeanette Bennett <boisecook@yahoo.com>
Sent: Wednesday, April 26, 2017 10:33 AM
To: Celine Acord
Subject: RE: PUD17-00007

East End Neighborhood Association
1195 Shaw Mountain Rd
Boise, Idaho 83712

April 26, 2017

Celine Acord, Associate Planner
Send to: cacord@cityofboise.org
Planning and Development
Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P O. Box 500
Boise, Idaho 83701 -0500

RE: PUD17-00007

Our Neighborhood Association would like to be on record as being in opposition to the increased traffic numbers that will be created from the building of the 120 plus apartments units on Warm Springs Avenue (east of the Mesa) that is being considered by the Planning Communion on May 8, 2017.

The East End Neighborhood Association's Board of Directors is not opposed to the increased development in Barber Valley, but is very concerned with the location of these proposed Apartments in proximity to Warm Springs Avenue and the overwhelming possibility that the new residents will use WSA rather than Park Center for their trips west. By locating the apartments along the Park Center loop to the south would certainly indicate a more sensible use for travel to Boise and the west.

ACHD has presented Trip Generation figures for the Apartment Project, and Warm Springs Avenue, but does not show the increases that will be generated for Warm Springs Avenue West of the Mesa after the build-out of the already approved 58 homes and 18 Apartments on Warm Springs between the Mesa and Walling. Our Board feels that ACHD should schedule traffic counts for the section of Warm Springs Avenue from Starview Dr. (off the Mesa) to Walnut Avenue as soon as possible to establish a more accurate count for that section of Warm Springs Avenue.

At nearly every EENA Board Meeting there is someone that is asking how the traffic on Warm Springs can be better controlled to allow safer access and egress to our neighborhood streets. Hand-activated traffic signals (for bikes and pedestrians) at Adams School and Walnut have helped greatly to slow traffic when they are being used. The Board is considering applying for more as a means to slow down the traffic, and possible provide a message for drivers coming from Barber Valley to use Park Center instead.

The East End Neighborhood Association is asking the Commission to re-consider the Traffic Issues connected with the approval of this Apartment Development at this location.

**Respectfully,
East End Neighborhood Board of Directors**

Cc: Stacey Yarrington, ACHD –syarrington@achdidaho.org

Celine Acord

From: kebspangler@gmail.com
Sent: Wednesday, April 26, 2017 11:43 AM
To: Celine Acord
Subject: PUD17-00007, CAR17-00004 Rezone - Public Opposition (125 Unit, 2-story apartment complex proposed at 3555, 3503, 3507 E. Warm Springs Avenue, known as the "old Duesman Farm" property)

Boise City Planning & Zoning

Attention: Celine Acord

RE: Opposition to rezoning from residential to high density for an apartment complex on Warm Springs Avenue

Boise City Planning and Zoning:

As a resident of a development whose only egress leading to downtown Boise and the Connector requires a left turn onto Warm Springs Ave, I am strongly opposed to any high-density development that would increase the traffic flow on Warm Springs Avenue. With the growth already occurring in the Harris Ranch area, traffic is such that it is very difficult to turn onto Warm Springs. Adding a large complex such as the one proposed would make a difficult situation nearly impossible. While the East Parkcenter bridge has diverted some of the traffic that would ordinarily travel Warm Springs, it has not made a significant difference, and the proposed complex is designed in such a way that use of the bridge would not be encouraged.

Personal inconvenience is certainly not the only consideration in opposing this request. Warm Springs is an historic district, not a thoroughfare to downtown Boise, and the integrity of this district should be maintained. The historic nature of Warm Springs has already been diminished by the amount of traffic traveling back and forth. The proposed complex is also not consistent with the surrounding neighborhood and would have a negative impact on the homeowners already in the area who purchased their homes with the expectation that the city's plan did not include such development.

The existing comprehensive plan does not allow for such high density housing in that area for good reason. Granting a variance for this development would likely set a precedent for similar projects in the future. Instead of allowing the development to proceed, opening the door for others, and causing serious traffic congestion and overload on the roads, solutions should be in place before a crisis occurs. A thorough study of the impact on the roads, traffic flows and the strain on local amenities needs to be completed before even considering such a proposal.

Please consider the potential detriment to existing residents of this area and say "no" to the request to rezone. Thank you.

Sincerely,

Kathy Spangler

332 S. Mobley Lane
Boise, ID 83712

Celine Acord

From: Melissa Pratt <melissa.pratt27@gmail.com>
Sent: Wednesday, April 26, 2017 12:26 PM
To: accord@cityofboise.org; Celine Acord
Cc: Mayor Bieter; CityCouncil
Subject: Planning & Zoning Commission
Attachments: scan.pdf

WARM SPRINGS HISTORIC DISTRICT ASSOCIATION

Our mission: Preserving and protecting the livability, safety and historic character of the Warm Springs Historic District. Working to preserve the irreplaceable.

April 25, 2017

City of Boise
Planning and Zoning Commission

Subject: PUD17-00007, CAR 17-00004

To the Honorable Planning and Zoning Commissioners:

Our board is strongly opposed to this project. Changing the zoning to escalate density in this area with apartments will increase traffic in our residential neighborhood as the ingress/egress is designed to funnel cars onto Warm Springs Avenue. This area is not zoned for this type of development and approving this will set a bad precedent for further developments like this in this area. Projects with this density should be placed on Parkcenter Boulevard which has been designed with great foresight to carry this load.

Warm Springs Avenue has continued to bear an increasing traffic load without consideration for dealing with the additional traffic flow. The St. Luke's project will effectively close off a conduit for the near East End thus placing added traffic on the Avenue. As well, continued development in the East End is further swelling the traffic burden on our historic neighborhood. We're already concerned about all of the additional single family homes being built nearby without the addition of apartments.

With the already approved projects we'd appreciate considerations for traffic calming such as bulb outs that still allow for bike lanes at all intersections and lowering the speed limit to 25.

We love our beloved historic residential neighborhood and we'd like to have it continue to be a livable neighborhood, as well. This neighborhood is one of Boise's irreplaceable ones.

Sincerely

Melissa C. Pratt

President of the Warm Springs Historic District Association

1409 Warm Springs Avenue Boise ID 83712

PHONE 208-850-0731

EMAIL Melissa.Pratt27@gmail.com

Celine Acord

From: Mike Schmidt <mikeschmidt@q.com>
Sent: Wednesday, April 26, 2017 2:10 PM
To: Celine Acord
Subject: CAR17-00004/PUD00007 Barber Hill Vistas

I am contacting you to voice my displeasure at the proposed multiple dwellings proposed; i.e. Barber Hill Vistas.

I have two major concerns:

* Master Plan for this area has this property as low density, single family homes. This designation was part of my family's decision to live in this part of Boise. Allowing this development to go forward is inconsistent with the character of our neighborhood.

* If this development is approved, the extra traffic of up to 1,000 vehicle trips/day will make Warm Springs more congested and potentially less safe.

Thank you. Michael Schmidt

Celine Acord

From: Cody Riddle
Sent: Wednesday, April 26, 2017 3:10 PM
To: Celine Acord
Subject: FW: Barber hill Development CAR17-00004

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

From: Russ [mailto:rkite2000@yahoo.com]
Sent: Wednesday, April 26, 2017 2:54 PM
To: Cody Riddle <CRiddle@cityofboise.org>
Subject: Barber hill Development CAR17-00004

>
> I am writing to you today to voice my concern and opposition to the rezoning submission for the development of 126 apartment units off of Barber Drive.
>
> After sitting in 2 meetings with the developer hearing what they have to say and reviewing the plans I can not see how this development would possibly fit where the developer is proposing it.
>
> It is not well suited for the location in any way. The developer wants to build a large volume of single unit apartments in a small footprint, bordered by single family homes on 3 sides. There is not argument that backfill is needed in this location or that we need more units being build, there are hundreds of apartment units that are already being constructed within 1/2 mile of this location that will compete for the same tenants and it will disrupt the flow of the comprehensive plan.
>
> My home is located 300 yards form where this development is being proposed, I drive past the location every day and that level of density with 2 and 3 story apartments packed into those 8 acres is the opposite of what was intended in the comprehensive design plan. If the land is to be developed, fine, but it should be a reasonable development that is responsible and in tune with the single family homes this property borders.
>
> Thanks and I look forward to reading about your recommendations to the city council at the May 8th public hearing
>
> Thanks
> Russ Kite
>

Celine Acord

From: M & R Ripple <ripplemr@cableone.net>
Sent: Wednesday, April 26, 2017 4:01 PM
To: Celine Acord
Subject: "Old Duesman Farm". PUD17-00007, CAR17-00004. Rezone 3555, 3503, 3507 E Warm Springs Ave

Boise City Planning and Zoning,

We are writing to express our strong opposition to changing the zoning of the "old Duesman farm" from single family dwellings to a high-density apartment complex.

There was a reason to develop a comprehensive plan for the Harris Ranch and a lot of work and time went into that plan. The parcel in question should be developed using the current zoning, as single-family dwellings, similar to the surrounding, developed parcels. Our first reason to object to the proposed change is that an agreed-upon, comprehensive plan should be followed, otherwise it is just a meaningless document. To change it whenever it does not suit a developer, is to declare that the plan is just a farce, a window dressing to mislead the citizens of Boise. The current plan should never be changed just to accommodate a 126-units without studying the very negative impact this development will have on traffic on Warm Springs Avenue and the East End neighborhood.

The quality of life in East Boise is gradually being eroded by the ever-increasing traffic on Warm Springs Avenue. The impact of increasing traffic on Warm Springs is certainly a nuisance for the residents on Warm Springs, but it also has the same major impact on all the residents of East Boise. I understand that our dependence on cars will certainly not change soon and traffic will continue to increase as more building occurs in the Harris Ranch area. And I expect, the intersection of Broadway and Warm Springs will become a "nightmare" intersection with traffic backed up along the Avenue waiting for the traffic lights, similar to Front and Capital. This will be especially true when the St. Luke's building program comes to fruition and Jefferson Street is blocked to traffic.

So, before the Planning and Zoning Committee even thinks about changing the current comprehensive plan with regard to Harris Ranch, there needs to be much more thought and planning given to current and future auto traffic on Warm Springs Avenue and its very negative affect on the East End neighborhood. Ada County Highway Commission, the East End Neighborhood Association, and the City of Boise all need to be involved in finding solutions for encouraging alternative ways to move to and from Harris Ranch.

Also, if high density housing is considered desirable for supporting more commercial development (shops, restaurants, bars, exercise rooms, etc.), then perhaps this type of housing needs to be next to the commercially zoned strips so that residents of Harris Ranch could walk or bike to these amenities.

Please ***do not agree*** to any change in the zoning of this parcel; put the interests of East Boise ahead of those of a developer.

Thank you,

Richard C. Ripple, Jr. and Martha R. Ripple
1515 Warm Springs Ave

Celine Acord

From: Paul Dawson <pdawson@boisestate.edu>
Sent: Thursday, April 27, 2017 12:59 AM
To: Celine Acord
Subject: Barber Valley Apartment Complex

Dear Celine,

On the Old Duesman Farm property

This development is completely inconsistent with the master plan for this area; it is a severe deviation from the current zoning for this property, and it will contribute to significant traffic and congestion problems--problems which have already have in the area.

Thanks,

--

Paul Dawson
5180 E Forest Floor Ave.
Boise, ID 83716

Celine Acord

From: Stephanie Bender-Kitz <sbkitz@cableone.net>
Sent: Wednesday, April 26, 2017 10:12 PM
To: Celine Acord
Subject: CAR17-00004/PUD00007 Barber Hill Vistas.

Dear Planning and Zoning Commission,

I write in opposition to the proposed rezoning of the property parcel CAR17-00004/PUD00007, Barber Hill Vistas on Warm Springs Avenue in East Boise. I am opposed for several reasons:

*Rezoning this property is severely inconsistent with the single family nature of the surrounding properties. It is inconceivable how a multi story, high density dwelling will contribute to the quality of living for any resident in the area. It is conceivable how such a dwelling will decrease the quality of living of all residents in the area.

*Quality of living will be decreased by increased traffic and insufficient roadways and in/out access of high volume traffic to this location

*Inconsistency with the aim of sustainable, responsible growth in the Barber Valley.

Please do not approve the rezoning of this property.

Thank you for your time and consideration.

Sincerely,
Stephanie Bender-Kitz
5078 E. Stemwood St.
Boise, ID 83716

Celine Acord

From: abanner.spur@gmail.com
Sent: Thursday, April 27, 2017 8:23 AM
To: Celine Acord
Subject: Apartments on Warm Springs

Hello,
Regarding: 126 Unit Apartment Complex on E Warm Springs Ave.

As I understand it, out-of-state money wants to plunk-down a large apartment complex adjacent to the Barber Hills Nursery, between the Mesa and Harris Ranch.

NO. The proposed usage of "Apartment" is incongruous with the area it is proposed in. Apartments are best located nearer the City core, not in the eastern suburbs. DO NOT APPROVE REZONE.

IF we must allow multi-family dwellings on parcel, I am ultimately not opposed, but!, 126 is a number that needs to be cut down to something like 4-8. Town homes and/or row housing would minimize the traffic impact on WS Ave and blend in with the local Boise aesthetic.

See you 5/8 at the public mtg. Thanks!

Arron S. Banner
2005 S Coloma Way
Boise 83712

Sent from a mobile device

Celine Acord

From: Phyllis Edmundson <edmundsonp@cableone.net>
Sent: Thursday, April 27, 2017 8:35 AM
To: Celine Acord
Subject: Rezoning Request 3555 E. Warm Springs Avenue

April 27, 2017

To: Celine Acord, Associate Planner, City of Boise

From: Phyllis and Eldon Edmundson

Topic: Rezoning Request (PUD17-0007, CAR17-00004, 3555 E Warm Springs Avenue)

Thank you for the opportunity to comment on the above rezoning request. We believe the variance/rezoning should not be approved for a variety of reasons, but mainly:

- A 126 unit apartment complex is not consistent with the well-thought-out comprehensive plan for that area.
- Traffic from the proposed complex will increase the number of trips down Warm Springs Avenue to downtown Boise, expanding an already-unsafe volume of vehicle trips past Adams grade school, and through the city-designated Warm Springs Avenue and East End Historic districts to downtown Boise. The expectation that residents of this proposed development would use Park Center Boulevard does not make sense given the entrance/exit location of the complex. The increased traffic via E Warm Springs Avenue to get to Park Center Boulevard will create unsafe conditions for that street which is not designed for the amount of traffic it would receive.
- The City of Boise has invested considerable resources over many years in comprehensive planning that includes the East Valley development and others in the City with an expressed goal of protecting as much as possible existing neighbors and schools. Variances to that plan should not disregard the objectives of the comprehensive plan and/or support inappropriate density in areas that cannot support such growth without having significant negative impacts on existing neighborhoods from the East Boise traffic corridor.
-

We urge you to continue to support the goals of the City's thoughtful comprehensive plan and promote the livability of our community for all of its residents by **disapproving this request for** a significant and potentially damaging variance/rezone.

Thank you for considering our concerns about the negative impacts of this rezoning.

Sincerely,

Phyllis and Eldon Edmundson
262 S Mobley Lane
Boise, ID 837112
email: edmundsonp@cableone.net
Phone: 208-342-7733

Celine Acord

From: Bill Hallyburton <bill.hallyburton@gmail.com>
Sent: Thursday, April 27, 2017 11:01 AM
To: Celine Acord
Subject: Harris Ranch variance for multi-family apartments oposition

I own a town home just off Warm Springs Avenue in Warm Springs Hollow. I am not against higher density developments and in fact live in one. I am against putting high development in areas where jobs, shopping and care require transportation and infrastructure that is insufficient and with no plans to address. I can bus, walk and bike to town to work, play and shop. But it's getting difficult since Harris Ranch residents can't do any of these and in fact are now preventing my ability to move safely.

East end residents have a difficult time walking, biking or driving onto or across Warm Springs Avenue and this unplanned increase in automobile trips from Harris Ranch into Boise will compound the already existing problems.

It felt like a vacation when Warm Springs was closed this winter due to the unstable hillsides. Open again, it's back to heavy traffic from Harris Ranch as many who live there and want to get to downtown use Warm Springs rather than Park Center Boulevard. As Harris Ranch continues to build out we will see ever increasing amounts of traffic on Warm Springs Avenue and this complex's location just about assures the use of Warm Springs. These residents will have to work to get to Park Center Boulevard, which is not taking enough traffic as it is, why add to the problem by making it higher density. As needed stoplights and crosswalks are installed on Warm Springs (so the area maintains some semblance of walk-ability) traffic jams will increase and a miracle will be needed to get to or through the St Luke's area. During the rush hour periods traffic is backed up along Warm Springs Avenue or down Walnut all the way to Park Center Boulevard. Many of these cars are trying to get from or to Harris Ranch.

I don't know if these traffic issues can be addressed given the available travel routes but until there is a better plan a rezoning decision made that will increase the traffic on Warm Springs Avenue beyond the current development plan seems ridiculous!

Please leave the current zoning in place and say NO to this rezoning request!

Kind regards,

Bill Hallyburton

269 South Coston Lane

Boise Idaho

83712

Celine Acord

From: Sue Moore <slynnmoore50@gmail.com>
Sent: Thursday, April 27, 2017 11:53 AM
To: Celine Acord
Subject: Harris Ranch high density apartment complex

To Celine Acord,

I am very concerned about the proposed apartment complex at the corner of Barber and Warm Springs in Harris Ranch. My husband and I just moved to our dream house at Harris Ranch in February. We chose this area for a lifestyle that includes the greenbelt, hiking in the hills, enjoying the wildlife and ponds. I especially love the area by this proposed high density apartment complex. This is such a relaxing walk with my 3 year old granddaughter to hear the birds, watch the ducks in the ponds and enjoy the views of the mountains. Please do not approve this complex that would change the neighborhood lifestyle which is an environment we want to preserve! Thank you for listening to my thoughts on this issue.

Sue Moore
2920 S. Shadywood Way
Boise, ID 83716

Sent from my iPhone

Celine Acord

From: Cori <cori_dyson@hotmail.com>
Sent: Thursday, April 27, 2017 1:48 PM
To: Celine Acord
Subject: Boise City PDS documents: CAR17-00004 / PUD17- 00007

Hi,

I live in the Barber Valley, though not close to this parcel that requested rezoning, 3555 E WARM SPRINGS AVE, rezoning from A-1 to R-2. I am alarmed that planning and zoning would consider rezoning this property for such high density. I understand that Idaho has a history of favoring personal property rights, but this change goes beyond the rights of the property owner. It is greed at the expense of every property that surrounds this property. The owner bought the property with the zoning designation of A-1. They are not entitled to a change to high density, just because that is the easiest way to make a profit. All of the property's neighbors made the decision to live there based on the Barber Valley Master plan, which did not include living next to a 120+ unit apartment building. Zoning should give the residence of Boise some assurance when they purchase, not the unease that is currently going on in Barber Valley, even though a Master Plan was in place. High density has a place in Barber Valley, but zoning should not be changed to put it in places that are inconsistent and incompatible.

Thank you for your time,

Cori Dyson
4137 S River Basin Ave.
Boise, ID 83716

Celine Acord

From: Katy Bissell <ANTBOCK@msn.com>
Sent: Thursday, April 27, 2017 3:22 PM
To: Celine Acord
Subject: Oppose Zone Change for Apartment Building on Warm Springs

To Planning and Zoning Commission;

I am writing to oppose a zone change on Warm Springs Avenue. I oppose allowing developers to build apartments in this area.

If the city changes zoning in order to accommodate this plan, this will be a betrayal of those who currently live and built in the area counting on its current zoning. Please deny the zone change request.

Sincerely,
Katy Bissell
3244 E Boulder Heights Dr
Boise, ID 83712
208 965-4100

Celine Acord

From: Harry Keller <hk.sierra@gmail.com>
Sent: Thursday, April 27, 2017 3:55 PM
To: Celine Acord
Subject: Denial of CAR17-00004 and PUD17-00007

Celine Accord
Associate Planner

Subject: Barber Hills Vistas CAR17-00004, PUD17-00007
Subject Property: 3502, 3547, 3555 Warm Springs Boise ID 83716

We have lived at and worked on the location of what is now known as the Privada Estates Subdivision directly north of the subject property across Warm Springs Road for more than five years.

Together with the adjacent Antelope Springs Subdivision we all worked diligently to fully conform, enhance and improve upon the Master Plan for area Barber Valley Area.

A thorough review of available drawings does and will reveal numerous non-conformance of the proposed subdivision with the Master Plan (SP-01). The major item is that the proposed subdivision is vastly out of character with the single family housing on all three sides surrounding the subject property.

The Master Plan (SP-01) in this part of Boise includes sufficient allocation for clustered high density and multi-family housing elsewhere. Build such housing there.

We support denial of the rezone for Barber Hills Vistas CAR17-00004, PUD17-00007.

Sincerely,
Harry, Lance & Anne Keller

Celine Acord

From: Dan Winans <danielwinans@gmail.com>
Sent: Thursday, April 27, 2017 4:11 PM
To: Celine Acord
Subject: Barber Vista Apartments

Hello, I am writing to voice my concern about the Barber Vista apartments. I am asking for the rezoning of this property not be allowed for many reasons.

The most important reason is safety. These apartments are not planned for and will add much more traffic to a congested area that will continue to grow and become more congested with the already planned expansion of homes in the area. There does not need to be 122 more apartments going in when it has already been zoned for much fewer homes. This will cause us to eventually close Warm Springs avenue and divert traffic into The Mesa, or call for a huge project which will be very much detrimental to the area.

There will be many apartments and multi dwelling units that are already approved for this area in SP01 and SP02. There is no reason not to have this land developed as it was planned to have additional homes like Privada and Antelope Springs.

These will hurt home values to the homes backing up to them as well as overall with the increased traffic.

Please consider these and all the other reasons people have given, thank you.

Dan Winans

Celine Acord

From: Clinton Clark <kaukaclark@gmail.com>
Sent: Thursday, April 27, 2017 5:02 PM
To: Celine Acord
Subject: Harris Ranch Over -building

I agree with the city planners who are denying high density apartment building permits in Harris Ranch communities. This is an inappropriate location for this plan and violates the "master plan " that we agreed to previously.

Clinton Clark

Harris Ranch Resident

Celine Acord

From: Bissell, Crystal <bissellc@slhs.org>
Sent: Thursday, April 27, 2017 5:12 PM
To: Celine Acord
Subject: Opposed to changing the Zone Request!

Importance: High

To Planning and Zoning Commission;

I am writing to oppose a zone change on Warm Springs Avenue. I oppose allowing developers to build apartments in this area.

If the city changes zoning in order to accommodate this plan, this will be a betrayal of those who currently live and built in the area counting on its current zoning. Please deny the zone change request.

Sincerely,
Crystal Bissell
2180 S. Rockridge Wy
Boise, ID 83712
208 867-2113

"This message is intended for the use of the person or entity to which it is addressed and may contain information that is confidential or privileged, the disclosure of which is governed by applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this information is strictly prohibited. If you have received this message by error, please notify us immediately and destroy the related message."

Celine Acord

From: Thomas Pirtle <thomas.pirtle@gmail.com>
Sent: Thursday, April 27, 2017 5:56 PM
To: Celine Acord
Subject: Oppose Zone Change for Apartment Building on Warm Springs

To Planning and Zoning Commission;

I am writing to oppose a zone change on Warm Springs Avenue. I oppose allowing developers to build apartments in this area.

If the city changes zoning in order to accommodate this plan, this will be a betrayal of those who currently live and built in the area counting on its current zoning. Please deny the zone change request.

Sincerely,

Thomas Pirtle

2180 Rockridge Way

Boise, ID 83712

Celine Acord

From: Kate Gmail <katenelsonhill@gmail.com>
Sent: Friday, April 28, 2017 7:32 AM
To: Celine Acord
Subject: Old Duesman Fram property

Good morning,

My husband, Gordon and I live at the corner of Warm Springs and Timbersaw in Dallas Harris Ranch. We have lived in this community for four-years and purchased this particular lot its beautiful sunsets, views of the foothills from most windows in our home and the wildlife around the pounds. We enjoy living in DHR because of our diverse community of friends and neighbors.

Rezoning the old Duesman property for multi-unit housing is not the right fit for our neighborhood. The streets in our community will not support the proposed 1,000 car trips per day. This will increase car traffic, the safety of those cycling and walking, and most importantly enjoying our community. The original proposed plans of Harris Ranch are not coming to fruition, and making this zoning change only creates more inconsistency in the original community plans. We are no longer a community but a development of houses and traffic.

Gordon and I both grew up in Boise and we know how our community has changed through the years. Boise is where we choose to live and Harris Ranch is the community we have chosen as our home. We are depending on you as our community leaders to make a thoughtful decision that will impact our way-of-life for years to come. Please consider the safety and well-being of my community and neighbors.

Thank you,
Kate Hill

3697 E. Timbersaw Drive
Boise ID 83716
t: 208.890.4528
e: katenelsonhill@gmail.com

Celine Acord

From: Crystal Bissell <lightcrys@gmail.com>
Sent: Thursday, April 27, 2017 5:17 PM
To: Celine Acord
Subject: Opposed to changing the zoning for new apartments

I am writing to oppose a zone change on Warm Springs Avenue. I oppose allowing developers to build apartments in this area. It's wrong to change the rules on the citizens who built and live there already. Please deny this change. 44 year resident of this area.

Carol Bissell
3245 E Boulder Heights Dr
Boise, ID 83712
208 336 2313
Sent from my iPhone

Celine Acord

From: Shaila Djurovich <shaila@stanfordalumni.org>
Sent: Friday, April 28, 2017 9:28 AM
To: Celine Acord
Subject: File # CAR17-00004

Ms. Acord,

I am writing to express my strong opposition to rezoning the Duseman ranch property for multi-family use. I believe this property should be subject to the Harris Ranch Plan and zoned for single-family use.

First, rezoning the property for multi-family use is not compatible with Harris Ranch Plan. Under the Harris Ranch Plan, the lots closest to the mountains and which are accessible only by Warm Springs and Barber Dr. (both of which are small roads with limited capacity) are designated for single family use. Multi-family use properties under the Harris Ranch Plan are situated along the largest traffic artery - Park Center. This well designed plan accommodates the higher volume of traffic generated by multi-family property by placing these lots adjacent to roadways that can accommodate this volume.

Although the Duseman ranch falls outside the Harris Ranch Plan, the rationale underlying the lot capacity designations apply to the Duseman Ranch. The additional number of cars resulting from a 126 unit apartment building is significant. This type of property belongs along Park Center and in the area designated for multi-family use under the Harris Ranch Plan.

Second, designating the Duseman Ranch for multi-family use is not compatible with the surrounding developments and zoning. All of the property surrounding the Duseman Ranch is designated for single-family use, as mandated by the Harris Ranch Plan. Placing an apartment complex in the area designated for single family homes – when all of the other multi-family use properties are located along the river and adjacent to Park Center – creates an inconsistent transition of property use and lot size.

Third, there is strong opposition in the community to rezoning this property. All of the property in the surrounding area are homes or condos. Homeowners bring a different level of commitment to the community and investment in their property than apartment dwellers. Homeowners have a vested interest in maintaining the quality of the community and their property values. Apartment buildings, however, are typically owned by an individual who does not reside in the community and whose incentives are different from the local homeowners.

Finally, the main rationale put forward in favor of rezoning this property is so that a small number of individuals can make a personal profit at the expense of the surrounding community. At the meetings the developer held to discuss this project, the justification offered for multi-family use was that the out-of-state owner had the property set at price that would only “pencil out” for use as an apartment complex. The city of Boise and its zoning department should be invested in protecting the existing homeowners in Harris Ranch, and not in ensuring that an out-of-state owner and a local developer are able to maximize their personal profit.

Boise is a beautiful city and Harris Ranch – as designed by the Harris Ranch Plan – is emerging as an attractive and growing community. Re-zoning the Duseman Ranch for multi-family use is not in-line with the vision set in the Harris Ranch Plan. This property should be zoned for single family use.

Sincerely,

Shaila and Matt Buckley

5173 E. Softwood Dr.

Boise, 83716

Celine Acord

From: Bradley Howard <bradleyjhoward@aol.com>
Sent: Friday, April 28, 2017 11:34 AM
To: Celine Acord
Subject: 3555 E. Warm Springs Ave. (CAR17-00004 / PUD17-00007)

To: City of Boise Planning and Zoning Commission

We are writing to express our objections to the proposed rezoning and development of the property at 3555 E. Warm Springs Ave. (CAR17-00004 / PUD17-00007). We live in the Antelope Springs Subdivision, located just west of this project, and have many concerns about this project and its impact on the area.

Our primary objection is that the rezoning and development plans are not compatible with the characteristics and guidelines of the surrounding community. Before moving into the neighborhood, we used Boise's Comprehensive Plan as a guideline for what to expect as the neighborhood grew - and I know several other people who did the same. The plan states that one of its goals is to provide a "predictable development pattern" to future growth. This project does not meet the goal of predictability, because the section on the Barber Valley Planning Area contains the following:

BV-CNN 3.1: PROPERTIES OUTSIDE OF THE HARRIS RANCH AND BARBER VALLEY SPECIFIC PLANS

Use the adopted specific plans for Harris Ranch and Barber Valley as the policy basis for additional development in the Barber Valley.

This proposed rezoning/development is not in line with the adjacent Harris Ranch neighborhood. Harris Ranch has lower density near the foothills, with increasing density moving towards Parkcenter Blvd., which makes good sense from traffic management and public transportation perspectives. Overlaying this property's outline onto the adjacent Harris Ranch neighborhood shows that this proposal has about 5X higher density. This is clearly **not** a case of using the Harris Ranch specific plan as a policy basis for development, and we strongly urge you to reject this rezoning application due to it being inconsistent with the published growth plans.

Thank you,

Brad & Elena Howard
3462 E. Parsnip Peak Dr.
Boise, ID 83716

April 27, 2017

City of Boise Planning and Zoning Commission
150 North Capital Blvd
Boise, Idaho 83702

RE: PUD17-00007

Dear Commissioners,

This letter is in regards to the proposed apartment complex located at 3555 Warm Springs. This letter is not in support or denial of the application but merely an observation of the housing diversity within the Barber Valley and Harris Ranch locations.

I personally live in the Barber Valley and find it a very special location within the City of Boise. We have great access to the foothills, greenbelt, wildlife, Boise River and Lucky Peak. With all these amenities it seems logical for people to want to build in this area. However, I have been noticing a growing trend, which is a lack of affordable housing within this area. As a resident and a land planner, I have been concerned to hear people comment that the Barber Valley area is being "gentrified." Not in the traditional sense where expensive homes prices drive out existing neighbors who can't afford the rising costs to live in the area. But the Barber Valley is being gentrified in a way, which only middle and upper class residents are able to live in this area, and this is what is concerning me.

The City of Boise, talks about housing and income diversity, this is seen throughout Blueprint Boise. I find it hard to comprehend a two-bedroom apartment unit proposed rent at \$1,700.00 will add any diversity or affordability for the Barber Valley, but will continue to perpetuate the current problem.

Please put some thought into the City of Boise's vision of mixed housing and income opportunities for all residents within the City, including the Barber Valley. Let's not let Harris Ranch and surrounding area turn into the elite community like the City of Eagle. Again this letter is an observation for not only this application but for all future applications that will be before you for this special area.

Thanks for your time and consideration,



Sabrina Durtschi, MCRP

April 28th, 2017

(submitted via electronic mail)

To: City of Boise Planning and Development Services
150 N. Capitol Blvd
Boise City Hall
Boise, Idaho 83701

Attention: Celine Acord, Associate Planner

RE: **CAR17-00004, PUD17-00007**
Re-Zone and PUD for 125-unit multi-family residential development

Dear Celine;

This letter is to **affirm our opposition** and to **recommend denial** of **CAR17-00004** and **PUD17-00007**, for the 125-unit residential development proposed on 3 parcels, located at 3503, 3507 and 3555 E. Warm Springs Avenue (subject property).

We have lived in the Harris Ranch area for 10 years, and own property at 3550 E. Warm Springs Avenue (directly north of the subject property). Beginning in 2005, we participated in the lengthy charrette process, along with other active East Boise and Barber Valley residents, the Harris family, Lenir Ltd, the City and ACHD, to develop plans and policies which culminated into what is now known as SP-01, officially adopted by the City in 2007 as an honored milestone, the 1st specific planned area development for the City of Boise.

As long-term invested residents of the area, we have witnessed on-going development of the Barber Valley for over the past 16 years, and can attest to how important it has been to execute according to a well-designed master plan that was put in place to provide predictable and high-quality land use development for the Barber Valley area.

The 125-unit apartment complex proposed on the subject property is considered a late in-fill project. The expectation is the developed density (currently zoned A-1) should be no greater than existing and surrounding residential density (Antelope Springs, Privada Estates, and Dallas Harris Estates). Though the subject property is technically not a part of SP-01 boundary (yet is directly adjacent to), it is essential that the same planning and policy doctrine apply to any proposed development, factoring in approved SP-01 land use designations. From the Harris Ranch (SP-01) Land Use Development Plan, it readily defines locations for 1,500 multi-family units planned in designated high-density multi-family land use areas along and near major traffic corridors (Parkcenter Blvd and the Warm Springs by-pass road). This concentrated density design, is not by accident, it is an excellent example in execution of Smart Growth principles, where concentrated multi-family housing is planned adjacent to major traffic corridors, areas of public services (bus routes), retail and commercial, all within very walkable access.

There are obvious fallacies with the applicant's Letter of Intent regarding:

- (1) meeting with the neighborhood and optional meetings with adjacent neighbors and community groups. The Letter of Intent states "the applicant has taken the responsible approach in considering

this proposed land use for the property by performing extensive public outreach with the surrounding property owners and community groups”. This is a false statement and an exaggeration. Public outreach was limited. The applicant and representatives met with neighbors (of which some had to contact the applicant’s representative to request a meeting, rather than the other way around), yet neither proactively solicited neighbor input nor factored in any meaningful and constructive feedback into the design plans. This is not a responsible approach and a waste of time and effort on behalf of the neighbors, who agreed to meet in the spirit of good intentions and good outcome.

- (2) The Letter of Intent also states, “holding neighborhood meetings in order to obtain input that was then used to create the current development design”. This is also a false statement and an exaggeration. The information presented at the required neighborhood meeting was met with strong and vociferous opposition, and not a single public suggestion resulted in a single change in the plans submitted to the City. In fact, during the meeting, the applicant and the representative development team were condescending and disingenuous, and dismissive of answering genuine questions from neighbors seeking clarification and information. The take-away experience from the neighborhood meeting was far from professional and left the neighborhood utterly frustrated and disenfranchised. This is not a great way to build neighborly trust and demonstrate a positive investment in the community which will be impacted by this development.

Our objections to the apartment proposal are lengthy and strenuous. To be brief, our objections can be distilled into 5 main points:

Incompatible with Surrounding Zoning – Violates current zoning and deviates from SP-01. The Apartments are completely out-of-sync with the surrounding single-family residential homes.

Undesirable Density - The R-2 density is too much for the proposed development (up to 14.5 du/acre) given the surrounding density context. Immediate surrounding density is equivalent to R-1B (4 du/acre) or less. The subject property should be developed to similar density.

Unaesthetic Design – Inappropriate and inconsistent with surrounding development. Conventional and monolithic apartment block design with metal carport awnings and exposed trash dumpsters are out-of-character within the vicinity area. SP-01 outlines strong architectural guidelines, with each and every proposed design reviewed by the Harris Ranch Design Review Board and granted approval, often times with red-lines and suggested changes to bring the design into guideline conformance.

Wetlands and Water Resources – In removal of the wetlands, the project will have significant adverse effects to the neighborhood. The property has wetlands and waters of the United States, and are protected under the Clean Water Act and are under the jurisdiction of the US Army Corp of Engineers. The first option is to avoid the wetlands. The applicant should be required to propose the Least Environmentally Damaging Practicable Alternative, rather than excavating and filling to build apartments on top of.

Traffic Analysis – is fundamentally flawed. Though the City does not factor traffic analysis into their decision, and directs all questions or comments about traffic/transportation issues to ACHD, this is a mistake. Due to the recent ACHD re-opening of Warm Springs Ave around the Mesa (on April 21st, 2017), it is strongly recommended that the submitted traffic study be revisited and factor in recent existing Idaho Transportation Department (ITD) traffic counts for Warm Springs Ave (2016 traffic counts prior-to-closure). The traffic study submitted did not factor this crucial data into the study. It is uncertain for how long Warm Springs (around the Mesa) will remain open, off-and-on closures will result in unpredictable traffic patterns. From the subject property, Warm Springs westbound is still the most direct (and fastest with no traffic signals) access to downtown Boise, along historic Warm Springs Ave.

The state's largest employer, St. Luke's Hospital (and its recent approved expansion), will choose to use this most direct route instead of Parkcenter, which is contradictory to submitted traffic study. If approved, the hardship will be burdened on all residents in the area, which will, without question, result in increased traffic along Warm Springs Avenue, including through the Barber Valley, Warm Springs Mesa, historic Warm Springs area and the Parkcenter boulevard corridor.

Summary - We propose the applicant and the proposal have not met the standard of care to prevent significant adverse effects of the community. The community recognizes the applicant is not a long-term stakeholder in the Barber Valley area. Up-zoning and government-sponsored access to easy financing of 4-unit and 8-unit apartment block prototypes should not drive the necessity to build this ill-conceived apartment project. The neighborhood is greatly concerned that individual apartment building within the project complex could easily be sold off to 8-10 investors looking to make a profit, and the project could easily end up being shortsightedly mismanaged for the long term to the greater detriment of the neighborhood. The presence of 125 apartments in an established high-quality, secure residential area will be detrimental to the quiet enjoyment of our property rights. As citizens, who have made a significant investment in our community, we will realize the permanent and detrimental impact on our property values, which will impact resale value and the tax base.

At its best, the applicant's proposal is irresponsible, ill-planned and lends no beneficial value to the immediate surrounding area. *Just because you can do something doesn't mean you should.* Residents who have purchased homes (and continue to purchase) in the area have relied on good planning policies set in place, as a decision to invest in our Community. In fact, should the apartment 'up-zone' and PUD be approved by City Council, it will erode public confidence, as our citizens clearly recognize a Council-level approval represents a grant in value solely to the property owner at the greater expense of the neighborhood, as the apartment proposal is seriously inconsistent with Comprehensive Plan goals and does not align specifically with SP-01 policies and goals or planned land use designations. Our City Council needs to stay committed to the policy and plans that they approved, and only deviate cautiously where it is proven absolutely necessary, or if there is a proven hardship for a property owner. In this case, there is no concrete hardship associated with the subject property.

We appreciate your consideration of the many concerns expressed, not just by us, but by many concerned citizens and neighbors in the area, and deny **CAR17-00004, PUD17-00007** (Re-Zone and PUD for 125-unit multi-family residential development) so Boise can remain one of the reasons why so many of us choose to live here, and so that Boise can remain one of the most livable cities in the U.S.

Regards,



Jeffrey and Leslie Wright
2654 Mesa Verde Ct.
Boise, ID 83712

SLN PLANNING

RESIDENTIAL & COMMERCIAL LAND USE PLANNING, CONSULTING, ENTITLEMENTS, DUE DILIGENCE
1589 N. Estancia ♦ Eagle, Idaho 83616 ♦ 208.794-3013 ♦ shawn@slnplanning.com

April 27, 2017

Boise City Planning and Development Services
Celine Acord, Associate Planner/Cody Riddle, Current Planning Manager
150 N. Capitol Blvd
Boise, Idaho 83701

RE: CAR17-00004 & PUD17-00007 Barber Hill Villas

Dear Celine and Cody;

Thank you for the opportunity to review the project report for the Barber Hill Vistas rezone and planned unit development. We have reviewed the report and have a few comments that we would like the Planning Team, and the Planning and Zoning Commission, to consider. While we appreciate, and respect your review of the project, we believe that a recommendation for denial of both applications deserves your further consideration.

As stated in your Reason for the Decision section of the report, the rezone and planned unit development requests are *“inconsistent with many of the Comprehensive Plan goals, policies and principals. And while we appreciate your support in the statements that “multi-family could be appropriate for this site” and that “the Planning Team is in support of introducing multi-family residential in this location”, it is further stated that the proposal will not enhance the character of the established neighborhood, and doesn’t take into consideration the site’s unique features including wetlands and topography. We believe that we have taken all of this into consideration and have a site plan, compatible and transitional to the area, that demonstrates this. Many hours of meetings with neighboring property owners and groups, in addition to agencies, trying to address concerns such as setbacks, building bulk, heights and view corridors, landscaping, connectivity, wildlife, wetlands, emergency and site access has resulted in a dozen or so revisions to the final site plan that was submitted. In addition, meetings with civil and hydrological engineers and the Army Corp of Engineers to understand and design for the existing topography and wetlands has, and is continuing to occur.*

We also understand that the subject property, although it is outside the Harris Ranch and Barber Valley planned communities, should use those Specific Plans as a policy basis for additional development outside the planning areas. We have highlighted several of the specific references to policy and goals by the Planning Team, along with the policy and goal sections that further support our compliance with the intent of those policies.

- The Planning Team states that the project is *conventional design with carports, surface parking; That structures need to be stepped into the topography, with product type more appropriate adjacent to single-family dwellings, integrating the lower wetlands as open*

space.

The proposed buildings do have a building mass that is residential in scale, which is referenced under Building Mass and Form (pg.43), and is defined in the SP-02 Medium Density Multi-Family Residential (pg.42). If compared to the neighboring single family dwellings surrounding the site, as illustrated on the site plan aerial, the buildings are comparable, if not smaller, to the existing homes to the north, east and west. If *individual entrances, porches/decks, dormers or bay windows* are desired, this is something that can be reviewed as part of the Design Review process, which this project would be required to complete. Reducing or eliminating surface parking and carports in favor of tuck-under or pedestal style structures with covered parking will only increase the height of the buildings and be contrary to our desire for compatibility and transitioning of neighboring uses. Further, there are references to the allowance of carports and surface parking in the SP-02, stating that carports shall be scaled to not appear as being insubstantial or temporary (pg.46). Although the proposed carports are metal in design, the applicant would agree to a redesign to be more compatible to the building designs. Regarding the surface parking, again, it appears that the intent of the Specific Plans was to allow surface parking, as is indicated in SP-01 for High Density Residential, which states that *“parking is in structures or at the rear or side non-street side of the building to support a pedestrian friendly environment”*(pg. 145). The surface parking, which, as indicated by the Planning Team, does meet the Code requirements and is not over the maximum spaces allowed, is located internally with in the project, and, with landscaping and building placement, is not visible from outside the development.

An additional statement in the Decision is that there are only two product types proposed with identical elevations. We would argue that the townhouse style units located along Warm Springs Avenue, the 4-plex, “pinwheel” style units, and the 2 and 3 story apartment “flats” buildings do represent three, distinctive product types. I would also like to reference the approved Havenwood apartment project in Columbia Village in 2015 (CAR15-00020/PUD15-00014), a development that was comprised of 3 product types similar to this application (all of which were rental units), and that were recommended for approval by the Planning Team, and approved by the Planning and Zoning Commission with findings of fact that references the same PUD standards cited in this report that the current application does not comply with.

Finally, regarding the submitted “draft” development agreement, the Planning Team has indicated that the agreement fails to provide assurances restricting certain uses and dictating a specific design. Typically, a “draft” development agreement is submitted as a boilerplate document that, once conditions of development, including uses permitted, along with an approved site plan, are approved, a final development agreement is finalized and instituted.

It is our desire through this letter to show the Planning Team that we believe that the development application, as submitted, meets the intent of the design and character of the area, while taking extreme consideration for compatibility to the immediately surrounding neighborhoods (both in height, mass and setbacks), and providing a unique development that utilizes 43 % of the site as open space (not including parking/driveways). This is well above the open space provided by most developments in the Barber Valley, and sets this development apart

from other “*conventional and lacking in uniqueness*” multi-family developments found all over Boise, including in or near the Barber Valley. We also wanted to reiterate the commitment to working with the natural topography of the site as it relates to wildlife and wetlands, where we are working with professionals in the field to create a wildlife corridor that mitigates portions of the wetlands area and enhances the environment not only for the future residents of this application but also for the community as a whole.

Thank you for your time and consideration in this application. Please let me know if you have any further questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Shawn L. Nickel". The signature is fluid and cursive, with a large initial 'S'.

Shawn L. Nickel
Representing JKB Construction Management & Development, Inc.

cc: Todd Lakey – Borton-Lakey Law & Policy
Kevin Brunk

Celine Acord

From: Donna Burns <wwidahodonna@yahoo.com>
Sent: Friday, April 28, 2017 3:30 PM
To: Celine Acord
Cc: syarrington@achdidaho.org
Subject: PUD17-00007, CAR17-00004

WARM SPRINGS MESA NEIGHBORHOOD ASSOCIATION POSITION
ON PUD17-00007, CAR17-00004 Request for Zoning Change
3555 E. Warm Springs Avenue

Celine Acord, Planning and Development

CAcord@cityofboise.org

RE JKB Construction Management's request for a zoning change from A-1 to R-2D/DA.

The Warm Springs Mesa Neighborhood Association strongly opposes the rezoning request for this 8.6 acre area based on unacceptable traffic increases to the immediate area, unacceptable compromises to the emergency evacuation patterns for Warm Springs Mesa and further strains on road irregularities and annual road closures from an unstable hillside from Starview Dr. through Windsong Dr. We recognize and accept that growth in Boise and its neighborhoods is inevitable and we recognize the shortage of apartments in the area. However, we believe that BV is not the appropriate location for such a project based on these features unique to area. We also reject any testimony that traffic will move East along Warm Springs Ave. to access Park Center Bridge moving West. We further reject the insistence that the rezoning is needed to offset multifamily housing as being an element in "backyard" terms. These, rather represent front door issues along with reduction of property values for existing homeowners.

Residents purchase homes with the expectation that the P and Z will follow the agreements reached when the Mesa and Barber Valley development plans were first established many years ago. Those were based on infrastructure and services which have not changed in the area under discussion unlike the substantial improvements along Park Center Bridge.

What happens in the neighborhoods adjacent to the Mesa have a definite impact on Mesa residents. We depend completely on Warm Springs Avenue for access and egress. As proven by the recent closure of Warm Springs Avenue, travelers from the Harris Ranch area are more likely to use Warm Springs Ave, or cut through the Mesa, rather than take the Park Center route to access downtown Boise, the Connector, and points west. Safety of Mesa residents is always a major concern for this N.A. And that traffic does not include those trips that will be generated by the new 60 homes of Privada, 125 additional homes on the Mesa, 60 homes in the developing Warm Springs Village just at the base of the Mesa at Windsong Drive. These approved developments must be counted in the traffic patterns of Warm Springs Ave.

Not only is everyday traffic already an issue, emergency evacuations must be a part of any decisions regarding growth in the area. The Table Rock fire proved that wildfire can, and most likely will, spread to these contiguous neighborhoods in a matter of minutes. Congestion, confusion, road closures are a real threat and can lead to loss of not only property but life. Given the stress 120+ additional apartment dwellers will place on the area, the Mesa residents request that the motion before the commission be denied.

Warm Springs Mesa Neighborhood Association Board (an official entity approved by the Boise City Council).

CC: Stacey Yarrington, ACHD syarrington@achdidaho.org



April 28th, 2017

P&Z Commissioners
City of Boise Planning and Development Services
150 N. Capitol Blvd
Boise, ID 83702

RE: Barber Hill Vistas **CAR17-00004, PUD17-00007**
Subject Property: 3502, 3547, 3555 E Warm Springs Boise, ID 83716

Dear Commissioners,

The Barber Valley Neighborhood Association (BVNA) has been a committed and dedicated partner with the City, County, and developers who have all made an investment in our community, in jointly creating a well-designed vision for the Barber Valley that is walkable, safe, and supportive of active living and healthy lifestyles. At the same time, in the unique ecosystem where the foothills meet the river, we have worked hard to preserve space and mobility for wildlife and seek to be the first planned area development in the West to successfully integrate new urbanism and wildlife preservation. It is in this spirit and history of collaboration that we request the following:

- Deny the subject application, in accordance with The Comprehensive Plan - Barber Valley Planning Area Policies **Goal BV-CCN 3: Implement the adopted specific plans for Harris Ranch and Barber Valley.** *“Properties outside of the Harris Ranch and Barber Valley Specific Plans (BV-CNN 3.1)”* are to *“Use the adopted specific plans for Harris Ranch and Barber Valley as the policy basis for additional development in the Barber Valley”*. The proposed project should be held accountable to the same policy standards outlined in **Boise Development Code, Chapter 11-013: Adopted Specific Plans, Section 11-013-01 Harris Ranch and Section 11-013 Barber Valley.** This proposal does not fit with the overall vision for the valley and sets a negative precedent that is incompatible with existing and planned development.
- Deny the subject application, in accordance with Boise Multi-Family Development Standards, Planning and Zoning Commission **11-01-10.4 Mix of Housing Types A. Housing Types: Development Level Mix:** *“Projects on more than four acres require at least three housing types.”* This proposed development on a total of 8.65 acres utilizes a single housing type ‘apartment’, with variations in number of units and levels, but this does not reflect the intent of the standard expected in a development of this acreage (Figure 1).
 - 4-unit building design is not a ‘four-plex’ housing design, which the definition states *‘the buildings usually look more like a large house rather an apartment building’*. The proposed 4 unit buildings are an exaggeration of the definition, and not considered a 2nd housing type.
 - 24-hour management and clubhouse, with a 1 bedroom onsite manager apartment, is also an exaggeration taken out of intended context, and not considered a 3rd housing type.

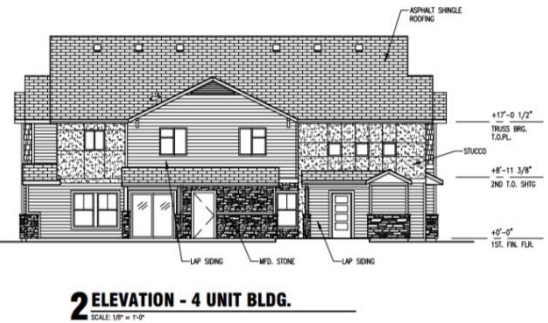
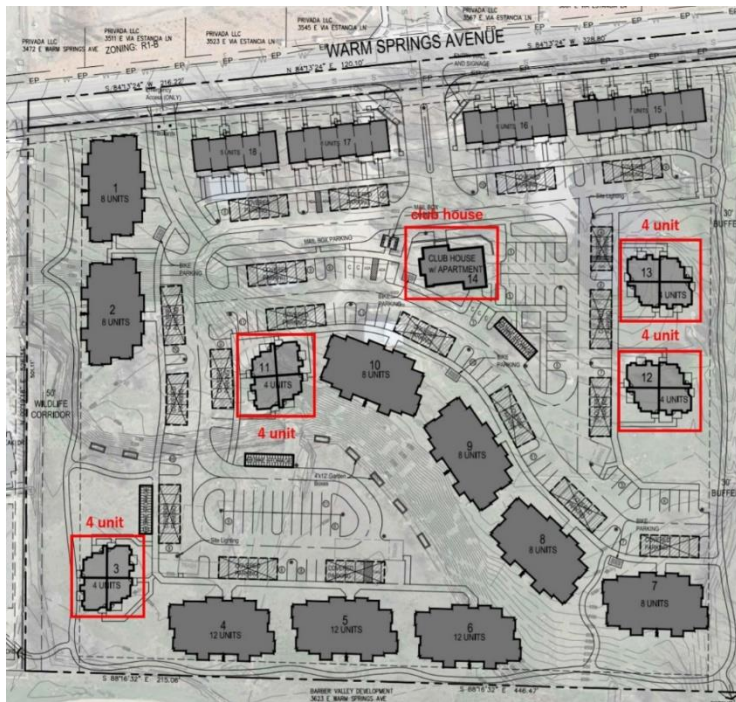


Figure 1 – Proposed apartment site plan, illustrating 4-unit and management-club house locations

- Deny the subject application, in accordance with Boise Multi-Family Development Standards, Planning and Zoning Commission **11-01-10.4 Mix of Housing Types A. Housing Types: Block Level Mix:** “No one housing type shall occupy more than 80 percent of any block face or street frontage exceeding 500 feet in length.” The units along Warm Springs Avenue, including the separation space is greater than the maximum allowed of 532 feet, and needs to be reduced to conform to policy (Figure 2 and Figure 3).



Figure 2 – block face layout and street frontage requirements

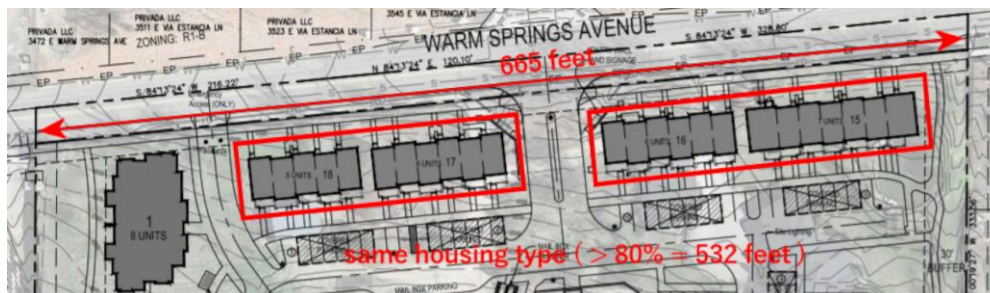


Figure 3 – same housing type length exceeds 80% of Warm Springs Avenue frontage

- Deny the subject application, in accordance with Boise Multi-Family Development Standards, Planning and Zoning Commission **11-01-10.5 Transition Standards, (A) Height and Building Mass**: *“Multi-family development adjacent to single-family residential (either existing homes or vacant single-family zoning districts shall: (1) Concentrate tallest building or tallest portions of building along street frontages or, away from adjacent single-family homes. (2) Provide gradual decreases in building height so that new structures are comparable in scale to adjacent single-family.”* The proposed design shows 2-story apartment units adjacent to existing and future single-family homes and are not comparable in scale. The design should conform to policy (Figure 4).

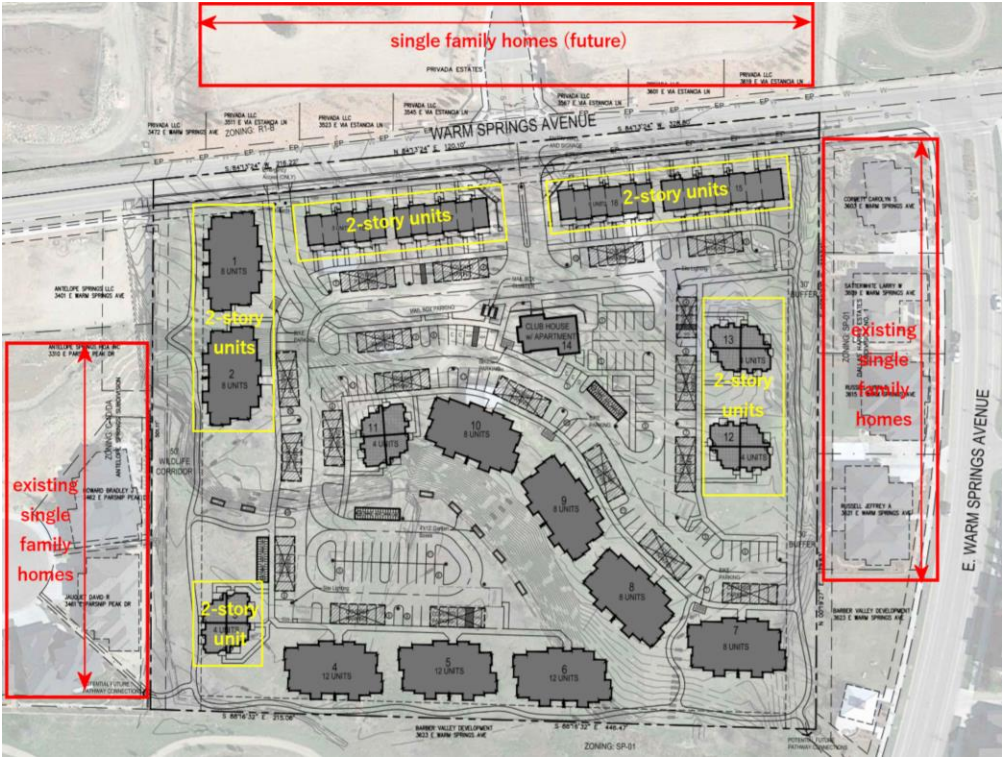


Figure 4 – location of existing (and future) single family homes relative to closest apartment units

- Deny the subject application, as it does not comply with the Comprehensive Plan, NAC 7.3, SP-01 and SP-02 with regard to placement of compact to high density residential into Neighborhood Activity Centers. Placement outside the Centers results in inefficient use of public facilities and services and contradicts the principle of promoting *“an integrated approach to land use and transportation planning.”*
- Deny the subject application, as its proposed location and design limit the Barber Valley Policy of Connectivity to other areas of the Barber Valley (BV-C2). Green Belt access requires venturing out by foot or bike onto Warm Springs Ave (BV-C2.2). Public transit is located along the Park Center corridor, but is outside the desired ¼-mile radius (BV-C1.1)

As summarized above, we oppose the applicant’s proposal primarily on its incompatibility with the Harris Ranch Specific Plan 01 and the Barber Valley Specific Plan 02 policies, the result of which is failure to meet the goals of the Comprehensive Plan. The community has an immense investment in these plans which were codified after years of effort. We must enforce the details and spirit of those specific plans and recognize that a thoughtfully planned multi-family development is possible on this parcel. Unfortunately, this proposal is lacking in many specific plan details which are addressed in further detail in **Part 1. Part 2**

and **Part 3** are our offer of suggestions for the developer's consideration describing alternatives or improvements if their application is denied or deferred by the City.

We believe that the extent of changes recommended to bring this application into the overall vision of the Comprehensive Plan and Barber Valley Planning Goals is significant enough that denial and re-application will be necessary.

Part 1: Reasons for Denial – Comprehensive Plan

The proposed application is not aligned with the vision, themes, principles and goals stated in the Comprehensive Plan, referenced herein for convenience:

Vision: *“Boise’s growth will happen in a sustainable, efficient, and responsible manner that maintains and enhances its treasured quality of life, while meeting the challenges of the future.”*

Blueprint Boise Objectives:

The intent of Blueprint Boise is to establish a strong linkage between land use, transportation and the environment and urban design, to provide clear guidance at the planning-area level and steer the development community to areas where future development activity may be most desirable.

Chapter 2 Citywide Policies: Themes and Guiding Principles

#2 A Predictable Development Pattern

- *“Encourage compact growth”*
- *“Use and expand public facilities and services efficiently”*

#3: A community of stable neighborhoods and vibrant mixed-use Activity Centers

- Ensure neighborhoods are served by a hierarchy of mixed-use activity centers including schools

Neighborhoods and Activity Centers: Encourage a variety of housing choices.

“The city will review and update existing regulations to ensure new housing types are consistent with its community character...providing for design characteristics that fit into existing neighborhoods.” P.2-38

- **NAC7.1** Mix of Housing. Encourage a mix of housing types and densities in residential neighborhoods, particularly for projects greater than two acres
- **NAC7.3** Allow a mix of housing types and densities in areas designated as Mixed-Use Activity Centers, Compact, and High Density Residential on the Land Use Map.
- **NAC7.4** Develop design standards to implement the principles outlined in Chapter 3 (Community Structure and Design) and that promote compatibility between housing of varied densities.

#4 A Connected Community

- *“Promote an integrated approach to land use and transportation planning”*

#7 A Safe, Healthy and Caring Community

- *“Promote a safe community”*

Chapter 3: Community Structure and Design

“The Land Use Map and accompanying land use criteria will be used to guide future development decisions, infrastructure improvements, and public and private investment within Boise’s AOCI.”

“Future zone changes should generally adhere to the land use categories depicted on the land use map, but flexibility in interpretation...may be granted by the planning and zoning commission, provided the proposed change is consistent with the principles, goals and policies contained in this plan.”

Goal BV-CCN-3.1 Properties outside of the Harris Ranch and Barber Valley Specific Plans

“Use the adopted specific plans for Harris Ranch and Barber Valley as the policy basis for additional development in the Barber Valley.” The proposal to “up-zone” the parcel from A-1 (1 du/acre) to R-2 (14.5 du/acre) to allow for a 125-unit multi-family apartment complex is incompatible with the surrounding residential area. The 8.65-acre parcel is surrounded on 3 sides by single family properties designated as Residential-Low Density (equivalent zoning of R-1B, 4 dwelling units/acre and SP-01). To the south, the parcel is bordered by the Harris Ranch irrigation ponds and walking area. The green expanse of open acreage complemented by the three carefully landscaped ponds creates a welcoming entrance to the Barber Valley area, preserving the space and character of this storied area (Figure 5, Figure 6).



Figure 5 – subject 8.65-acre property (including wetlands area) currently zoned A-1.

In this prominent location bulldozing the existing landscape and replacing it with 2 and 3 story apartment complexes situated on an expanse of parking pavement and metal carport awnings will forever alter the bucolic approach and character of the Barber Valley.



Figure 6 – area surrounding subject property

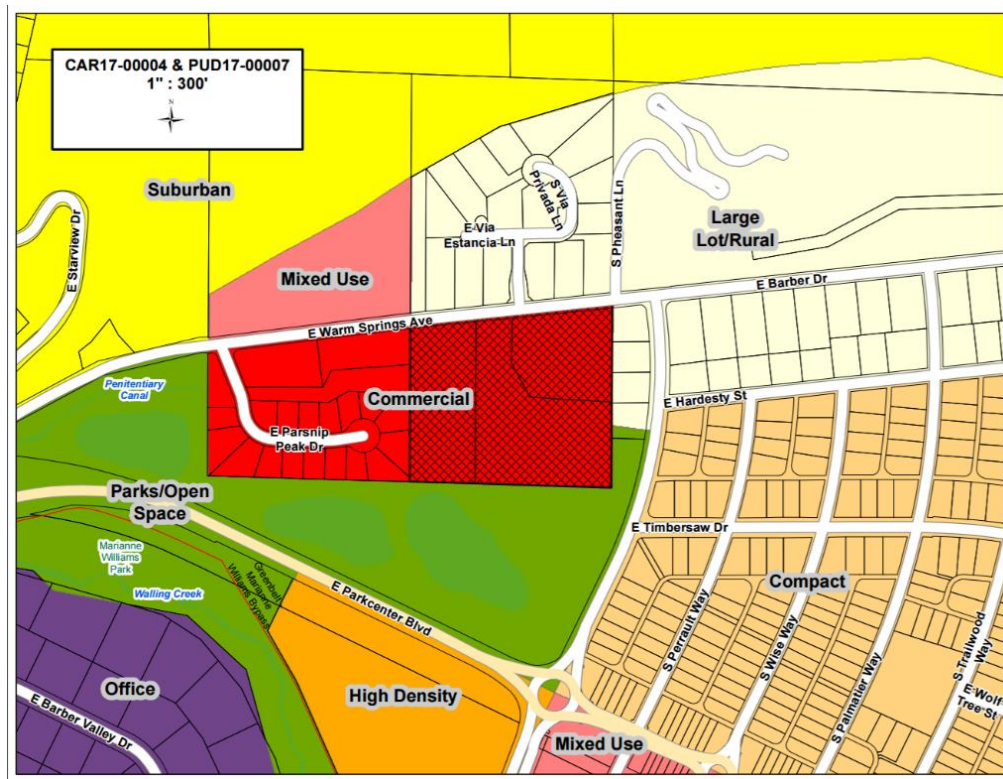


Figure 7 – area land use map

Though a commercial land use designation overlays the A-1 zoning on the original Land Use Map for Barber Valley (shown on Figure 7), adoption of SP-01 and SP-02 (Figure 8 and 9) consolidated planning calls for mixed use commercial and high-density residential land use between and along the Park Center corridor and the Warm Springs by-pass. It is in these carefully planned areas that the infrastructure necessary to support high density housing will be provided in a consolidated, efficient manner.

Changing zoning designations to accommodate high density apartments does not meet the spirit of the original land use designation, explicitly dismisses both the purpose of the Comprehensive Plan and the careful thought invested in SP-01 & SP-02, and contributes nothing to the “linkage between land use, transportation, the environment and urban design.”

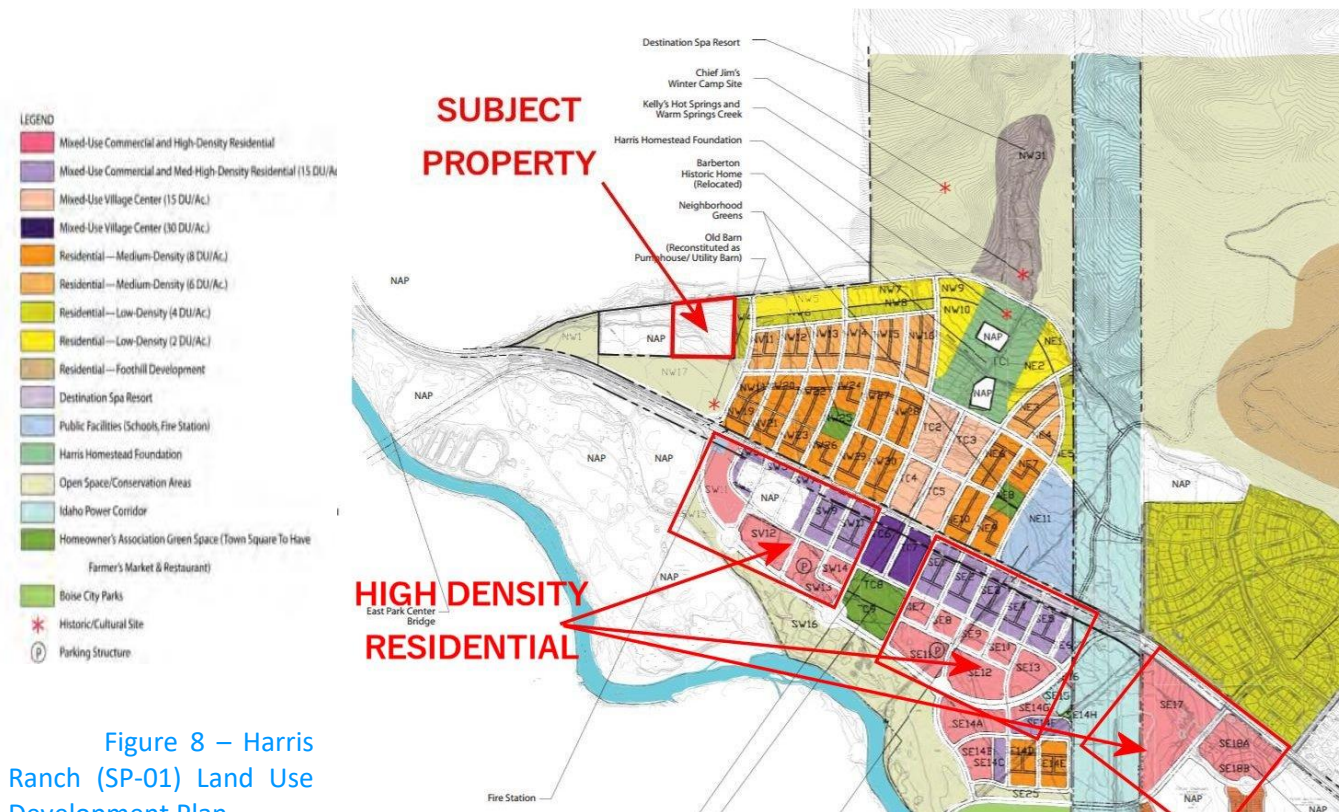


Figure 8 – Harris Ranch (SP-01) Land Use Development Plan

The Harris Ranch Land Use Map above identified two major areas in the Barber Valley for high density housing (Figure 8). The parcel identified by the developer for “up-zoning” does not lie in either of these Community Activity Centers but rather amongst 3 Low Density Residential areas: Dallas Harris Estates (Figure 10), Antelope Springs (Figure 11) and Privada Estates (Figure 12) single-family residential subdivisions

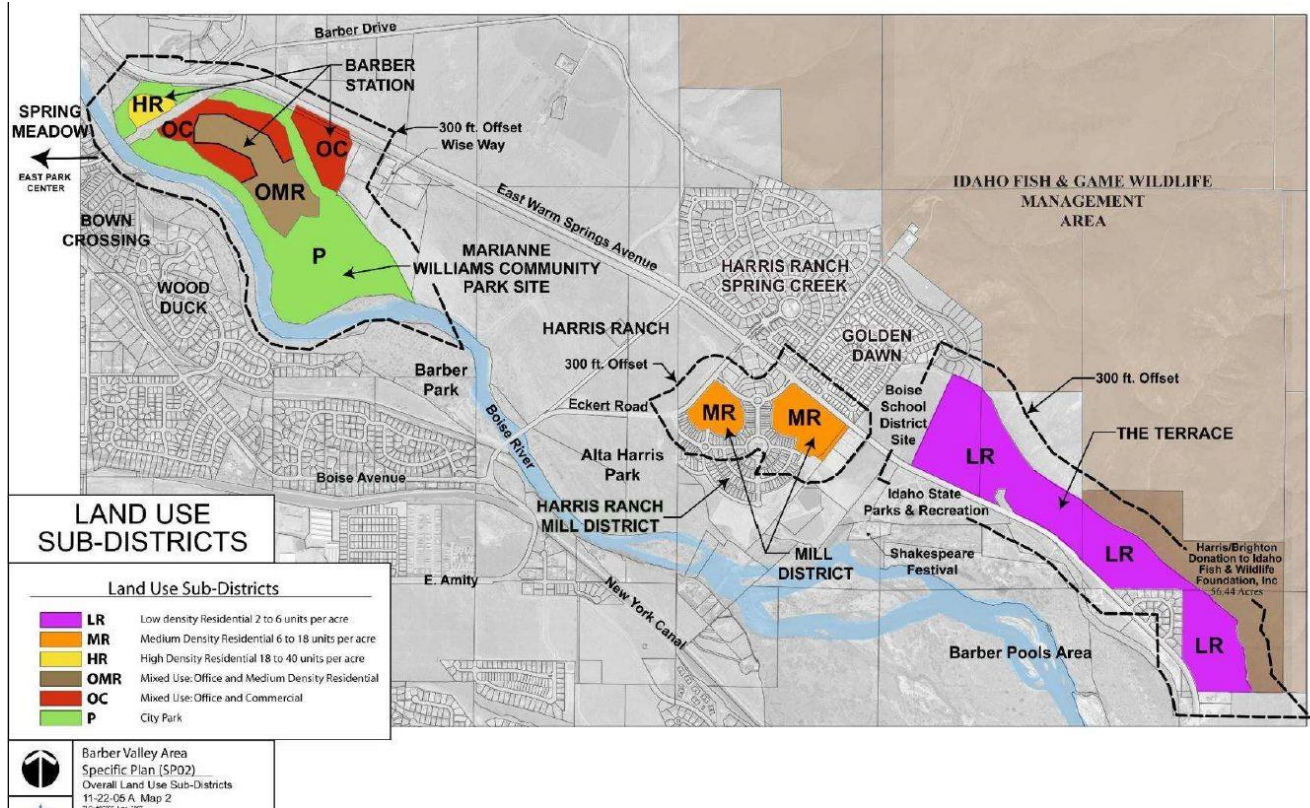


Figure 9 – Barber Valley (SP-02) Land Use Development Plan



Figure 10 – existing Dallas Harris Estates homes on East Warm Springs Avenue

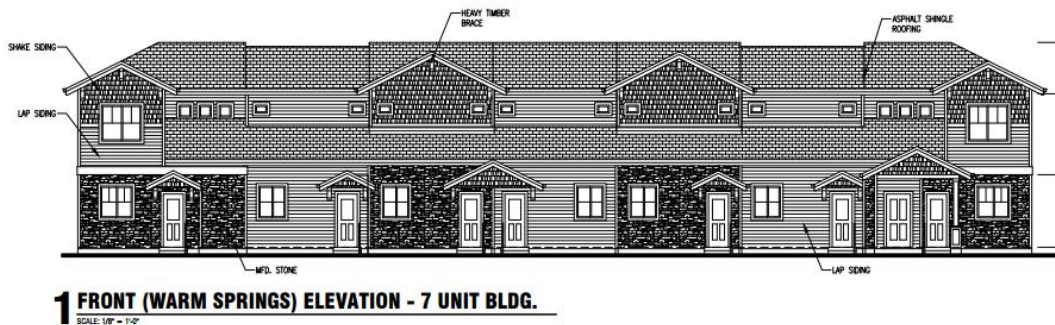


Figure 11 – existing Antelope Springs homes on East Parsnip Peak Drive



Figure 12 – future Privada Estates homes (under design) on South Via Privada Lane

The design standards for the proposed multi-family dwellings are to “have the look of large homes while allowing individual expression. The buildings should include bay windows, porches and chimneys” to “help prevent a sterile, box-like appearance.” (SP-01, p. 144) This 8.65-acre property proposes 18 separate multi-family apartment buildings varying only in number of floors and units with none of the characteristics of the surrounding single family homes. This does not meet the principle of mixed types and densities expected within this size parcel. The developer did not include enough architectural variation to blend the buildings with the surrounding neighborhood which results in the undesirable “box-like” appearance (Figure 13).



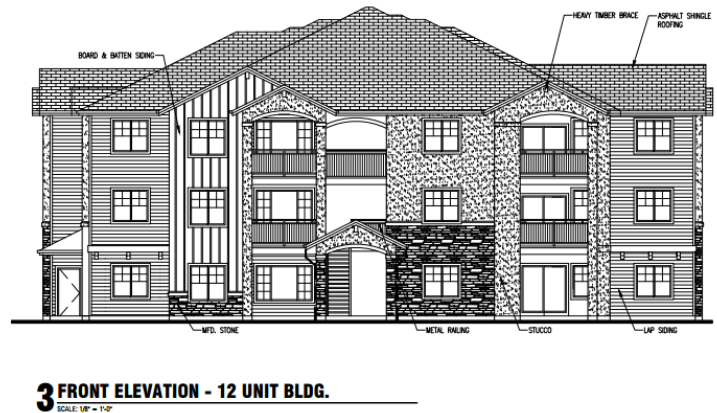


Figure 13 – proposed 3-story apartment block ‘box-like’ appearance

Barber Valley Policies-Connectivity

Goal BV-C1 Ensure future development and roadways are consistent with objectives for the Barber Valley

Goal BV1.2 Warm Springs Corridor Plan

- Work with ACHD to implement a Warm Springs Corridor Plan... Pedestrian crossings and control of traffic speed are critical elements to be implemented.
- Work with Valley Ride to create safe transit stops.

The proposed apartment complex of 125 units will have a single entrance/exit onto Warm Springs Ave, classified as a 2-lane minor arterial which has a history of closures due to rock slides, the most recent being January through April 2017. Current transit access is located outside of the ¼ mi walking radius on Parkcenter Blvd. Though the Boise Public School District indicates it can accommodate children from the apartments, it neglects to mention that both the two receiving grade schools are over capacity and currently multiple supplemental temporary buildings are required to accommodate the children. The levy for a Harris Ranch Elementary School was approved, but there is no projected date for construction. Even with school construction completed within the Harris Ranch site, the location of the apartments will require children to cross Warm Springs Avenue with its additional 800-1000 vehicle trips per day. At the current time, there is only one “on demand” pedestrian crossing light near the Harris Ranch mail kiosk. Connectivity to the south by pathways has not been addressed other than the “assumption” that adjacent land owners will allow access. The location of this proposed multi-family complex will burden already marginal infrastructure. Increasing the zoning to allow for the 125-unit apartment complex accomplishes the developer’s goal at the monetary expense and safety of the surrounding single family residences, does not provide the expected quality of life for apartment residents and is in direct contradiction to the principles, goals and policies contained in the Comprehensive Plan as well as the careful planning for residential density described in SP-01.

The concepts of “stable neighborhoods” and “mixed use Community Activity Centers” were introduced as overarching visions in the Comprehensive Plan. The Comprehensive Plan specifically identifies the Neighborhood Activity Centers as the appropriate location for compact, moderate and high density residential. Infrastructure planning, including transit corridors are specifically designed to handle this developmental density. Arboretum at Barber Station is located at the entrance to Barber Valley where the land use map indicates a Community Activity Center. SP-02 presents several opportunities for well planned, moderate and high density development including the Park Place Townhouses, located on East Barber Valley Drive, a high-density town home development which is currently under construction. The Harris Ranch land use map as well as SP-01 designates

the area between the Warm Springs by-pass and the Parkcenter corridor as mixed use commercial and high density housing, with 1500 apartment units zoned for this area alone. The combination of office, shopping and entertainment planned for the intersection of Warm Springs and Park Center completes the expectation of a viable Community Activity Center. It is in this location that the city has initiated its first extension of the public transportation system along Park Center. It is only in these mixed use high density areas that the consistent ridership necessary to support the public transportation plan in a cost-effective manner will be achieved. Placement of high density housing in this center reflects the integrated approach to land use espoused in the Comprehensive Plan. Changing zoning in an area surrounded by single family, Low Density housing to facilitate an isolated cluster of apartments with marginal infrastructure in the name of “compact” growth is contradictory to the Comprehensive Plan. This request for up-zoning does not in any way reflect consideration of the adopted specific plans for Harris Ranch and Barber Valley, nor does it maintain or preserve the compatibility of the existing development.

Goal BV-CCN-1: Respect the Barber Valley’s unique development context.

BV-CNN1.1: Context Sensitive Development - Design development to preserve wildlife habitats and connectivity, open space and context-sensitive recreational opportunities

BV-CNN1.2: Protection of night skies - Minimize light trespass from developed areas, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction and reduce development impact on nocturnal environments by adoption of night-sky lighting standards

Goal BV-CCN2: Integrate consideration for wildlife corridors into land use and transportation planning.

BV-CNN2.1: Wildlife Corridors (e) Require that new development on parcels outside the existing Harris Ranch and Barber Valley planned communities align with the Harris Ranch Wildlife Management Plan so that the area may progress towards consistency and landscape-level management.

BV-CNN3.2: Groundwater Protection – Protect existing community wells and local water sources in accordance with the IDEQ groundwater protection program.

BV-CNN3.3: Open Space Protection – Identify opportunities to combine and cluster land uses to preserve open space in the Foothills and wildlife corridor areas.

Goal BV-C 1.2: Warm Springs Corridor Plan – Reduce wildlife mortality and increase public safety by providing wildlife crossings along Warm Springs. Collaborate with property owners, ACHD, and IDFG to identify needed wildlife crossings.

BV-NC 1.1: Joint-Use Parks and Open Space – Design parks and open space to serve both the human and wildlife populations in the Barber Valley.

Consistent themes throughout the Barber Valley policies and the goals of the Harris Ranch SP-01 and Barber Valley SP-02 planned communities include respect and preservation of wildlife and their habitats, provision of public open spaces and decreasing the impact of development on the environment of the Barber Valley. Removal of the orchard, multiple trees and open grassy fields in addition to excavating and filling wetlands will dramatically reduce the habitat for birds and small wildlife as well as significantly alter the patterns of migration of the deer toward the Boise River. All amenities described in the proposal are for the use of the apartment residents. There is no evidence of thought for public space as envisioned in SP-01 to create the “living room” where people from the neighborhoods and the apartments might gather to create a feeling of community.

The significant amount of pavement and roofing as well as the “land-locked” nature of the parcel with no natural drainage access to the Boise River creates a real concern regarding the required containment on site of storm water. With the slope of the property, there is significant potential for lower lying properties to receive significant run-off if not properly contained.

It is also significant to note that the property is located within the Ada County Wildland-Urban Interface, Zone B-Valley Desert designation. The developer does not address any fire-wise landscaping measures to ensure that perimeter trees are not easily ignited should embers from a wildfire drift toward the complex, as occurred during the summer 2016.

In short, there is little, if any consideration of public convenience or general welfare in the proposal and approval will establish a significant deviation from the Blueprint Boise, the Comprehensive Plan for Barber Valley and the specific plans for Barber Valley and Harris Ranch and create a permanently damaging precedent for the value of citizen involvement in the future planning efforts of the city of Boise.

Summary for Part 1: Reasons for Denial

The Barber Hill Vistas proposals, CAR17-00004 and PUD17-00007 should be denied as they are not in compliance with the Comprehensive Plan and **Boise Development Code, Chapter 11-013: Adopted Specific Plans, Section 11-013-01 Harris Ranch and Section 11-013-12**. Neither proposal reflects considerations of SP-01 and SP-02 with regard to location in a neighborhood activity center which would facilitate efficient and appropriate use of public infrastructure and resources. This reflects a total disregard of the best interests of the public convenience and general welfare as well as placing an undue burden on the public facilities (schools) until the Harris Ranch Elementary School is built. The PUD proposal is not in compliance with Multi-Family Development Standards 11-01-10.4 with regard to developmental mix of housing opportunities on this 8.65-acre parcel. The design is not in compliance with Multi-Family standard 11-01-10.4 regarding street frontage and lastly, it is not in compliance with Multi-Family standard 11-01-10.5 with regard to transitioning heights of buildings so that structures are comparable in scale to adjacent single-family. The request for rezoning and construction does not maintain or preserve the compatibility of the surrounding zoning and development and will adversely affect other properties in the vicinity. Approval of these proposals will totally disavow the Vision underlying Blueprint Boise which states *“Boise’s growth with happen in a sustainable, efficient and responsible manner that maintains and enhances its treasured quality of life, while meeting the challenges of the future.”*

Part 2: Recommendations for Improvements and Site Design Solutions

We have thoroughly reviewed the proposed design and its impacts. Should the Commission choose to approve the Rezone and PUD application, we offer concrete suggestions to improve the application.

Entry Road, Access and Traffic

- Work with ACHD on a proper ingress and egress turn-lane design (within existing right of way and north of the subject property boundary), factoring in adequate 45-degree vision triangles. Developer should provide turn-lanes along the south side of Warm Springs right-of-way facilitating fluid traffic movement in and out of the complex, for the benefit of vehicle, pedestrian and wildlife safety.
- Due to the recent ACHD re-opening of Warm Springs Ave around the Mesa (on April 21st, 2017), it is strongly recommended that the submitted traffic study be revisited and factor in recent existing Idaho Transportation Department (ITD) traffic counts for Warm Springs Ave (2016 traffic counts prior-to-closure). The original traffic study submitted by Dan Thompson, Thompson Engineers, did not factor this crucial data into the study. From this property, Warm Springs westbound is still the most direct (and fastest with no traffic signals) access to downtown Boise, along historic Warm Springs Ave. The state’s largest employer, St. Luke’s Hospital, will choose to use this most direct route instead of Parkcenter, which is contradictory to submitted traffic study.

Open Space, Wildlife and Fencing

- Carports and awning design should be eliminated and not counted towards percentage open space requirements (Figure 14).



Figure 14 – Similar proposed apartment design (Eagle River Luxury Apartments, Eagle, ID)

- Provide additional open space for wildlife to flow easily throughout the complex. Current plan does not facilitate deer migrations towards the River. Include a 50' eastern wildlife corridor as an addition buffer and to facilitate wildlife movement also along the eastern boundary of the property.
- Provide an indigenous environment and deer-friendly native landscape for both wildlife corridors. Remove pedestrian path within the 50' western wildlife corridor and the eastern boundary of the property to not mix wildlife with pedestrians.
- Provide deer-friendly 3-sided perimeter fencing (adhering to the same condition of approval fencing requirements for Antelope Springs #1 subdivision) and follow proper fencing guidelines provided by Idaho Fish and Game.

Wetlands

- The Wetlands should be properly delineated as a condition of approval for preliminary plat.
- Due to high groundwater conditions located in general southerly area below the existing property ditch, strive to preserve existing wetlands and leave undeveloped (boundary and size are still to be determined weather and groundwater level-dependent).
- Work with Army Corps of Engineers and a TBD Environmental Scientist to develop a plan to protect determined and designated wetlands in perpetuity.
- As opposed to preferred neighborhood option of preserving existing wetlands, if developer proposes to mitigate wetlands thru extraction and compacted fill, and/or via purchasing wetlands bank credits, a condition of approval should be to require developer to submit geo-tech/soil sample/compaction testing reports as part of City inspection process during grading of the designated wetlands area.

Storm Water and Drainage

- The submitted detailed site plan shows only two (2) small drainage retention basins (ponds), which is inadequate to minimize offsite impact, given the size and geometry of the property for storm-water containment onsite. The topography is recognizably challenging to develop due to existing features (steep grade, ditch, wetlands) and the need for a large volume of soil extraction, fill and compaction. Developer should strive to minimize roof-top surface size and amount of asphalt roadway and sidewalk surface to reduce volume of storm-water collection and containment onsite.

- Detailed site plan indicates 26.3% asphalt, 20.2% building first floor and clubhouse, 11.7% walks, roughly 58% of all surface areas, this amount should be reduced to properly maintain and dispose storm water onsite.
- Proposed drainage design should be reviewed very carefully, and conditioned to not allow surface run-off to co-mingle and contaminate existing onsite wetlands, nor the Harris Ranch ponds below, nor allowed to burden existing Antelope Springs HOA-maintained storm-drain system or pump run-off into the Penitentiary Canal head gate or waste way pipe area (located within the 55’ wide canal easement, waters of the US Bureau of Reclamation) recorded on the Antelope Springs plat or allowed to connect and burden the existing Antelope Springs sub-surface drainage pipe system, nor impact the designed drainage system along the east neighboring single family dwelling fence-lines (Dallas Harris Estates).
- The 4 apartment units designated at the top of the slope (above the existing ditch) should require individual grading and building permits due to potential large volume of water run-off in front of these buildings that could impact the sub-surface of these buildings.

Building Density, Design and Height

- In effort to maintain predictable consistency, reduce proposed density by increasing density transition from the exterior perimeter inward, with single-level housing design along south side of Warm Springs, and along both the east and western boundaries of the property (where existing homes are located), and concentrate housing density towards interior center of the property.
- Reduce dwelling unit and parking density and increase open space according to Boise Multi-Family Development Standards, Planning and Zoning Commission 11-01-10.6 Site Design B. Parking: Credits and Reductions, (e) Podium or Structured Parking: *“The minimum parking required where at least 60 percent of required spaces are in tuck-under garages, podium, or a multi-level structure shall be reduced by 25 percent”*. Eliminate metal carport awnings, promote a design that encloses vehicles within the dwelling unit itself (Figure 15).

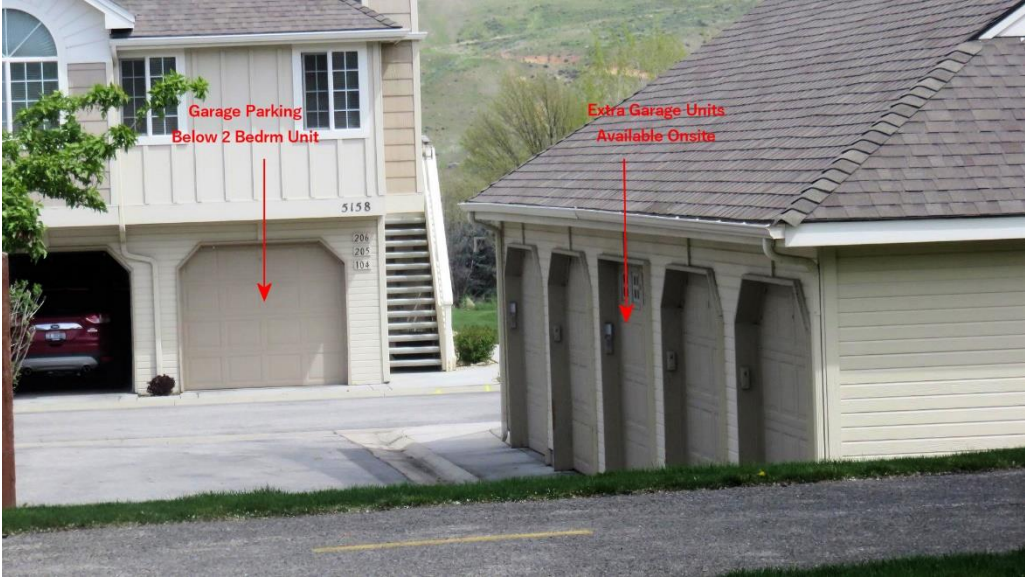


Figure 15 – Surprise Valley Townhouse with integrated garage design

- Include housing styles that are complimentary and compatible with area neighborhood and appropriate as a visible gateway into the Barber Valley (Figure 16).



Figure 16 – Variety of complimentary and compatible Barber Valley housing styles

- Include complimentary architectural design that will maintain exterior aesthetic over time. At a minimum, the neighborhood would like to conduct a design review with the Harris Ranch (SP-01) Design Review Board, and incorporate suggested design recommendations. Optional design review is suggested with SP-02 design review committee.

PUD Amenities that Benefit the Neighborhood

- Along with proposed amenities, such as garden sections in between structures and bordering the clubhouse, explore alternative PUD amenities (from Chapter 11-03 Subsection 7: Planned Unit Development and from SP-01) that are compatible and beneficial to the surrounding neighborhood.

Connectivity

- Provide safe public access to the Greenbelt and Grade School. Work with the neighbors to come to agreement on reasonable connection points. Even if it is not constructed immediately, the point of planning is to plan.
- The sidewalk requirement along the north boundary of the property should not be counted as connectivity in this context, due to the sidewalk being a requirement anyway.

General Considerations

- Provide for strategically located and minimalistic dark-sky compliant lighting structure in the parking areas, with proper shielding as requested for Harris North street lighting.
- Do not operate a 24-hour open management/clubhouse center. Be respectful of surrounding neighborhood quiet hours.
- Provide a provision in the CC&Rs to not allow for short-term rental periods (aka, AirBnB, VRBO, et. cetera).
- Participate in the local CID bond to help reduce the financial burden placed on the neighboring properties, as well as the Harris Ranch Wildlife Mitigation Association (HRWMA) funding.
- Have signage and enforcement in place to contain all guest parking onsite (no offsite parking).

At an absolute minimum, the property should incorporate these suggested recommendations for improvement. It should provide safe public access to the Greenbelt, with sufficient open space. These revisions to the application, will not only make it a better design, set a higher standard for new multi-family developments to follow, but also be in conformance with the City of Boise Comprehensive Plan Goals and Barber Valley Planning Goals, making far superior option to what is currently being proposed.

Part 3: Recommendations for Alternative Site Designs

Alternatively, the neighborhood would like to see a responsible development from a developer who invested in the community for the long-term. The neighbors seek to establish a solid working relationship with a developer that proactively partners with and solicits design ideas and incorporates suggestions from neighbors and BVNA into the overall design. The neighborhood understands how it is important to establish a good design foundation which achieves the site density, design and architectural (aesthetic) goals of SP-01 and SP-02.

Upon recent review of the only other (2) remaining commercial-zoned properties in the immediate adjacent area along this section of Warm Springs Avenue, one is a 1 acre parcel (approximately) located adjacent to northwest of the subject property, and the other is located across the street on the north side of Warm Springs Ave (Barber Hills Nursery area) and a single-family home.

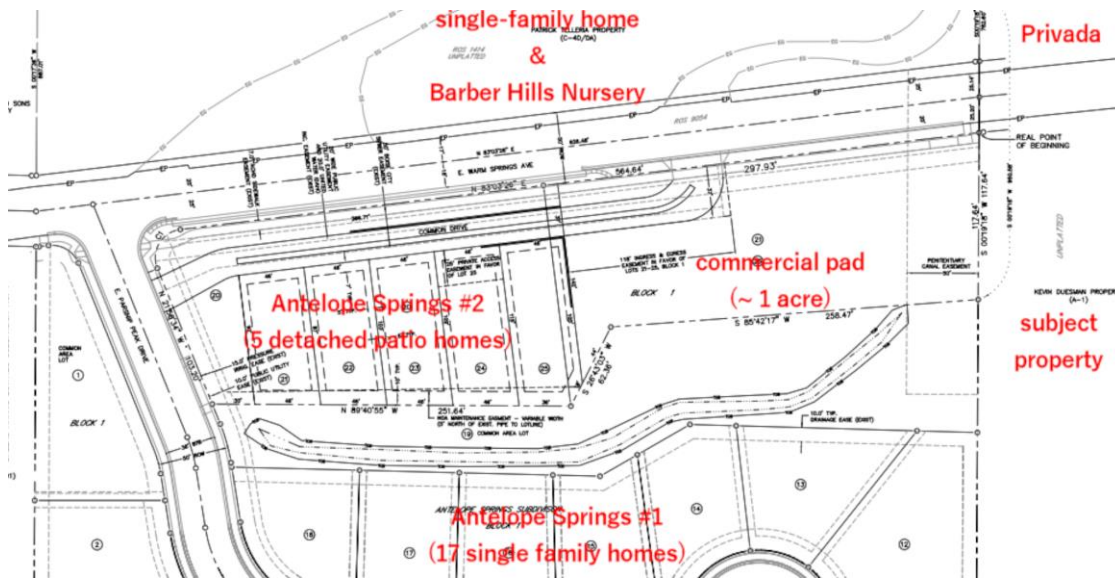


Figure 16 – Location of remaining commercial areas adjacent to Antelope Springs #1 and #2

Antelope Springs #2 (CUP15-00092, SUB15-00065) – recently approved by Planning and Zoning, January 6th, 2016) is a to-be-built 5-unit detached patio home community on a 1 acre *commercial-designation* parcel. The new patio home subdivision is currently under construction and adjacent to East Parsnip Peak Drive. The detached patio home design is approved for 46’ wide lots with 5’ side-yard setbacks (total of 10’ between each patio home).

Antelope Springs #1 (CUP13-00002, SUB13-00002) and Antelope Springs #2 are both designated commercial land use, but chose to follow the SP-01 policies and gained favorable support of the BVNA and neighborhood.

Alternative Site Plan (18 Single-Family Homes) - a proposal that is directly compatible to with surrounding single-family home density, zoning and architectural design (Antelope Springs to the West, Privada Estates to the North, and Dallas Harris Estates to the East), which leaves wetlands area undisturbed, and maintains the existing home and garage/shop (located at 3555 E Warm Springs) on 1 acre parcel intact, and provides equal, if not more tax base contribution to the City of Boise, Boise Schools, ACHD, Ada County, et. cetera. This plan effectively is 2 du/acre.

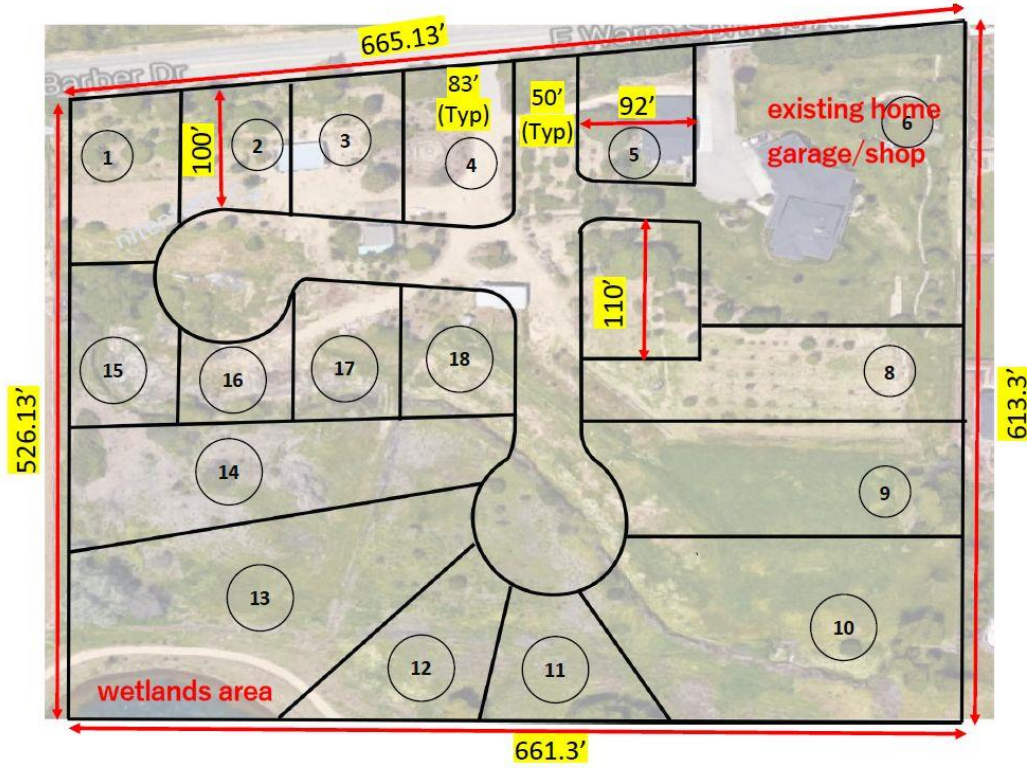


Figure 17 – Alternative Site Plan for single family homes

Vista Ridge Subdivision – a previous proposed site design (rezone and subdivision preliminary plat) was presented at a neighborhood meeting held onsite on June 22nd, 2016 (Figure 18). The BVNA attended this meeting to acquaint with the proposed project. This proposal (including design, architectural features and public amenities) was more compatible with surrounding neighborhood context, and with modification could be a reasonable approach to density and design. The density of this design can be reduced by removing home-sites from the wetlands areas and along Warm Springs Avenue, to bring the overall density more in-line with surrounding neighborhoods. Antelope Springs #1 and #2, at 22 home-sites is roughly 3.6 du/acre. Privada Estates at 16 home-sites is 1.4 du/acre. Adjacent 4 Dallas Harris Estates homes are roughly 2.5 du/acre.

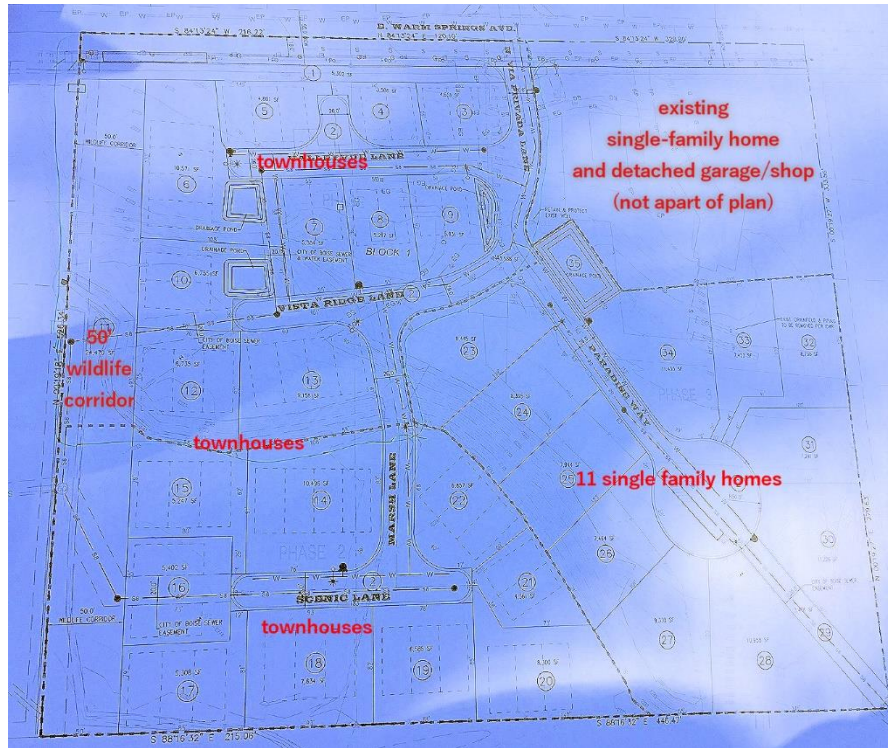


Figure 18 – Vista Ridge site plan (single-family homes and townhouses)

The Vista Ridge concept included the following amenities (Figure 19):

- single-family homes, townhouse residences with garage entries
- park-like and estate-style development layout
- high quality architectural design using stucco and wood detail, wrought iron treatments



Figure 19 – Vista Ridge design features and amenities

Summary and Conclusions

The BVNA has cited clear justification for denial, recommendations for improvement and conditions of approval, and an alternative site design solution to be considered.

The BVNA recognizes the property rights of the owner of this land to develop, however the rights should be promoted in such a way that is environmentally respectful and consistent with the surrounding community. Any request for an up-zoning should be reviewed very carefully and any variance granted very cautiously. Importantly, an up-zone should yield at least as much community benefit as it takes away from the adjacent neighbors. If the up-zone is approved, it is clearly a grant in value to the property owner at the greater expense of the neighborhood and deviates from SP-01 and SP-02, the policy foundations for the area. We are all very proud of the ground-work laid, and these policies should be maintained as a predictable blueprint for all development in the area to adhere to.

Thank you for your consideration.

Respectfully,

John Mooney, Jr.
President

The BNVA Board

President John Mooney, Jr.

President-Emeritus Mike Reineck

Vice-President Marshall Simmonds

Secretary Leslie Wright

Treasurer Heather Stegner

Jeremy Maxand

Brandy Wilson

Chris Hendrickson

Richard Kinney

Jeff Steele

Celine Acord

From: Kelli Myers <kelli.myers@gmail.com>
Sent: Friday, April 28, 2017 4:20 PM
To: Celine Acord
Subject: File # CAR17-00004

Ms. Acord-

I am writing to voice my objection to the re-zone application, #CAR17-00004. Rezoning this land parcel to allow for the 125 apt. complex is not compatible with the Harris Ranch Neighborhood master plan. While the land is not part of the HR plan, it is directly adjacent to it makes logical sense to incorporate the 8 acres into the master plan, or at least something that fits with the concept. The HR master plan, has the high density housing on the larger streets to accommodate the traffic. The HR master plan follows and maintains density transitions of use, massing, and lot sizes. The rezone would put very small lots sizes into the incorrect area.

The rezone is not in best interest of public convenience, as it creates 240 (960 trips if going to work/gym/grocery store) extra cars on a small two lane street that leads to a historic road. Additionally, that road is currently closed, is often closed during winter weather, has no easy solution to fix the hazardous conditions that close the road, and would be extremely difficult/expensive to widen as it is between the river/green belt and the foothills with housing on it.

*3-The rezoning is not "compatible" with areas it is surrounded by, which are all single family homes and the wildlife ponds. The high density development would require destroying wetlands and putting carpports next to designated "green space."

Boise Mayor David H. Bieter; Boise City Council, Elaine Clegg, President

To:

Boise Mayor, Boise City Council

Boise Planning and Zoning Commission

Planning & Development Services Director

Planning Division Director

Public Works

Cc: ACHD Commissioners, Idaho Fish and Game, Army Corp of Engineers

Re: [PUD17-00007](#), [CAR17-00004](#) Rezone - Public Opposition (125 Unit, 2-story apartment complex proposed at [Proposed Apartment Property](#)), known as the "old Duesman Farm" property

In the spirit of making Boise the 'most livable city', We, the undersigned Neighbors and the Concerned East Boise Citizens Group, are submitting a petition in opposition of the rezone and proposed use of the subject property to build an apartment complex, which includes:

[Detailed Apartment Site Plan](#) - (18) 2-story buildings, 24-hour access onsite management

office, clubhouse, complex-wide lighting, and 222 parking spaces, metal carport awnings, limited guest/visitor parking (creating overflow issues), (12) commercial trash/recycle dumpsters and 4'-6' high wrought iron fencing along the southern property boundary. See [Detailed Apartment Elevations](#) .

The proposal is not compatible with the **Comprehensive Plan** ([BluePrint Boise](#)), the **Barber Valley Specific Plan** goals outlined in the [Barber Valley Planning Area Policies](#) (**BV-CCN1, BV-CCN2, BV-CCN3, and BV-C1, BV-C2, BV-NC1**) and the **Specific Plan for Harris Ranch** ([SP01](#)), which state to 'use the adopted specific plans for Harris Ranch and Barber Valley as a policy basis for properties outside Harris Ranch and the Barber Valley' for the following reasons:

Developer is requesting rezone from A-1 (1 unit/acre) to R-2 (14.5 units/acre) - an out-of-context rezone to allow for a multi-family residential apartment complex in an incompatible residential area. Subject Property is surrounded on 3 sides by low density, single-family homes (equivalent zoning of R-1B).

SP01 Master Plan - by careful design, planned for high-density housing along the Park Center commuting corridor and Barber Station, not along E. Warm Springs Ave and Barber Road. **SPO1** design has **1500 apartment units already planned and entitled** in its master plan. **SP02** also allows for high-density and multi-family apartments along the Park Center area. Clearly the 125 additional apartments are not needed!

Adjacent developed subdivisions set an established precedence - Antelope Springs and [Privada](#) , both came into the City with the very same grand-fathered legacy Commercial land use designation (when these properties operated small-time family businesses, in Ada County) as the “old Duesman Farm”. All 3 of these original parcels came into the City with the same land use designation. Both subdivisions were recently approved by City Council to equivalent zoning of R-1B (4 units/acre), and are very compatible with the surrounding development and zoning that aligns well with SP01.

Outdated, Legacy Commercial land use designation - is outdated for the property, given surrounding developed context. The designation for this property needs to be amended in the Comprehensive Plan. When SP01 and SP02 were adopted, the planned Commercial corridor relocated to a better, well-designed area with clustered high-density residential surrounding the corridor. The proposed apartment complex is not following the intent of aligning adjacent properties with SP01, and most importantly, is not the highest and best use of the property.

830+ vehicle Apartment ingress/egress traffic - with only one private-road access onto Warm Springs Avenue, a narrow, minor arterial, and is not designed for high-traffic volume or speeds (in front of proposed apartment complex. The estimated generated 830+ vehicle trips/day will increase traffic volume heading west onto **Historic Warm Springs**.

Increased Warm Springs Traffic - More Developments Coming! – More Traffic towards downtown and/or cause a nuisance level of traffic and pedestrians on the Warm Springs/Barber Road area, to the south and east. Historic Warm Springs will be inundated with an additional 830+ vehicle traffic from the proposed 125-unit Apartment Complex. Other new developments, recently approved **Warm Springs Village** (60+ more homes), **new phase El Paseo** (18+ more homes), and **future phases of El Paseo** (180+ more homes), plus other smaller developments in the works for the **Mesa Foothills**, will feed an alarming amount of traffic onto Historic Warm Springs!

Increased Public Safety Concerns - including, but not limited to, evacuating 225 vehicles in the event of natural or man-made disasters.

Bi-directional traffic congestion on Warm Springs - (fronting the 668 feet of the property), will increase public safety relative to school and retail access, pedestrian and recreational access, wildlife access and emergency services.

No Connectivity Provisions - proposed for access to the Boise Greenbelt, Ridge-to-Rivers, Harris Ranch property to the south, new proposed Albertsons or elementary schools. Not adhering to **Barber Valley Connectivity Goal BV-C2**. (*Note: A sidewalk along the north boundary of the property, pathways to Antelope Springs, or the Dallas Harris Estates mailcenter, does not constitute connectivity*).

Animals Trapped within Perimeter Fencing - Developer indicated they will provide fencing on 3 sides of the complex. There will be increased danger to wildlife (and humans) trapped by the boundary fencing, especially in a fire emergency. There is a higher potential for vehicle/deer collisions from the deer trekking thru Privada crossing Warm Springs Ave due to speeding traffic in this area.

Small Wildlife Corridor - The proposed 50' wide Wildlife Corridor (along west property boundary) nor the propose complex open space, is not nearly enough open space for wildlife for the apartment building/vehicle density. There should be no pedestrian walking paths within wildlife corridors.

Wetlands Destruction - proposal includes elimination and "cover up" of existing wetlands utilizing the wetlands mitigation bank and compacted fill. Questionable fill already exists in the general southern area of the property. Using/purchasing extensive wetlands bank credit(s) will compromise the sensitive topography of the site. De-watering issues are concerning during excavation with heavy construction equipment trekking on saturated wetlands ground.

Noise Pollution due to Long-Term Construction Life-Cycle - Construction equipment containment onsite is also very concerning to the Neighbors due to the land-locked nature of the site, and the Harris Ranch ponds below.

Construction Parking, Neighborhood-Overflow Parking – Neighbors are wondering if all parking will be kept onsite, neighbors do not want contractor parking offsite, filtering thru the neighborhood, creating security concerns.

Storm-Water Containment Onsite – Due to the complex geometry of the site, and the natural sloped grade, how effective is the onsite containment, given the property is entirely land-locked, with no natural drainage access to the Boise River. The Harris Ranch ponds exist directly adjacent to the southern boundary of the property. Lots of apartment roof-tops and roadways create extensive run-off that is challenging to contain and disposed of onsite.

Increased Night-time Light Pollution - the design, development and dense apartment population will increase sky-glow and decreased night sky access, and negatively impact nocturnal environments. The project does not follow **BV Goal BV-CNN 1.2 (Protection of Night Skies)** nor is Dark-Sky compliant with a 24-hour onsite management office, vehicle traffic and complex parking lights.

In summary, the Community is not adverse to well-planned, responsible growth, and welcome development to the Barber Valley area, including this land parcel. We believe that all

development should be appropriate and compatible with the area plan and its immediate neighbors. In the previous Commercial use, the Duesman family used to operate a small honey bee farm and sell honey to neighbors. In this capacity, its Commercial use was never an issue, it fit in well with the neighborhood context, and received no complaints. A similar (like-kind) use would not be opposed, nor would the neighbors oppose to a change in use and development that is similar to the surrounding residential developments. We are adamantly opposed to a Rezone Application request to allow for the construction of a high-density residential apartment complex that is NOT appropriate or compatible with the area and creates many serious concerns that have not been properly addressed by the developer proposal.

Contrary to the [submitted letter of intent](#) , though the developer held pre-application required meetings prior to submittal to P&Z with the nearby Neighborhood Associations, and adjacent property neighbors, the developer did not 'take the responsible approach' as stated in the letter. The developer did not work with the neighbors to come to some form of agreement or compromise, nor did the developer explicitly solicit or obtain input that was used to create the current design, nor factor in any meaningful density changes or concerns that were stongly voiced by the neighbors.

As one very successful, local Barber Valley developer recently quoted in the Idaho Statesman newspaper, *"You've got a sophisticated community there," "You've got to understand them. You've got to embrace them. You've got to be a good corporate citizen. You need to do all three"* - from [IdahoStatesman Link](#) .

We would like to see responsible single-family home ownership in this area. We strongly believe that if this rezone application is approved, it will set a negative land-grab precedence for remaining small acreage undeveloped Barber Valley parcels, as developers will continue to seize the same opportunity to build high-density apartments in areas where neither SP01 or SP02 planned for – and create high-density urban blight in an area that is known for its high-quality of live and natural beauty.

As a Community, we are signing this petition, and will continue to voice our concerns to Planning and Zoning (refer to written testimonies [Set 1](#) and [Set 2](#)), but are fully aware that the final authority rests with you, the Mayor and City Council.

Thank you sincerely for your consideration.

Barber Valley and East Boise Neighbors, Concerned East Boise Citizens Group

	Name	From	Comments
1.	Deborah David-Simonds	Boise, ID	I want to express my opinion as a taxpayer, Boise resident for 35 years and lover of wetlands and wild lands. I'm also a Nurse, and have grave concerns about medical and fire evacuations. Finally, I don't mind smart, responsible growth. I am a private property advocate. I DO MIND purposely changing the zoning of this 8 acres from low to high density. The only win is Michelle Martinez and the Developer
2.	Carolyn Ruby	Boise, ID	
3.	Andrea Tanner	Boise, ID	Traffic and congestion are already out of control. The rate of development in this area is too much too fast.
4.	CAPT. Barry C. Kelso	Boise, ID	We need more commercial, the hel with the developers and houses.
5.	Janet Satterwhite	Boise, ID	Residents rely on these long term planning documents to ensure the stability of their investment in their home and community. If Planning and Zoning and the City Council choose to ignore these documents and grant this rezone, we have to question the commitment, sincerity and integrity of this group to serve their constituents best interests as opposed to commercial tax dollars.
6.	Larry Satterwhite	Boise, ID	The development is incompatible with the surrounding single family homes,increases traffic on Warm Springs, and infringes on wetlands, wildlife.
7.	Pamela Joyce	Boise, ID	Our natural areas are dwindling. The buildings proposed are high density. We already have high density projects built in areas that used to be wetlands. I'm appalled. Our roads cannot handle the traffic. This situation deeply saddens me when I go into this area. Everything we loved about SEBoise is dwindling. The view of the foothills are being blocked by high rise buildings.the run off of all the pavement and roads are bad for our river. Please stop!!
8.	BOB MARSH	BOISE, ID	BOB MARSH
9.	Sarah Olsen-Smith	Boise, ID	
10.	Robert Beal	Boise, ID	
11.	Rachel Porter	Boise, ID	I enjoy watching the wildlife which resides in this area. The birds are breathtaking in the area and would clearly be displaced if the land was altered from the current habitat.

	Name	From	Comments
12.	Cody Porter	Boise, ID	My parents live next door to this lot. It would block their view and be a big eye sore.
13.	Stephanie Bowden	Boise, ID	1) the Ecosystem!!!! 2) Traffic
14.	Rahul kumar	hyderabad, India	
15.	Jane McKevitt	Boise, ID	Against high density housing in this area: overcrowded schools, evacuation issues, traffic, increased load on emergency services.
16.	rayna carrillo	boise, ID	Traffic is already a problem and the planners obviously could care less. Open spaces are fading fast....look at Bens Crow Inn. Thanks Dave Bieter...
17.	JoLyn Janecko	Boise, ID	High density housing is not at all compatible in this area.
18.	Terry Janecko	Boise, ID	Traffic and kids safety. This is a single family , residential area and the multi unit Apartment complex DOES NOT FIT. There should be continuity between the Harris Ranch planning requirements and the immediate surroundings.
19.	James Joyce	Boise, ID	Too many people and not enough schools, roads and businesses to support this many homes in the area.
20.	Judy T	Boise, ID	Okay I will say it, although my opinion seems to be definitely in the minority: I am bummed out about the destruction of such a beautiful area! Money talks, b.s. walks!
21.	Elliott Beaty	Boise, ID	
22.	Kellie Joyce	Boise, ID	
23.	Kim Welsh	Boise, ID	
24.	Stephen Leonard	Boise, ID	Southeast Boise is a wonderful place to live because it is clean, peaceful, with relatively little traffic, open natural areas, wildlife, and low crime. As greed-driven developers cram more and more high-density housing into our neighborhoods they are destroying the lifestyle that residents treasure. There is no place for developments like this, and it should be stopped before it starts.
25.	Barbara Hansen	Boise, ID	We are becoming overwhelmed with all of the building that is happening in and around our homes, and we can't even now keep up with street repairs. It is also a loss for the animals that are roaming freely. Why doesn't any one seem to care? It must be the almighty dollar, and the Contractors living no where near any of the new developments. I am aganist the high rise apartments that are being built, I don't care how much they rent for. Drug dealers etc. have alot of money and I have seen this happen before.
26.	Stephanie Mann	Boise, ID	traffic, schools, keeping SE Boise open for wildlife and not high density housing!
27.	Karen McPeak	Boise, ID	Improper zoning, too dense

	Name	From	Comments
28.	Jeannie Vandendries	Boise, ID	leave this space undeveloped. East Boise is becoming too densely populated
29.	Brian Vandendries	Boise, ID	Existing infrastructure will not support the sky ricketung growth occuring in the Barber Valley. If this project is approved the city ob Noise will be rewquired to invest hugh amounts of tax dollars to fix the proplem. I will be watching closely to see which polaticians support this project so I can vite against them!
30.	Jeff Russell	Boise, ID	This land use is incredibly incompatible with this particular parcel of land.
31.	Jon Hendrickson	Boise, ID	
32.	Carolyn Corbett	Boise, ID	
33.	David Koleno	Boise, ID	
34.	Mihaela Bozdog	Boise, ID	
35.	Sharon Feeley	Boise, ID	I feel that the traffic study for this project was done before warm spring was closed. I also feel that the development doesn't fit with the surrounding land use of residential not high density.
36.	Ann Callanan	boise, ID	We need to protect the integrity of this area and be responsible with growth.
37.	Mary Slater	Boise, ID	An apartment complex with transitory residents is a complete misfit with the surrounding neighborhoods of single family homes. The increased traffic will be a measurable negative to the environment and quality of life on/around E. Warm Springs Avenue. The traffic study submitted by the developer can't be taken seriously--if the current residents choose Warm Springs Ave. over Park Center to commute to/from Boise, why predict that new residents would choose differently?!
38.	Lori Smith	Boise, ID	Concerned about increased road traffic that exist already.
39.	Teresa Focarile	Boise, ID	This area is ready getting crowded, more people will overwhelm the roads in these neighborhoods
40.	Peter Wachtell	Boise, ID	The increase of traffic on Warm springs is not addressed in this proposal and a rezoning ot allow for such high density on Warm Springs is not in keeping with development in the area.
41.	Kim Spears	Boise, ID	
42.	Leslie W	Boise, ID	125 Unit apartment proposal is incompatible with surrounding zoning and does not align with Boise Comp Plan or SP01, which City Council and Mayor approved in 2007, and uses as a benchmark policy for surrounding land parcels. If rezone to higher density is approved, it will set a negative tone of distrust with our leadership going forward with the Community, as it violates Barber Valley <i>(continues on next page)</i>

	Name	From	Comments
42.	Leslie W	Boise, ID	<i>(continued from previous page)</i> Planning Goals and Policies. This luxury apartment proposal is not about providing affordable housing. Rents are very high. \$1,700+.mo for 2 bed, more for 3 bed. Our Community should not have be burdened with the increased tax-base impact from the apartments, traffic, schools, roads, community infrastructure. The impact fees/tax burden should be placed entirely on the developer, as a cost of development. Increased historic Warm Springs traffic and impact has not been factored nor addressed. Over-crowded schools and closed Warm Springs has not been addressed.
43.	DeAnna Ruehl	Boise, ID	We do not have the road capacity for an apartment complex of this size.
44.	Christine Reid	Boise, ID	I live in the Mesa. The building has already been detrimental to our wildlife. The road is NOT equips for that amount of traffic. Property values will plummet!
45.	Debbie Wachtell	Boise, ID	Harris Ranch is becoming incredibly dense. Don't mind single family residence but apartments add too ,an trips.
46.	Mindy Luck	Boise, ID	Warm Springs Ave can not handle the traffic that this complex would bring. The wildlife and wetlands would be also affected. The surrounding houses would have to deal with the lights from the parking lot night lights. The noise and traffic this apartment complex would bring to our quiet and quaint neighborhood is absurd and outrageous! We don't want them here!!!!
47.	Sharon Cook	Boise, ID	I work at a school that many of the potential residents would attend and there simply isn't enough room!
48.	Melissa Calhoun	Boise, ID	
49.	Elizabeth Scoggin	Boise, ID	the traffic in east Boise has increased so much in the past five years as new construction continues to increase and yet Warm Springs avenue is either the most direct or the only route for some of these new dwellings and there are places that are fragile and also very narrow. Our home is on the corner of Walnut and Warm Springs and there are times when the traffic at this intersection is backed up to the bridge. Adding additional traffic would create chaos and more noise and thus, decrease our quality of life and property values for all of the east end home owners. We live here because we love so many things about east Boise and so let's not ruin it. Please!
50.	Kim Johnson	Boise, ID	
51.	Garrett Calhoun	Boise, ID	
52.	Amie Wilson	Boise, ID	Want some open space to remain near my home
53.	Treacy Liebich	Boise, ID	
54.	Stephanie May	Boise, ID	

	Name	From	Comments
55.	Toni Hardesty	Boise, ID	This proposed rezoning to higher density housing in this location is not compatible with the neighborhood. The additional amount of traffic that will come with this housing will be problem for these neighborhood streets, wildlife, pedestrians, and bicyclists.
56.	Rebecca Jauquet	Boise, ID	The proposed apartment is not part of a predictable pattern of growth in Boise. It will increase traffic on Warm Springs and devalue surrounding single family homes.
57.	James Slater	Boise, ID	
58.	Darla McRoberts	Boise, ID	
59.	Julie Pike	Boise, ID	
60.	Robin Gray	Boise, ID	The relaxed, can't wait to be home feel has been replaced by too much traffic and people. there are no longer any open spaces and wildlife has been chased out.
61.	Brant Massman	Boise, ID	We do not want more development on East Warm Springs or anywhere out in the Harris Ranch area. The area does not need more housing we need to preserve the outdoor area for long term residents.
62.	Russ Kite	Boise, ID	This is not compatible with the design and intent of the surrounding area. 126 units crammed between single family houses on 3 sides. There are already plenty of apartments being built in Barber valley, this is not needed. It will bring down quality of life for those of us who live in close proximity and overwhelm Barber drive and warm springs with traffic.
63.	Kyle Mackey	Boise, ID	The high density complex is not compatible with the surrounding area. There is already a complex near completion along the river... another dense complex would be careless planning for the city and I oppose such a complex. Zone for single family homes only.
64.	Janet Willis	Boise, ID	Decrease our property value and area is already congested with traffic. Building in this part of southeast Boise has gotten out of control.
65.	Cathy Crites	Boise, ID	This density does not line up with the surrounding neighborhoods. The traffic impact would be harmful to already stressed roads!
66.	Lyn Williams	Boise, ID	Too much traffic, potential increase in noise, lack of privacy for existing homes, enough high density housing in the area. Can't we also just leave some open space for the wild life.
67.	Roy Williams	Boise, ID	
68.	Michael Hermes	Boise, ID	excessive traffic on warm springs ave.

	Name	From	Comments
69.	William Cole	Boise, ID	This large high density project will create additional excess traffic on Warm Springs, which will create safety issues on an already unsafe two lane, winding, landslide prone road. Additionally, the added congestion will cause an inconvenience to existing property owners and will negatively effect property values and property tax revenues.
70.	Holly Baker	Boise, ID	I don't want apartments near our home. It bring down property values, increase noise and traffic.
71.	William Cox	Boise, ID	The congestion that this will cause to not only warm springs but also the entire area will be detrimental. Warm Springs Ave cannot sustain the traffic it has now. The fact that the Warm Springs Ave has been closed for months because of potential rock slides should give some indication of the fact that this cannot support this type of project.
72.	Brian Crites	Boise, ID	
73.	Lisa Olberding	Boise, ID	
74.	James Patrick Focarile	Boise, ID	
75.	Laura Schulte	Boise, ID	
76.	Joan Thomas	Boise, ID	
77.	Bruce Andersen	Boise, ID	We already have too much through traffic on Warm Springs - this development will increase it further! Please vote against this zoning request
78.	DiAnn Bengoechea	Boise, ID	
79.	David Scott	Boise, ID	Out of proportion with rest of Harris Ranch. Too densely populated. Too much traffic on Warm Springs.
80.	Bonnie Krupp	Boise, ID	Increased traffic results in more noise from trucks, speeding cars as Warm Springs is straight shot. Destroys our neighborhood and we just become a thoroughfare
81.	Shelley H	Boise, ID	With Warm Springs Rd unstable and the long term future unknown, this will inevitably (would anyway) force further traffic into a neighborhood where kids play hide-and-seek and ride their bikes on the streets. I live and cross this property often when Warm Springs was open. It would be incredibly difficult to widen the road for the safe entrance and exit for the number of cars that would be coming and going in an 125 unit complex. I have been to the neighborhood meetings and believe they were there to present to say they presented and talked to the neighbors (I am in an adjoining neighborhood) but do not intend to listen to the feedback!
82.	Mark Liebich	Boise, ID	

	Name	From	Comments
83.	Lynn Russell	Boise, ID	This project is incompatible with the area. Traffic problems will be significant. There are many other problems with the project.
84.	Destinie Triplett	Boise, ID	
85.	Tara Russell	Boise, ID	It's a tremendous risk on a variety of levels - traffic bottlenecks, safety and security, decrease in wildlife in the area, inconsistency with past city planning, and far more. our quality of life will be greatly diminished.
86.	Dawn Templeton	Boise, ID	
87.	Justin Cooley	Boise, ID	The location is too sensitive for a large apartment building. Between the wildlife that uses it near the wetlands to the increase in traffic flow that will be caused by this rezoning request. This is not smart infill for Boise.
88.	Heidi Gillespie	Boise, ID	
89.	Mark Russell	Boise, ID	Does not align with nearby housing or wildlife setting.
90.	Jacqueline O'Rourke	Boise, ID	This is not an appropriate location for this complex. It was not zoned for that use, nor can the infrastructure support it. You haven't even fixed Warm Springs Road and you are considering the addition of that many more cars on the road? Bad idea.
91.	Kathy Mucher	Boise, ID	There is not the structure in place to handle this kind of development. It will negatively impact the current properties in the area.
92.	Chris Perkins	BOISE, ID	Traffic issues on warm springs ave in front of our home
93.	Lenka McDougall	Boise, ID	This was never part of any plans. Lot of people have spent countless hours designing this community, and it seem ludicrous that this is being even considered!
94.	Anna McHargue	Boise, ID	
95.	Heather Webster	Boise, ID	Our neighborhood cannot handle the volume of traffic this type of building will result in. We moved here so our kids could have a safe neighborhood to grow up in, and now we will have to worry about temporary residents who are not invested in our neighborhood increasing the traffic and congestion, and the safety. I am not again development in the area, this is just not an appropriate location for this type of development.
96.	Laura Russell	Boise, ID	I live in this neighborhood. I'm concerned with traffic, fire issues and quality of life for those living next to it
97.	Carolynne Joy	Boise, ID	I live in this area and we have do much quick growth in an area that is flooded and rocks falling that this will just create more destruction to our environment. Plus, "apartments" in a high end residential area brings down house value. Enough is enough!
98.	Rachel Richardson	Boise, ID	

	Name	From	Comments
99.	Curtis Goodnoe	Boise, ID	
100.	Kristin Gnojewski	Boise, ID	
101.	Kate Hill	Boise, ID	The additional traffic on my streets (Warm Spring & Timbersaw) will be dangerous to my family and my neighbors. Our streets were not planned for a multi family unit of this size.
102.	Tonya Stern-Walls	Boise, ID	I have 2 young children in the bsd, the schools are already over crowded in SE Boise and the new bond that has passed will only be a bandaid for an already stretched budget for more classrooms. The area these apartments are to be built is already too crowded due to the over development of this area. Traffic is absurd to date and will surely just increase on roadways that are not equipped to handle the flow. When is enough, enough? Boise is gradually become an unwelcoming city (less ability to use the wonderful surroundings) due to expanding and over crowding in our neighborhood! Adding yet another apartment building will only exacerbate these problems!
103.	Melissa Russell	Ketchum, ID	I have a lot family in Harris Ranch and visit often . I am currently considering property there. There are better ways to develop this property that will not affect views & traffic so adversely.
104.	Molly Richelderfer	Boise, ID	
105.	Cindie Kithcart	Boise, ID	
106.	Amy Kauchich	Boise, ID	The additional traffic & building in this already built out area will stress wildlife & increase congestion
107.	Kimberly Carlson	Boise, ID	Greed and political favor. This was not zoned for apartments. Keep it that way. Many families bought in this area because they were sold a neighborhood not just a home. This is not conducive to the plan sold.
108.	Charles Peterson	Boise, ID	There is too much congestion in this neighborhood already.
109.	Casey Siko	Boise, ID	This is getting ridiculous
110.	Rob Ruebel	Boise, ID	Roads not set up for the increase in population in this area. Schools already overcrowded, 34 students in my oldest sons 5th grade class. The small new elementary school in Harris Ranch won't be enough.
111.	Bob Kuber	Boise, ID	
112.	Fred Webster	Boise, ID	I live in the community of single family homes adjacent to this proposed complex. The traffic, light pollution and population density are completely incompatible with the surrounding area. As an 8 acre plot, it would be more than acceptable to build several homes, probably close to 30, on .25 acre sites, which would be in line with current construction and community patterns. The developer, it <i>(continues on next page)</i>

	Name	From	Comments
112.	Fred Webster	Boise, ID	<i>(continued from previous page)</i> would seem, is not looking to be a part of the community but to be wholly other than the community. Let the developer work to become a neighbor instead of a nuisance. Please do not let this pass!
113.	Sandra Andersen	Boise, ID	Traffic is absolutely horrible right now with the Harris Ranch development (when the Warm Springs access is open) and the drivers going east on Warm Springs to Harris Ranch think there is no speed limit on Warm Springs Avenue. It is a freeway to them. It is hard enough now to get out of our driveway with the existing traffic.
114.	Marie Hawkins	Boise, ID	heavy traffic area, loss of open space, nature destruction
115.	Donna Christensen	Boise, ID	Traffic already terrible in this area.
116.	Nirmala Sandhu	Boise, ID	
117.	Cristina Kite	Boise, ID	We live on Barber Drive and the traffic is already bad with speeders. With Barber Hills North and this development the traffic count will increase making the road more dangerous. Also, this development does not fit into the Barber Valley Master Plan, will destroy the wetlands on the property, will increase light pollution and an overall bad fit for the property and immediate area.
118.	Jane Seys	Boise, ID	I live in the area but not close enough to impact me personally. However, I do drive by that area regularly and and I feel it is too dense, too much traffic making it dangerous, but more importantly there are wetlands that need to be protected. Also, the other homes in this area are gorgeous and this will impact not only the value of their property but the beauty of the area.
119.	Per Christensen	BOISE, ID	This area should be used for smaller single family houses. The area is surrounded by houses. Having 125 units will increase traffic in an unacceptable way. The total lot size seems to support perhaps 25 homes. This is 100 too many.
120.	BENJAMIN SATTERWHITE	Boise, ID	
121.	Jeffrey Wolstenholme	Boise, ID	I live next door to the proposed complex. When I bought my property, I was told that surrounding developments would adhere to the existing development plan. This complex puts high density rental property amid single family residences. It does not fit!
122.	ELAINE RUSSELL	BOISE, ID	PROJECT IS NOT CONSISTENT WITH NEIGHBORHOOD.
123.	Lyn McCollum	Boise, ID	It is NOT compatible with BluePrint Boise, which is a valuable comprehensive plan for structuring Boise's growth.

	Name	From	Comments
124.	Vicki Keen	Boise, ID	I have to drive out there frequently because two of my daughters and their families live in Harris Ranch. That area is already way too congested.
125.	Hannah Ball	Boise, ID	My concern is: is this a good product for the surrounding area? Is there a more appropriate product to reflect highest and best use. Will an apartment site produce too much traffic with out sufficient access
126.	David Jauquet	Boise, ID	This is not a predictable pattern of development for a neighborhood of single family homes. It will diminish quality of life and decrease the values for all surrounding properties.
127.	Kimberly Buxton	Boise, ID	
128.	Bryan Wewers	Boise, ID	Traffic issues that will be created on Warm Springs, density and lack of transition with surrounding neighborhood.
129.	Marilyn McAllister	Boise, ID	The proposal is inconsistent with valley planning. Wildlife corridors are being all but eliminated, especially N-S, or hills to the river. Traffic - ACHD does not appear to have a long term solution for Warm Springs Ave closures due to rock slides. Increased housing density puts more pressure on already overloaded Park Center Blvd. Lighting - Proposed surface parking will undoubtedly require lighting which directly affects neighbors.
130.	Lori Talboy	Boise, ID	
131.	Gordon Hill	Boise, ID	Major traffic and concern for my family and neighbors.
132.	Karolyn Crowley	Boise, ID	We need to slow the growth until the infrastructure can keep up.
133.	shannon richardson	boise, ID	Does not fit in with surrounding density Too much traffic potentially untidy, noisy neighbors
134.	Jim Buxton	Boise, ID	
135.	Todd Bashaw	Boise, ID	The proposed development density would be almost 5x greater than the three developments surrounding the subject parcel. Too far out of line with the immediate surrounding properties. Not an appropriate use for that land and would impact the neighboring properties negatively.
136.	Hans Mucher	Boise, ID	The Planning and Zoning commission seems to have little regard for quality of open space. Also a portion of this property is designated as federal wetlands and a multi-year environmental impact study should be ordered.
137.	Katherina Lask	Boise, ID	
138.	Allison Isaacson	Boise, ID	

	Name	From	Comments
139.	Erin Hutto	Boise, ID	The addition of the apartment complex will impact the Harris Ranch property value, traffic and the wetlands for wildlife that the Harris ranch homeowners pay for. This is irresponsible development. This land should only be available to build stand alone homes which match the other size/style/cost of surrounding homes.
140.	Kelly Jorschumb	Boise, ID	This particular project is not appropriate for the space, traffic, flow, or master plan of the valley.
141.	Erika Prosser	Boise, ID	That is such a small area. There is not enough space for that much traffic. There enough other apartment complexes going up very close by.
142.	Leah Wright	Boise, ID	Traffic increase/zoning
143.	Christopher Rossi	Boise, ID	We do not need to take away from the scenic view of our area by building high capacity apartments. Traffic increase will continue to be a problem. If you need to build, add more homes to the area not apartments
144.	Gina Persichini	Boise, ID	That small road cannot handle the added traffic with 100+ residents & their cars. A few homes, maybe, but not 100+ vehicles going in and out of that small place.
145.	Jason Kajkowski	Boise, ID	Makes zero sense for an apartment complex to be built here. Traffic, wildlife, wetlands concerns
146.	Melanie Parish	Boise, ID	Too many units for the location. Parking lot lighting would cause light pollution. I thought that this area was going to be protected for wildlife - building this many units right here is NOT good for local fauna.
147.	richard talboy	boise, ID	Do not approve this project! Warm Springs Ave is a neighborhood not a highway. This project will dump another 1,000 vehicles onto this historic avenue.
148.	Sara Kajkowski	Boise, ID	It affects the property around it and wetlands. This area should be planned intelligently!
149.	Megan Dannenfeldt	Boise, ID	The infrastructure -roadways are not sufficient for the area, the wetlands and wildlife migration issues that will arise, current zoning does not provide for these buildings and that was put in place based on studies and recommendations for the area.
150.	Siler McCraw	Boise, ID	This area is poorly designed for high density apartments. The traffic flowing through warm springs is already at a dangerous level, especially considering the mail house for Harris Ranch.
151.	Rebekah Ward	Boise, ID	
152.	Celeste Miller	Boise, ID	It will generate 830 car trips per day on the residential street where I live. The area does not have infrastructure to support such high density.
153.	Trish Obrien	Boise, ID	High density housing in that piece of land would be horrible for our area.

	Name	From	Comments
154.	Jeff Prosser	Boise, ID	
155.	Eric Pollard	Boise, ID	
156.	Greg McRoberts	Boise, ID	Not a fit for the surrounding area.
157.	Dylan Amundson	Boise, ID	Makes zero sense for an apartment complex to be built here. The infrastructure—roadways are not sufficient for the area, the wetlands and wildlife migration issues that will arise, current zoning does not provide for these buildings and that was put in place based on studies and recommendations for the area.
158.	Jen Larsen	Boise, ID	
159.	Andrew Schenk	Boise, ID	There is already one colossal apartment complex being built near Harris Ranch. This new project will compound traffic problems, and potentially decrease the property values of single family homes on both sides of this proposed project. It's the wrong project in the wrong place.
160.	Luke Moran	Boise, ID	
161.	Chelsea Porter	Boise, ID	
162.	Patrick Shannon	Boise, ID	Utter Madness! People make major life decisions and investments in where they live based on existing zoning laws and so called Comprehensive Planning. And then even to be presented with the attempt to rezone, with this density, for this property is absolutely repugnant.
163.	Annie Morley	Boise, ID	
164.	Deborah Simmons	Boise, ID	Protecting wildlife and natural habitats, livht polution, overcrowding and significant increase in traffic congestion and commute times
165.	Tony Sledzieski	Boise, ID	I am concerned that another high density development in this neighborhood will negatively impact the quality of life here.
166.	Matthew Boam	Boise, ID	
167.	Chelsi Baldwin	Boise, ID	
168.	Allison Thomas	Boise, ID	
169.	Justin Milander	Boise, ID	
170.	Stephanie Ballis	Boise, ID	To preserve the beauty and charm of Southeast Boise.
171.	Srivardhan Gowda	Boise, ID	I live in the area and would prefer it to be community with just houses
172.	Kimberlee Miller	Moorpark, CA	
173.	Shannon Wood	Boise, ID	The impact of a development of this density on traffic as well as wildlife and light pollution will be extremely detrimental to the valley.

	Name	From	Comments
174.	Dawn Estrella	Boise, ID	Opposition to this development is important to me because this complex does not fit in with the feel of the Barber Valley. Even more than that, I am concerned about the impact of this project on our other neighbors...the wildlife. This proposal does not do enough to mitigate wildlife concerns and fills in more wetland with pavement.
175.	Rachel Lalley	Boise, ID	
176.	Brandi Roberts	Boise, ID	Rezoning this area for high density apartments does not make sense for the increase in traffic, wildlife, and current residents. Please reconsider. This is a beautiful area with wonderful neighborhoods. I hate to see it decline due to overcrowding.
177.	Paula Teague	Boise, ID	Need to keep the population down. There are not enough space and roads to support this kinds of urban sprawl. The impacts on the wildlife would be devastating
178.	Kathryn Planansky	Boise, ID	Increased traffic flow. Apartments tend to attract transient residents. Would be excellent as single family homes with less impact on the surrounding area.
179.	Brittany Asher	Boise, ID	
180.	Elana Story	Boise, ID	
181.	Carl Holmes	Boise, ID	
182.	Anita Wilder	Boise, ID	The east side was designed with a specific plan. This apartment complex is not the right mix based on this plan. While I support more mixed-income housing nearby, this particular plot of land is ill-suited due to the wildlife corridor and already congested traffic along historic Warm Springs. "Low-income" cannot be classified as \$1,600 a month, and is being used by the developer as a way to try and force an ill-fitting project into a desirable spot.
183.	Melanie Ernst	Boise, ID	This proposed apartment complex is inappropriate for this lot which is in an area surrounded by single family homes. Its extrememly close proximity to many pre-existing homes will surely drive down their values and the value of the Privada development's lots and homes.
184.	Hevelyn Karcher	Boise, ID	
185.	Tricia Shaughnessy	Boise, ID	
186.	Jamie Smith	Boise, ID	Traffic, schools, community environment
187.	Elise Coyle	Boise, ID	Not appropriate zoning for this parcel. Too much traffic with such dense housing. Changing the neighborhood feel.
188.	Susan Keller	Boise, ID	Too much traffic for the area. Does not fit the character of the immediate neighborhood
189.	Stephanie Rutledge	Boise, ID	

	Name	From	Comments
190.	Michelle Myers	Boise, ID	Increase in traffic flow with congest the area. Parcel does not to be rezoned.
191.	Andrea Hill	Boise, ID	Although we have land, I do not believe we currently have what we need in this area to support the added growth this form of high-density housing creates. We are busing children to several different elementary schools and there is currently only one road option open right now to get people into downtown Boise. Let's not turn our part of town into an overbuilt area like Meridian or Eagle.
192.	Andrew Martinson	Boise, ID	
193.	John Regis	Boise, ID	This development is not conducive to the area that is made up of Single Family homes. There is already a 4 story monster down the road, that is enough. This area needs to start getting the commercial infrastructure in place to support this side of town.
194.	Stasi Bellomy	Boise, ID	The traffic the wildlife and too much light pollution. The reason people want this area is changing too rapidly. We don't want to be like meridian and have absolutely no zoning. We need to protect our open lands and help sustain our barber valley!
195.	Stacy Courtial	Boise, ID	
196.	Dianna Hand	Boise, ID	
197.	paul dawson	BOISE, ID	too much traffic and too many people
198.	Roy Aggarwal	Boise, ID	I understand that development is necessary, but too much high density housing will create too many people and too small of space and then the charm of the small town feel will get lost.
199.	Honglin Sun	Boise, ID	
200.	JASOn Morley	Boise, ID	
201.	Janelle Smith	Boise, ID	The potential for congestion, excess traffic and increased crime threatens to further erode the quality of life in thia area.
202.	Christopher Sallas	Boise, ID	
203.	Gordon Joseph Dewey	Boise, ID	I live in this neighborhood and feel this complex would have a negative impact on everyone who lives here
204.	J Ellen Maier-Zinn	Boise, ID	There are so many reasons, 1) the amount of traffic onto warm springs and E barber drive would increase dramatically, we have been urging ACHD to look at the speed limit or other options on E Barber that continues to fall on deaf ears, this would just amplify the problem. 2) aesthetically, these units would ruin the area. The monstrosity of apartments that is being added right by the bridge is a perfect case in point. It is a disgrace to the area. 3) the increase in traffic will also disrupt the wildlife even <i>(continues on next page)</i>

	Name	From	Comments
204.	J Ellen Maier-Zinn	Boise, ID	<i>(continued from previous page)</i> more, we are paying a premium for wildlife mitigation, yet the city is considering this?? Doesn't make sense
205.	Neil Argyle	Boise, ID	This is not in keeping with the original plan for the area. High occupant housing was supposed to stay on the other side of park center. Traffic, congestion, number of motorists, pollution will all increase. Current property values will decrease, especially for those that most closely border this area. The only person who comes out ahead is the developer. Period. While everyone else who lives in this community loses.
206.	Tisha Hansen	Boise, ID	Oversaturation of existing communities. Boise is allowing way too much growth without the appropriate infrastructure.
207.	Cathy Neilson	Boise, ID	Wrong site for a builder to build apartments. Changes the integrity of the neighborhood and home values for all who have just purchased new single family homes in the area. As well as, the traffic impact.
208.	Leslie McChristy	Boise, ID	There already to much traffic impact with ALL the other new builds. enough is enough
209.	Camilla Brown	Boise, ID	
210.	Erik Q.	Boise, ID	Traffic, traffic, traffic. On a road that during the last 4 years has been closed for several months during each of those years. Are there other people living in that area? Yes, but in a community that was developed after years of input and thought and planning to create a master plan for the area. Just because it is dirt doesn't mean it should be built on.
211.	Angela Levesque	Boise, ID	It's is marsh land. The light pollution and traffic increases are also a concern.
212.	Lahoma Turner	Boise, ID	I do not want this complex near us when there is one practically under water at Bown. This has a pond a wildlife that will be displaced with this.
213.	Lori Tindall	Boise, ID	It's places too much traffic in the area & is an impact on the wildlife.
214.	Sarah Brennan	Boise, ID	
215.	Swapnil Lengade	Boise, ID	
216.	Via Surmelis	Boise, ID	I don't think the original Harris Ranch plan is being followed. With all the new development along the river, and at the Parkcenter bridge, especially apartments there too... we don't need another 120 to impact the environment, or our quality of life on this suddenly over built neighborhood.
217.	JACK Baldwin	Boise, ID	
218.	Amber Carpenter	Boise, ID	
219.	Cori Dyson	Boise, ID	
220.	Nora Richardson	Boise, ID	

	Name	From	Comments
221.	Melanie Michaels	Boise, ID	Sustainability of this area in terms of resources and excessive traffic
222.	Patrick W	Boise, ID	Not part of original master plan.
223.	Patrick Mcchristy	Boise, ID	Come on....At some point it's like trying to put 10 gal's into a 5 gal bucket...Stop it
225.	Cassie Thompson	Boise, ID	
226.	Randy Thorn	Boise, ID	Traffic and inappropriate development for the area
227.	Laurie Hendrickson	Boise, ID	
228.	Akheil Jain	Boise, ID	
229.	Shawn Levesque	Boise, ID	Marsh land and too much additional traffic in the roads and area
230.	Megan McChristy	Boise, ID	
231.	Jamie Hutt	Boise, ID	All the obvious reasons. Prevent beautiful east Boise from over population.
232.	Mary Baer	Boise, ID	I live near by! Too much high density development already in the area!
233.	John Zinn	Boise, ID	Traffic
234.	Stephanie Trail	Boise, ID	Too much traffic congestion
235.	Priya Jain	Boise, ID	
236.	Meredith Lynch	Boise, ID	Too many people too close to my house.
237.	Shauna Jorschumb	Boise, ID	I'm directly affected by it
238.	Ethan Asher	Boise, ID	
239.	Vinayak Shamanna	Boise, ID	
240.	Sandy C.	Boise, ID	Wildlife mitigation, inappropriate density, doesn't meet the needs of the current demographic desiring to reside to this area.
241.	Lindsay Barnes	Boise, ID	
242.	Emily Rastegar	Boise, ID	Traffic, wildlife & wetland preservation, noise & light pollution
243.	Melissa Nielsen	Boise, ID	Wildlife in Harris Ranch is already changing and suffering. Traffic and congestion is going to be awful, particularly since they want to build on a road that is not consistetntly open. This is not a well thought out plan. It's just another developer maximizing profits at the expense of the environment and surrounding neighborhood. I hope the city will step in and represent the people rather than the deep pockets.

	Name	From	Comments
244.	Paul Schell	Boise, ID	Too many vehicles on single lanes of Warm Springs with no way to alleviate congestion. Additionally the roundabouts are already seeing speeding traffic from west-, east- and south- and northbound traffic at all hours - making pedestrian and bicycle crossing precarious. Additional homes still are being built in Harris Ranch and Harris Ranch North that will further overload the roads.
245.	Tara Leach	Bouse, ID	Way too much traffic for this area. It will be congested and lower the value of all of the homes around it.
246.	Lori Suess	Boise, ID	Huge amount of additional traffic on two lane Barber Drive.
247.	Jessica Perretta	Boise, ID	
248.	Emily Stoltz	Boise, ID	Boise's urban sprawl has gone on long enough. It's time to re-develop closer to the city center.
249.	Sarah Hodge	Boise, ID	It would look terrible and take away some views. Just because there is room doesnt mean you need to squeeze more people in
250.	Trish Raffel	RALEIGH, NC	
251.	Shaila Buckley	Boise, ID	The proposed apartments are not in conformity with the surrounding single-family homes, nor are they in conformity with the Harris Ranch development plan.
252.	Barry Raffel	RALEIGH, NC	
253.	Patrick Cusick	Boise, ID	This area is a key transit point for wildlife. Apartments would be better served closer to town and supported by public transportation.
254.	Marianne Sonntag	Biise, ID	Much day-to-day happiness depends on having green spaces to enjoy. Some truly special green spaces are extra rich in beauty and are full of life of diverse kinds, having grown in a particular niche for millions of years. Such spaces nourish mentally, physically, emotionally as the sounds, sights, and freshness of the area fill those of all ages, nationalities, economic or social standings. Great access to both downtown jobs and such beautiful green spaces along the river is the main reason we moved to Harris Ranch. But high density housing would bring hundreds more bodies and their dogs to an already crowded area. The green spaces along the river are already much changed by heavy traffic. High density housing would be a tragedy in the area. Such an increased traffic load for the trails, the river banks, and the few remaining "wild" areas around the trails, can barely support even the population density currently thrust upon it, much less hundreds more. Especially dangerous is the fact that many who live in high density housing do not feel the same responsibility and dedication to preserving the beauty and diversity of the surrounding land that long-term homeowners feel. The diversity of coyotes, herons, (continues on next page)

	Name	From	Comments
254.	Marianne Sonntag	Biise, ID	<i>(continued from previous page)</i> sandpipers, warblers, woodpeckers, rabbits, beavers, sow-whet owls, screech owls, great horned owls, and the many hawks and falcons, only exist because there are many diverse small prey and some dwindling but still present hiding spaces. These treasures, once gone, cannot be replaced. It is my deepest prayer that our children's children will still be able to take walks along the river and be rejuvenated by the gentle peace found in a diverse green space. Please do not build apartment buildings or other structures along the river. Please develop housing and businesses away from vulnerable ecosystems like the areas surrounding the river, and the beautiful foothills. Please save the beauty for future generations. Why let a few extra dollars lure us away from preserving the very thing that could bring joy and peace to millions of people for generations to come?
255.	Robert Rhodes	Boise, ID	
256.	Matthew Buckley	Boise, ID	Development is not in line with overall Harris Ranch master plan
257.	Amanda Macomb	Boise, ID	I have lived in Harris Ranch for 10 years and the traffic to and from downtown has gotten so congested. I don't think the roads in place can sustain more high-density housing.
258.	Stefanie Keen	Boise, ID	It's too much already!! How much high density housing do you think one area can handle?!?!
259.	Markham Carol	Boise, ID	We are in a wildlife mitigation area, and supposed to be preserving the environment. More traffic and more construction is not beneficial for the wildlife. There are enough apartments in this area. The apartment will block more views in the area.
260.	malik griffin	Knightdale, NC	
261.	john mccauley	boise, ID	
262.	Kelli Myers	Boise, ID	
263.	Mitch Enderle	Boise, ID	
264.	Barb Silus	Boise, ID	This type of development does not fit the character of the neighborhood and would create additional congestion and traffic.
265.	Seth Neal	Boise, ID	
266.	Brandy Borders	Boise, ID	
267.	Kara Edwards	Boise, ID	This is not an appropriate use of this land. Please think of the SE community and do not build these apartments
268.	Barbara Morley	Boise, ID	Don't want multi family near
269.	Robb Q	Boise, ID	
270.	Robert G Wright	Boise, ID	This project is totally out of character for the neighborhood and is not part of the master plan

	Name	From	Comments
271.	Shari Wright	Boise, ID	The master plan is there for a reason . Let's be consistent and know where are neighborhoods are going
272.	Cassie Smith	Boise, ID	More traffic and people Is NOT why I moved to this neighborhood. It's out of character for the street and dangerous for the animals who share our space
273.	Mil DeSilva	Boise, ID	<p>As a concerned citizen in this community I am writing to you in regards of my objections to your proposed project. Your development project is simply going to a hinderance to the area.</p> <p>Traffic You're 126 unit at minimum would have an additional 126 vehicles trying to commute via warm springs a two lane road with neighborhood stop lights and a school zone. This would add a significant delay on commutes potentially making it worse than a I-84 traffic jam. In an event the traffic is backed up happens between the river and Mesa there is no safe way to revert back to park center as alternate route. If warm springs were to be closed again in future years like it has been Park Center would become a delayed commute as well.</p> <p>Crime Since it is an apartment complex you will be potentially adding 252 individuals to an area increasing the amount of potential crime and decreasing the safety of the area for the children and public. You're increase traffic is will increase the safety to the students at Adams Elementary.</p> <p>Wildlife The amount of deer in the area and the increase traffic flow are injuries and accidents waiting to happen. If your project is to pass, then I propose everyone in the surrounding area should be granted access to your clubhouse and open area. Thank you for taking the time to see our views. I hope the project of an apartment complex does not come to fruition. This property would be better served as flex population of hospitality area for residents to come engage in and leave. This area is not in need of more habitants.</p>
274.	Jamie Brown	Boise, ID	
275.	Stephanie Mackey	Boise, ID	Too much congestion, decrease in property values, not enough infrastructure for that many apartments, already high density apartments one mile away, problems with wet land species and apartments do not blend with the other structures in the area a break from the core plan.
276.	Nancy Guerrero	Boise, ID	
277.	Ann Sargent	Boise, ID	I live in this area and the location is not appropriate. Safety concerns with traffic and effect on wild life.

	Name	From	Comments
278.	Ali McLean	Boise, ID	There is an overbuilding happening in the East area. So many apartments and condos just being thrown up without transportation/traffic planning. We don't have the infrastructure yet!
279.	Sarah Scott-Scudder	Boise, ID	
280.	Ryan Kearney	Boise, ID	I live in the area.
281.	Diana Fuhrman	Boise, ID	there is already too much traffic, noise, light pollution in the neighborhood.
282.	Max Nielsen	Boise, ID	Let me guess - California or Utah. You haven't finished ruining your neighborhoods. See you in 50 years!
283.	Ryan Walker	Boise, ID	
284.	Andrea Pettitt	Boise, ID	This is a terrible idea to add to Harris Ranch. I think higher-density options are great, but this will be an eyesore and will detract from the character of the area. Plus, we should not add that kind of development until the new school is built. The schools in this area are already full!
285.	Drew Jansen	Boise, ID	Very wrong for the area. Already lots of higher density housing in the area with more houses and development already approved. Warm Springs (bound to fail eventually) and Park Center are already strained. Single family homes, or better yet a public neighborhood park are far more appropriate for the area. Stop the pillaging of the Barber Valley for a short term cash grab.
286.	Ron Slavick	Boise, ID	Parkcenter and warm springs would not support it.
287.	Kc Christine	Boise, ID	Traffic issues and there is already high density housing in the area.
288.	Ronald Slavick Sr	Boise, ID	To much traffic in the area now. We don't need high density complexes in that area.
289.	Kacey Duncan	Boise, ID	
290.	Patricia Farrell	Bouse, ID	I live in the area and I am concerned about the traffic impact on Warm Springs.
291.	Rhonda Heggen	Boise, ID	I support single family housing not apartments at this location. Traffic flow will be an issue here because of visibility and congestion. Warm Springs is closed frequently because of slides & other issues causing detours. The detours are already under stress & there is so much other growth planned around MaryAnne Williams Park.
292.	Jeff Hall	Boise, ID	
293.	Duston Scudder	Boise, ID	Too many homes in this area, with warm springs already bottleneck ed and in a state of disrepair, the addition of another 120 units plus Harris Ranch plus the new dish density housing going in on the west side of the Mesa, this <i>(continues on next page)</i>

	Name	From	Comments
293.	Duston Scudder	Boise, ID	<i>(continued from previous page)</i> is a terrible idea! If the warm. Springs Mesa Road was widened, hillside shored up and shotcrete applied to prevent erosion and rock slides, then there would be a better access to these proposed apartments, but that's not in the plans, so bag this idea and fix the Mesa roadway and make it safer before adding anymore traffic to this area.
294.	Katherine Grobe	Boise, ID	I have to cross warm springs every day to get my mail! I don't want this traffic!
295.	David Hand	Boise, ID	Inappropriate, poorly thought out design. Inconsistent with the development surrounding it. Just because code says you can, doesn't always have to mean you should!
296.	Brett Keffer	Boise, ID	There is no place for apartments in this area. There are already enough of them within a few hundred yards of this location. Adding additional apartments would overwhelm the area and over saturate a nice neighborhood and at the same time have a negative effect on the existing homes and community. Hopefully the greedy developer makes the smart decision and does not move forward with the proposed apartments.
297.	Maria Weeg	Boise, ID	
298.	Amber Daley	Boise, ID	
299.	Cay Nielsen	Boise, ID	Already enough apartments being built in that area. This area is zoned for single family which is more appropriate
300.	Dan Winans	Boise, ID	This road cannot allow to have that many more daily cars. There are over 1000 apartments planned for the area, this specific area has very little access compared to the other areas where high density is approved already. This are will cause traffic problems, and will in the end lead to the closure of Warm Springs. Please do not allow this to be approved. Thank you
301.	Sharon Hayworth	Garden City, ID	
302.	Amber Kirtley-Perez	Boise, ID	
303.	Mandy Winans	Boise, ID	I moved to east boise to get out of the high density over populated areas of town. We already have apartments being built off parkcenter and I don't want our area over populated with people and traffic.
304.	Zeb Perez	Boise, ID	Close to where I live and we have plenty of apartments in the area.
305.	Lindsey Peterson	Boise, ID	
306.	Tasha Sorrells	Boise, ID	There are not enough roads for the traffic this would bring. Not enough room in Elementary Schools. There has already been too much destruction to wildlife habitat this <i>(continues on next page)</i>

	Name	From	Comments
306.	Tasha Sorrells	Boise, ID	<i>(continued from previous page)</i> would significantly increase it with the added traffic. Be responsible. This is a beautiful area that can be developed beautifully...maybe single family homes with some space between them and nature areas.
307.	Cindy T	Boise, ID	
308.	Tara Lancaster	Boise, ID	Parkcenter is already very crowded at certain times of day, and Warm Springs is not stable enough to support any cars. There is nowhere for these cars to go but Parkcenter. This marshy area is also home to many species of animals. We need to leave this area as is.
309.	Holly Johnson	Boise, ID	
310.	erin darboven	Boise, ID	Increased traffic affecting wildlife and children.
311.	Kacee Oconnor	Boise, ID	This proposal seeks a change in Zoning that will negatively impact thw community by increasing thw density significantly. I request that the original remain in place.
312.	Aurelie Farreyrol	Machtum, Luxembourg	
313.	Sherr Matney	Boise, ID	There is already too much congestion in our area. Our roads are not going to be able to handle the traffic caused by the excessive growth that is happening in this area of town. Why should this be allowed as it is a deviation from the master plan? We need you protect our interests as we are the people living here.
314.	Rachel MURPHY	Boise, ID	We cannot support such high density development in our neighborhood. It will exacerbate terrific problems, destroy wildlife habitat, cause light pollution.
315.	Tomara Barda	Boise, ID	Traffic is already bad. Don't need mass housing.
316.	Richard Niece	Boise, ID	We do Not need any more building out here
317.	Kristy Strohm	Boise, ID	I am extremely opposed to more high density housing along warm springs and in Harris Ranch. The appeal of the area was the big open fields and the charm of the ranch. The remaining wildlife is all that is left. Do not turn every remaining square inch into high density living cubicals. Read the Lorax!
318.	Karolyn Sledzieski	Boise, ID	I am very concerned with the additional traffic and congestion this high density development will bring to my neighborhood. Single family homes are acceptable given the development plans that have been established for this community.
319.	Steve Smith	Boise, ID	Currently density in the area allready exceeds infrastrucure for the area. Several high density apartment complexes allready under construction. Uncontrolled development in this area will lower the standard of living. Subject site has has been a wildlife corridor from foothills to the river. <i>(continues on next page)</i>

	Name	From	Comments
319.	Steve Smith	Boise, ID	<i>(continued from previous page)</i> Further high density would eliminate this path for deer and other animals. Not apposed to development of the parcel just the density submitted. I think warm springs should link up to parkcenter at the bridge area if development of this is approved. Running traffic through that subdivision to connect warm springs to parkcenter is ridiculous.
320.	Eve-Marie Bergren	Boise, ID	WHAT ARE YOU DOING???? this is totally over-developed and there is NO WILDLIFE CORRIDOR
321.	Chelsea Brown	Boise, ID	
322.	Jacqueline Sigman	Boise, ID	
323.	Piper Kent	Boise, ID	
324.	Richard Simon	Boise, ID	
325.	cheryl Brass	BOISE, ID	
326.	Susan Bliss	Boise, ID	The developments along Warm Springs are destroying the habitat for so many species. I don't see how there will be any access to the river. We are destroying everything that makes that area unique and pristine!
327.	Sergei Kashirny	Boise, ID	
328.	Sue Moore	Boise, ID	
329.	Judith Keim	Boise, ID	I'm not opposed to development in general, but it needs to be done with recognition to its surroundings
330.	Sharon LaBarbera	Boise, ID	
331.	Anna Maderis	Boise, ID	I live in the area and have serious concerns about safety of both residents and wildlife in the area. Please see the letter I submitted to the city of Boise on April 8, 2017.
332.	Shaunna Tucker	Boise, ID	Saving space for wildlife is important ! There is enough developed land in that area!!
333.	Tabitha Epler	Boise, ID	
334.	Linda Kline	Boise, ID	
335.	Brooke Ramstad	Boise, ID	More apartments in an already saturated area is not appropriate.
336.	Tausha Grondahl	Boise, ID	
337.	Jeanne Dillion	Boise, ID	
338.	Brian Story	Boise, ID	
339.	Craig Harradine	Boise, ID	
340.	Grady Borders	Boise, ID	
341.	JAMES SORAN	BOISE, ID	This development is not compatible with the design guidelines for Harris Ranch and would negatively impact the neighborhood character of single family homes in Harris Ranch.

	Name	From	Comments
342.	Maureen Sykes	Boise, ID	Too much building and not enough resources
343.	Erin Brennan	Boise, ID	
344.	Kevin Kelly	Boise, ID	
345.	Jodee Kelly	Boise, ID	
346.	Adon Galindo	BOISE, ID	
347.	Chadd Cripe	Boise, ID	I live in the area. This project is incompatible with the surrounding development and would increase traffic on a road that has been closed for months (Warm Springs).
348.	Diane Langdon	Boise, ID	When we purchased our home, the decision was informed by several considerations with the plan for development as a key deciding factor for us. It pains us to learn that there is a chance that the plan may be jeopardized by this huge apartment complex that would adversely affect surrounding property values and traffic ... all for the financial gain of an individual developer from out-of-state. Truly disheartening to ponder the consequences for so many of us who call the Harris Ranch area home.
349.	William Dryden	Boise, ID	
350.	DeAnn Bodey	Boise, ID	
351.	Mary Hindson	Boise, ID	Incompatible with area zoned for single family housing; displacement of wetlands, possible additional 200 cars will be too much for E Warm Springs Ave, and the need for lighting a parking area for safety. Just too much!
352.	Kelly Victorine	Boise, ID	Apartment complexes do not belong in our area!
353.	Gina Day-Price	Boise, ID	
354.	Barbara Forderhase	Boise, ID	Typical - area is zoned for one use. Then developer comes in and wants to get it changed. Unfortunately money talks, not good planning. Having lived in Boise since the 80s, I haven't liked the development of Harris Ranch, but at least it was single family homes/long term residents who are stable and care for the area. Apartment residents are temporary and don't care about the long term. This area is also important for wildlife.
355.	Jerry Brady	Boise, ID	
356.	trena semanske	Boise, ID	
357.	Thurman Haskell	Boise, ID	
358.	Kimberly Fall	Boise, ID	This is an amazing place to live but if continued thoughtless irresponsible development continues it will be ruined for everyone!
359.	Rebecca Anderson	Boise, ID	The planning process needs to be mindful of the existing infrastructure and not bank on future infrastructure improvements. The current planning process seems to be creating an overpopulation of an area that doesn't have adequate resources to support a development like this.

	Name	From	Comments
360.	Laura King	Boise, ID	The development does not match neighboring areas (single family dwellings). The area does not support the high density.
361.	Cheryl Spoehr	Boise, ID	
362.	Theresa Smith	Boise, ID	This apartment complex would effect the wildlife mitigation program and cause un due excessive traffic in an already marganilized infrastructure.
363.	Peggy McClendon	Boise, ID	My main concern is the strain this would put on the infrastructure and the environment with increased traffic.
364.	Brenda Waters	Boise, ID	What was appealing about Harris Ranch area is getting ruined by development. So sad to see this. The river and wildlife are for all to enjoy and you are blocking it with too much development. Protect this beautiful area.
365.	Dana Rusin	Boise, ID	
366.	Sonya Greegor	Boise, ID	As a longtime resident of this area in Southeast Boise, I'm very disturbed by the development that I see in Harris Ranch. One need only look at the flooding that is occurring to realize that this is poorly planned and the loss of wildlife habitat is destructive.
367.	Gloria Totoricaguena	Boise, ID	This development does not follow the long range plans for this area, blocks marshes and wildlife movement and would crowd an already problematic Warm Springs Avenue traffic flow. This area is single family homes on already narrow single lane streets.
368.	Patricia Beal	Boise, ID	This is not part of the master plan. Warm Springs is not able to handle 1,000 extra tips per day. This also does not match the neighboring areas- single family dwellings.
369.	Michael Knickerbocker	Boise, ID	
370.	Peter Keim	Boise, ID	High-density development in an area improved predominantly with single-family homes is just plain wrong. The proposed development is inconsistent with the established Master Plan and should be stopped forthwith. The impact of increased traffic on already over-burdened roads is unacceptable.
371.	Dorcas Kantayya	Boise, ID	Traffic is already increasing greatly and construction presently within the plan is not even completed yet. Cannot imagine what a nightmare we will face with 126 apartments. This area is not zoned for apartments for a reason. Do not make an exception, especially for an out of Towner who does not understand the planned growth of Boise and Harris ranch. Warm springs is always closed during the winter which makes things worse. An apartment complex in a single family homes area is just plain ugly.
372.	Sean Burke	Boise, ID	
373.	Sandra Breuer	Boise, ID	

	Name	From	Comments
374.	robin r	boise, ID	We need to protect the wildlife in this part of Boise
375.	Gary Veasy	Boise, ID	This proposal represents poor land planning and ignores zoning and planning regulations and the findings necessary for you to support it. This site is clearly a single family residential site, which I am in no way opposed to. Single family homes would be appropriate given the zoning context and land uses of the adjacent properties. I am not opposed to multi family residential properties when located on the right site. I understand that variances and rezonings are sometimes warranted and justifiable but this proposal is not. Approval of this proposal would negatively impact neighbors that purchased their property in anticipation of the construction of a project that meets the planning and land use regulations. I am not one of these neighbors but felt it was important to voice this concern so that a precedent is not established and the quality of their lives is not negatively impacted due to the scale and density of this proposal if approved. I urge you to reject this proposal and maintain the quality of this neighborhood.
376.	Tim Lalley	Boise, ID	I do not support this high density development on Warm Springs. This will further clog the already congested roads with an additional 1000 care trips/day on narrow two lane roads. Warm Springs has been shut down for almost two months and closes frequently due to rock slides. Please know I will do everything in my power, including the power of my vote, to stop irresponsible development in Harris Ranch.
377.	Glen Carley	Boise, ID	Does not fit master plan for the area, and appears to be in wildlife/wetlands area.
378.	Karen Starling	Boise, ID	Too much over building for traffic. Enough already!
379.	Peter Wachtell	Boise, ID	We need to keep this development compatible with the other development in the area. We would set a dangerous precedent allowing anyone to change their zoning to high density to make a buck.
380.	Shelley Moore	Boise, ID	
381.	Katy Bissell	Boise, ID	
382.	Karen Thompson	Boise, ID	We need to keep some open space for wildlife and keep an open and clean area for outdoor enjoyment.
383.	Kari H	Boise, ID	
384.	Rich Nichols	Boise, ID	It has changed in the last 3 years, I used to enjoy watching the deer on my nightly ride.
386.	Genevieve Ysursa	Boise, ID	Traffic, Impaired view, crime,
387.	Joan Scofield	Boise, ID	
388.	Jennifer McQuet	Boise, ID	Save the wildlife (quails, deer, coyotes, etc.)!!! Inappropriate project for the area.

	Name	From	Comments
389.	Emily Swogger-Reaves	Boise, ID	
390.	Raylene Dodson	Boise, ID	I worry about the density of housing in this area and I especially worry about the traffic. I live off of Parkcenter and we have seen a dramatic increase in traffic noise and traffic in general.
391.	Pat Mills	Boise, ID	
392.	D Mallea	Boise, ID	
393.	Mark Krasovich	Boise, ID	Does not fit the master plan for the area. Nothing good about it.
394.	Joni Reget	Boise, ID	
395.	Douglas Herlocker	Boise, ID	We live on warm springs ave and this area is not suitable for this project and cannot handle the increased traffic. This project is wrong, greedy, and disrespectful to those who live and work here.
396.	Tanner Hein	Boise, ID	
397.	Sky Eckert	Boise, ID	
398.	Rosa Urrutia	Boise, ID	This development would completely destroy the aesthetic integrity of the current area. This can be seen with the apartments on Warm Springs near Warm Springs Estates And, the traffic volume increase is not acceptable.
399.	Sonja Deines	Boise, ID	It's not a good move for smart growth, quality of life, infrastructure impacts, or preserving wildlife. There are NO benefits to this type of development.
400.	Jordan Johnson	Boise, ID	I have grown up in SE Boise my entire life. This plan directly violates the ideals of this beautiful city. The concern I have for my community and how this will impact everything from roads to schools is one thing; the impact it has on the environment is another. Greed should not be the motivator to destroy an entire community. I strongly hope that this plan will be reconsidered so we can keep the integrity and beauty of SE Boise.
401.	Daniel Boss	Boise, ID	Maintain neighborhood zoning and alleviate congestion on already overloaded Warm Springs
402.	Kristin Prescott	Boise, ID	Harris Ranch is being developed in a Very irresponsible way! Every square inch does Not need to be developed! One of the very reasons I live I the East side of Boise is for the open space and to have wildlife around to enjoy. By building in this area, you are taking away habitat that is Vital to the deer population I the foothills. PLEASE STOP THIS DEVELOPMENT! THANK YOU!
403.	Doug LaMott	boise, ID	The development is already to dense out in the valley as it is.

	Name	From	Comments
404.	Jennifer Boss	Boise, ID	Keep from overcrowding a wildlife area with a very high density project along a congested corridor. Warm Springs is already a poor outlet for traffic, and this project would make a bad situation much worse along that road.
405.	Krista Boss	Boise, ID	
406.	Leah Boss	Boise, ID	Too much traffic on a very small stretch of road, and destruction of the family dwelling structure with young families. The developers paint a picture of the ideal tenants in this project, but it must be expected that among so many renters there surely will be some that will deviate from the family friendly nature of this small community of single family homes.
407.	Richard Cordero	Boise, ID	Preserve the integrity of the neighborhood and Boise.
408.	Keri Barnes	Boise, ID	Because I live next to this area and we cant absorb the traffic and the wildlife will be effected not to mention increased summer time madness with river traffic. We don't have the commercial space for the population in terms of food service, grocery, fuel and school space not to mention our property taxes are the highest in the county I can't imagine this will help with that.
409.	Lisa Hecht	Boise, ID	Harris Ranch/Barber Valley has already been inundated with more development and traffic than it can handle. Wildlife are losing corridors to the river, which this will exacerbate. I doubt the roads can manage another development of this magnitude. Also, we've recently had unstable ground in the nearby Mesa area, and this would add to the load and danger through development, as well as adding demand for services such as fire (remember the Mesa fire that burned just last summer)? This is a disaster!
410.	Jessica Connaughton	Boise, ID	Leave some piece of natural land for us and wildlife in SE Boise!
411.	Katherine Kerner	Boise, ID	This development will put too many vehicles on warm Springs. It's already crowded enough.
412.	Frances Bolt	Boise, ID	Traffic has already increased so much in Harris Ranch. I don't want the additional traffic and don't want to ruin the property values.
413.	Michael Myers	Boise, ID	The development is inconsistent with the surrounding neighborhoods (all single family lots). It violates the spirit of the adjacent Harris Ranch master plans. It will increase traffic unacceptably on narrow neighborhood roads. It will destroy federal wetlands. It ignores that there are several apartment complexes going up in nearby more appropriate locations on Park Center.
414.	Pam Schumacher	Boise, ID	
415.	Caroline Sobota	Boise, ID	I oppose this development

	Name	From	Comments
416.	Diane Barone	Boise, ID	We don't have the right two take away all their land we need to leave space for the animals.
417.	Diane Barone	Boise, ID	
418.	Jacki Mock	Boise, ID	The area is developing too rapidly. Not only is the wildlife being affected but the surrounding neighbors. Also the infrastructure and services currently cannot support it.
419.	Angie Wald	Boise, ID	The proposed changes do not follow the overall Barber Valley plan. The traffic and wetland impacts are too great with the high density of the proposed apartments. Warm Springs has been closed for months and may remain closed in the future due to landslide and slope instability leaving only one route for traffic Barber Valley residents.
420.	Jaime Whitman	Boise, ID	
421.	R Miller	Boise, ID	
422.	Luce Peterson	Boise, ID	
423.	John Jansen	Boise, ID	<p>1. The proposed development is incompatible with the area Master Plan for Harris Ranch. A 120+ multifamily development is inconsistent with the existing and planned character of this immediate residential area. The addition of a 120 unit apartment development would cause a massive, abrupt, unsightly, and incompatible housing-type transition.</p> <p>2. The proposed development will create public inconveniences and safety hazards. In 2014, ACHD counts east of Starview showed a 24-hour traffic count of just over 4000 vehicles/24 hours. So an apartment complex of 120+ units could reasonably be expected to increase traffic by at least 25%. Such an increase will further exacerbate an already difficult maintenance situation for an unstable roadway; additionally, this traffic level will endanger the residents of Harris Ranch who are required to cross Warm Springs to retrieve their mail from the mail kiosk on the west side of Warm Springs adjacent to the proposed development area; this massive traffic increase will also endanger children and pedestrians transiting from the Harris Ranch residences to the pond and greenbelt nature areas of Harris Ranch and Marianne Williams Park.</p> <p>3. The proposed development will affect existing natural areas required as part of the Harris Ranch Master Plan. A large multi-family development will impact the wetlands directly during the construction and on a long term and continuing basis throughout the life of the apartment complex. On a long-term basis, the security lighting, noise, and human activity directly coterminous with the wetlands area associated with such a large-scale concentrated development will affect the wildlife using the wetlands area. Large, paved parking areas will funnel a significantly</p> <p><i>(continues on next page)</i></p>

	Name	From	Comments
423.	John Jansen	Boise, ID	<i>(continued from previous page)</i> increased volume of untreated contaminated water runoff to the wetlands and Boise River. 4. The developer has ignored any meaningful interaction with affected neighborhoods. Only a single meeting with residents of the affected neighborhoods was held by the developer. At this meeting, the developer presented their proposed apartment plan. No input from the affected community was sought or taken at this meeting. The developers plan resulted solely from their concern for their welfare without regard to any community effects. The more proper approach is to consider the development of this tract of land as an integral part of the fabric of the overall area and its compatibility with existing uses and community values.
424.	James Langdon	Boise, ID	
425.	Russ Berger	Boise, ID	
426.	Sandra Dawson	Boise, ID	It is totally out of place in the neighbor. It would affect the wildlife area it would be next to in a negative way. It would add too much density in traffic patterns. It would negatively affect property values. It is just plain wrong to allow this type of development in this spot.
427.	Pam Krier	Boise, ID	This area is being overbuilt. Too much traffic and it's hurting our wildlife
428.	Jim Valentine	Boise, ID	We purchased in this area to get away from the dense devolvement. Multi housing is moving in on us. Let's not build it where it is not in the plan.
429.	Angie Sebolt	Boise, ID	I live in this neighborhood and do not want to see it filled with an apartment complex.
430.	Stephanie Thuerer	Boise, ID	
431.	Nancy Rice	Boise, ID	Parkcenter Blvd is already busy and cannot handle the additional traffic. This is too much growth in a small confined area.
432.	Ryan Laity	Boise, ID	I strongly advocate for sticking to the master plan in SE Boise, as this vision is what people had when they bought into this area. There's a reason we put so much effort into a master plan!
433.	Lynda Gaber	Boise, ID	Too many people, too much traffic. I want the animals to have a place
434.	Michael Reineck	Boise, ID	Affordable housing does not have to be cheap. This is.
435.	Rose Baird	Boise, ID	Too much density already, can we really not have ANY OPEN areas along the river? GREED, GREED
436.	Lori Fisher	Boise, ID	

	Name	From	Comments
437.	Danielle Janes	Boise, ID	Too much traffic & development that may harm wildlife native to the area.
438.	Dawn Dotter	Boise, ID	This development goes against the master plan its irresponsible.
439.	Cindy Hamilton	Boise, ID	To dense of population.
440.	Mark Olberding	Boise, ID	
441.	Kristen Koenig	Boise, ID	This is a dangerous precedent that opens the door to more bad development that jeopardizes neighborhood character and harms property values. Warm Springs has been closed for months- it is no longer a reliable route to downtown.
442.	Nicole Roldan	Boise, ID	The traffic is already horrendous in the Harris Ranch area, we do not need more cars.
443.	Erin Liedtke	Boise, Ukraine	I grew up walking the green belt and playing in the little beaches. On summer day my friend and I went to our favorite spot to sit and our view was no longer trees, plants, and wildlife it was some sort ofFACTORY. This I want to share this beautiful area with my kids and now it's slowly being incredibly disrespected I mean this is Idaho we live her for the nature
444.	Daryl Pullen	Boise, ID	
445.	Kelli Lakey	Boise, ID	Please stop developing every bit of open land you can find!
446.	Krista Berumen	Boise, ID	I live in Harris Ranch and oppose this development. It harms the wildlife that call this area home and damages the character of the existing neighborhood.
447.	Kristi Ryan	Boise, ID	Park Center is quickly becoming traffic heavy and of course, Warm Springs Ave was NEVER intended to even handle the amount of current traffic we have. Because I have two kids that attend Adams Elementary, this also becomes a safety issue with the lack of appropriately placed crosswalks and stop lights.
448.	Lyndsay Gastelecutto	Boise, ID	Southeast Boise and East Boise is becoming over developed. The foothills and wildlife is what makes this area so great. Now they are putting in houses anywhere there is open land.
449.	Steven Moore	Boise, ID	This proposed high-density development is incompatible with the quiet residential setting that I recently moved to in Harris Ranch. Crowding, increased traffic, and ruining a nice adjacent walkway are not what I signed up here!
450.	Ben F	boise, ID	It ruins the characteristics of what Harris ranch is and has always been. Roads are overcrowded already! starting to hate this city with no place left to go
451.	Stella Kawamura	boise, ID	This is definitely an irresponsible act of the developers. With warm springs road being a high traffic road as it is,this is just cause more problems to southeast boise!

	Name	From	Comments
452.	Amy Kelly	Boise, ID	The development on the east side of Boise is out of control. The traffic is becoming unmanageable on Parkcenter, Warm Springs is always closed for some reason or another, the schools are packed, and those of us who already live here don't need another 200 Cars in one location especially right there.
453.	Amber Ruebel	Boise, ID	The traffic and development down warm Springs is horrendous. Let's try building a school before we put in any more residence into this area
454.	Cynthia Mignanelli	Boise, ID	The road was. It built to sustain the amount of traffic we have now let alone to add more cars. Keep east boise small and stop developing every tiny bit of space. People love the quality of life this city provides but by over filling you're ruining it for everyone.
455.	Tammy Gehrke	Boise, ID	The roads around the area can't handle the extra cars. Warm Sorings closes every winter and spring due to falling rocks. Also that area is a wetland and shouldn't be developed.
456.	Cammie Heffern	Boise, ID	We do not have the road system to handle the thousand plus cars this complex would bring. We also do not have the room in the schools in southeast Boise to house add morechildren. This area is meant for single-family residence not apartment complexes.I could keep going on and on and why this is a bad idea; property values, and deviating from the cities master plan, major inconsistency with the surrounding area and infrastructure . It jeopardizes the neighborhood character, jeopardizes wildlife
457.	Christena Coonce	Boise, ID	
458.	Eunyoung Choi	Boise, ID	
459.	Amy Weniger	Boise, ID	
460.	Brenda Lienke	boise, ID	Living on Barber drive I have already witnessed an influx of cars that speed down the road. With the building of Harris North and now the anticipation of apartments who will ensure the safety of the kids on a road that was never meant to be a predominant rode in a residential neighborhood. You build, we move!
461.	Kyunga Kim	Boise, ID	
462.	Stacy Sweeney	Boise, ID	
463.	Rachelle Wilkins	Boise, ID	
464.	Barbara Shah	Boise, ID	Much to much increase of traffic on Warm Springs Avenue. Master Plans are just that. Look up "Master" and stop trying to mess up the neighborhood. High-Density anything is never good. Developer should remain in his/her own territory (state). Wildlife will be affected negatively. So will my patience while driving on Warm Springs.
465.	Maggie Wilson	Boise, ID	Surface streets cannot support traffic now in this area.

	Name	From	Comments
466.	Diane Knickerbocker	Boise, ID	It does not fit in with the Harris Ranch area.
467.	Jaclyn Schweigert	Boise, ID	
468.	Elancheren Durai	Boise, ID	
469.	Ronnebeth Golden	Boise, ID	
470.	Lynn Neil	Boise, ID	STOP THEM BEFORE IT EVEN BEGINS! The ParkCenter race way does not need one more car on it in the morning as it is already a nightmare to drive to work now that we have people from the school and the apartments making "U" turns and causing havoc. It is becoming extremely dangerous on ParkCenter as cars are speeding and jumping lanes just to reach downtown 30 seconds ahead of everyone else!
471.	Jeff W	Boise, ID	The Rezone & PUD proposal is irresponsible on behalf of the developer, who has no long-term investment in the area. The developer did not take the 'responsible' approach with the nieghbors(as suggested in their letter to P&Z) and the neighborhood association, did not solicit or incorporate any meaningful and valid feedback, it was simply a requirement exercise to 'check-the-box'. Very disappointed in the unprofessional approach taken. The 'upzoning' request should be reviewed very carefully by P&Z and the City Council and any variance granted very cautiously. The rezone should yield at least as much benefit as it takes away. At this point, it if is approved by P&Z and City Council, is is clearly a grant in value to the property owner at the larger expense of the neighborhood and the SP-01 ground work that is the density and design foundation for the area. The City is very proud of SP-01 plan, and it should be maintained as the blueprint for all development in the area to adhere to.
472.	Lindsay Mosqueda	Boise, ID	We need to try and perserve our city and not destroy more land and neighborhood streets. I live on 13th street in Hyde park which has been in my family since 1913. The traffic is unbelievable now and destroys part of the magic the north end holds.
473.	Todd McCulloch	Boise, ID	
474.	Heather Crist	Boise, ID	
475.	Jennifer Courcenet	boise, ID	
476.	Trisha Barnes	Boise, ID	This will increase traffic and lower property values of the homes nearby. It will also have a detrimental effect on the quality of life in the area. There was a reason for the original zoning and it should not be changed just because someone with money wants to change it in order to make more money.

	Name	From	Comments
477.	Jardine Kelly	Boise, ID	To much traffic already!! Stop the madness!
478.	anne flickinger	boise, ID	everyone else has said it. Out-of-state developer? Master Plan? That should be a no-brainer, why is it even being discussed. It's already a mess out here with the pat change in the traffic pattern and the bridge which certainly didn't'thelp anyone who lives here. It's bad enough that the city keeps caving in to St Lakes. Don't do it!
479.	Andrew Connolly	Boise, ID	Traffic on Warm Springs is congested enough already without the addition of high density residential developments.
480.	Jacquelyn Stafford-Fust	Boise, ID	Because it will increase traffic and it will increase the population and lastly it will take away from the beauty that Boise has to offer!! No apartments!!! And out of state developer should stay out of state and go build in his state!!!
481.	Irene Liberal	Boise, ID	The infrastructure on this side of town is not built for all the potential new traffic. You are taking away the beauty that Boise is known for. We are not in California. This is not a big city. Please do not try to make it into one by continuing all the building. Especially so close to the green belt. Preserve the beauty and what seemed like a respect for the river.
482.	Kristen Mouw	Meridian, ID	
483.	Gabriel Serna	Meridian, ID	
484.	Irene Gonzalez	Boise, ID	The additional traffic, the area is intended for single family use, increased building takes away from the beauty Boise offers and is harmful for wildlife migration.
485.	Madeline Huttash	Boise, ID	
486.	Caloub Huttash	Boise, ID	There's too much development, growth, and traffic already. We want to live in this area for the character, wildlife, and lifestyle. I can't believe all the growth already, in the 4+ years we've lived in Harris Ranch - it's already not the same place it used to be. We don't need anymore. Thank you to all those who have signed the petition.
487.	Tom Sells	Boise, ID	There will be too much traffic in the area, this is s single family area, too much building is taking away from the wildlife migration and the beauty of east Boise
488.	Lynaya Herberholz	Boise, ID	
489.	Mac MacEwan	Boise, ID	When you create a Master Plan -- follow it! The high density living in SE Boise has gotten out of control and creating too much traffic in the entire area. It is sad the Harris Ranch area has become a visual blight on the landscape with houses so crowded together you can literally see into each others homes with very little privacy. <i>(continues on next page)</i>

	Name	From	Comments
489.	Mac MacEwan	Boise, ID	<i>(continued from previous page)</i> Don't take away the charm of Boise by over-building with cheap, crowded, high-density buildings.
490.	Kristin Young	Boise, ID	
491.	Melanie Ahrens	Boise, ID	People are going on about the traffic. Yes that sucks, but what about the wild life. I can't even believe what is happening to this area. It makes me sick. Stop the madness. While your at it, stop all the foothills building. I hate what my city is turning into. Concerned native
492.	Matt Hutt	Boise, ID	
493.	Kathryn Duncan	Boise, ID	
494.	Jennifer Jensen	Boise, ID	This area is already over built. There are better locations for this high density complex that won't effect the already high traffic flow on historic Warm Springs. And that is the road that will be impacted the most.
495.	michael bailey	boise, ID	there is already significant development ongoing in the warm springs/parkcenter area which is straining the infrastructure and increasing traffic to a ridiculous level. there are already large apartment and town home complexes is various stages of development within 3-6 blocks of this proposed development
496.	Allison Toth	Boise, ID	
497.	Tyler Davis	Boise, ID	Too high density for that section of land. Better suited elsewhere. Need lower density. Plans need to include plenty of open land, landscaping, and amenities so residents aren't utilizing Harris Ranch amenities. Needs to be a substantial setback from roads. Need to be subject to same property tax rates as Harris Ranch residents. Thanks.
498.	Kanamarie Ball	Boise, ID	Warm springs road is something with history, we do not need to add new cheap apartments there..
499.	Kim Ronhovdee	Boise, ID	
500.	Lacey C	Boise, ID	I have 2 kids that attend Riverside Elementary and the traffic on Park Center is already getting very heavy. I don't want to see another 1,000 cars driving by the street they have to cross to get to school. Warm Springs isn't equipped to handle the extra traffic either, plus there's a grade school on that street as well. Not a good idea!
501.	Marcie Shaver	Boise, ID	
502.	JOHN ROEHRKASSW	BOISE, ID	An area currently zoned for low density, single family homes. The proposed development is an 18 building, three-story, 126-unit apartment complex with 222 parking spaces. Does not fit the location, we already have to much traffic in the area even if Warm springs Road gets fixed!

	Name	From	Comments
503.	Jennifer Rowilson	boise, ID	The additional traffic, light pollution, inconsistency with surrounding area.
504.	Heather Knutson	Boise, ID	Warm Springs is not an ideal location for a high density apartment complex. Harris Ranch has become congested area as it is, and further high density projects will only worsen matters. I have four young children and the traffic is becoming unsafe and worrisome. Any additional high density building structures will simply take away from our sweet neighborhood feel. Stop the chaos!
505.	Madeleine Rocklein	Boise, ID	I would like to preserve the character of the Warm Springs / Park Center area with low density and open spaces before it's too late.
506.	Philip Bartlett	Boise, ID	
507.	Eric Willinsky	Boise, ID	I enjoy hiking the foothills not fighting more traffic on a two way road. Preserving open areas for wild life near the river is more important than living near it.
508.	Mark Ballis	Boise, ID	
509.	Hans Lienke	Boise, ID	This will adversely affect the quality of life of all Harris ranch families.
510.	Janelle Oberbillig	Boise, ID	We need to stop the insanity of development in the East End!!! We already have to live with that monstrosity apartment building being built along the river. Enough is enough, especially since this would violate current zoning.
511.	Mike Knutson	Boise, ID	We need to stop this...this is a residential community and we already have traffic problems. We don't need more!
512.	Lynn Ranney	Boise, ID	
513.	Katherine Giuffre	Boise, ID	
514.	Catherine Kaplan	Boise, ID	There is too much development in that area as it is. Living off warm springs will be a nightmare for traffic. Let there be some non developed land. Yes, let it just sit there not earning money. I do not live in Harris ranch but I would imagine the home values would decrease as the drivability got hideous. There are plenty of wide open spaces around boise that could support such a plan. Not so sure there is even a real need for more apartments honestly.
515.	Victoria Green	Boise, ID	I live in this general area and it is really starting to get annoying. The houses are close nitted like they aren't even houses. Along with that it is ruining nature and wildlifes home
516.	Kate Eichenseer	Boise, ID	
517.	Jess Simonds	Boise, ID	Not an appropriate spot for apartments right in amongst the homes. Bad use of space.
518.	Nikkel Holmes	Boise, ID	
519.	Bavani Sathasivam	Boise, ID	Because I live in the area and I don't want to see an increased non-committed population.

	Name	From	Comments
520.	Hilary Rayhill	Boise, ID	I live on Warm Springs and it is already a freeway. Most folks east of us don't like Park Center Blvd. No thank you!
521.	Gayle Verschoor	Boise, ID	
522.	Robert Abiecunas	Boise, ID	People should be able to rely on an Approved Master Plan when they make their housing decisions (which happens to be one of their most significant investments in their lives). To dramatically change the Plan from low density single family homes to three story apartment complexes is not appropriate for our neighborhood. It will significantly increase traffic and congestion and not fit with the existing immediate homes that are on three sides of this proposed development. We live here not the out-of-state developer, my wife and I ask you not to allow this project.
523.	Tracy Foster	Boise, ID	
524.	Todd Broyles	Boise, ID	Adding high density housing without long term traffic solutions along warm springs would create excessive traffic. We live on this side of town to avoid Eagle Road. We need to be prudent to not turn parkcenter road into the next eagle road.
525.	Ally Daniels	Boise, ID	I worry about the impact to wildlife and already busy streets. There are already apartment options in the area. The density is too much for the development
526.	Alexandria Danilovitch	Boise, ID	I am so sick of you are ruining the view of our foothills by putting in crappy homes, especially an apartment complex! There is plenty of land in South Boise for you all to build on. There's no reason for you to build in the foothills were everybody likes to do recreation via walking, running, biking, ect., and you're already encroaching in on wildlife. Stop it!
527.	JoAnne Anderson	Boise, ID	
528.	doug havlina	boise, ID	The proposed structures are entirely out of sync with the current homes in the neighborhood. This plan deviates from the previously agreed to master plan
529.	Denise Baird	Boise, ID	The traffic on Warm Springs Avenue is already out of control - and it is reasonable to expect that the further development of single family homes which is already planned in Harris Ranch is only going to increase that traffic. To make a decision now to increase the density of that housing by adding this apartment complex in this spot is just irresponsible!
530.	HARRY KELLER	MERIDIAN, ID	Lived on and worked on what is now known as Privada Estates for more than 5 years. Proposed density will seriously overburden capacity for vehicle traffic at intersections at and on Warm Springs & Barber Drive Roads, and be vastly out of character with the single family housing on all sides of the area. <i>(continues on next page)</i>

	Name	From	Comments
530.	HARRY KELLER	MERIDIAN, ID	<i>(continued from previous page)</i> The Master Plan in this part of Boise includes sufficient allocation for clustered high density and multi-family housing elsewhere. Build such housing there.
531.	Amy Berry	Boise, ID	These are our hiking lands!
532.	Mary Lou & Dick Kinney	Boise, ID	
533.	Terri Merkley	Boise, ID	This requested variance is absolutely awful and violates every trust we the public have in our government officials. The roads from the Harris Ranch area cannot handle this additional traffic load, unless you find driving on a road like Eagle Road a pleasure.
534.	Justin Hacking	Boise, ID	
535.	Thomas Mendiola	Boise, ID	East Boise does not need increased traffic which comes with high density apartments. Boise City already approved a ridiculous apartment complex too close to the river at the Parkcenter bridge, which is currently being flooded.
536.	sharon bixby	boise, ID	This apartment plan is completely out of line with the existing plan and character of the neighborhood of single family homes and would be destructive to the natural environment and wildlife as well.
537.	Gwen Engle	Boise, ID	What seemed like a well thought out development is becoming a traffic and resource nightmare.
538.	Laura Simic	Boise, ID	The proposed development violates the city's master plan and current zoning. The proposed development will increase traffic, strain infrastructure, and damage neighborhood character and livability
539.	Britiney Slaughter	Boise, ID	Traffic, overcrowding
540.	Chris Cook	Boise, ID	For our kids and future of idaho
541.	Marylee Hale	Boise, ID	I have lived by Barber Park for 27 years and watched as the wetlands, pastures and wildlife habitat have disappeared. There is no good to come from adding an apartment complex to the mix. Traffic is already awful and the the number single family homes being built is enough pressure on the system, both nature and man made. Please do the responsible thing and turn down this request. I know real estate is all about the highest and best use, but this is neither.
542.	Michael Bixby	Boise, ID	This property is surrounded by single family homes, and also has 3 ponds and a walking trail on one side. It is most definitely not an appropriate place for a large apartment complex.
543.	Pam Leschak	Boise, ID	There is too much development along the greenbelt and its compromising the natural beauty and ecological stability of the corridor. Those developments are not setting aside <i>(continues on next page)</i>

	Name	From	Comments
543.	Pam Leschak	Boise, ID	<i>(continued from previous page)</i> enough greenspace per structure, are adding more traffic to the existing thoroughfares and diminishing the quality of life for existing homes. They are also eliminating wildlife access to their only water source. Sometimes progress is not progress. Do we want uncontrolled growth in boise? Who benefits? Only the developer.
544.	Dave Sizemore	Boise, ID	Will it be common occurrence to buy land with the intent of re-zoning just to develop it for short term monetary gain? Do zoning designations mean anything at all?
545.	Laura Gregg	Boise, ID	Apartment tenants are not the demographic pop we want more of in this area. Aside from the already horrible traffic situation this would congest this area.
546.	Steinar Hjelle	BOISE, ID	I am opposed to the planned 126 apt. complex on Warm Springs and Barber rezoning and construction because: <ul style="list-style-type: none"> • It is not compatible with our Harris Ranch Neighborhood master plan and the 8 acres should be incorporated into the master plan. HR master plan, has the high density housing on the larger streets to accommodate the traffic. HR master plan follows and maintains density transitions of use, massing, and lot sizes. The rezone would put very small lots sizes into the incorrect area. • The rezone is not in best interest of public convenience, as it creates 240 (960 trips if going to work/gym/grocery store) extra cars on a small two lane street that leads to a historic road. Additionally, that road is currently closed, is often closed during winter weather, has no easy solution to fix the hazardous conditions that close the road, and would be extremely difficult/expensive to widen as it is between the river/green belt and the foothills with housing on it. • The rezoning is not "compatible" with areas it is surrounded by, which are all single family homes and the wildlife ponds. The high density development would require destroying wetlands and putting carports next to designated "green space." I would recommend that the develop single family homes on the acreage that will not destroy wetlands, or use as a public park.
547.	Diana Echeverria	Boise, ID	
548.	Rachel Kynaston	Boise, ID	I like wildlife
549.	Scott Gatzemeier	Boise, ID	Additional traffic. Breaking from city's comprehensive master plan and inconsistency with surrounding homes. Dangerous precedent opening door for more irresponsible developments that impact my neighborhood and property value.

	Name	From	Comments
550.	Brittany Austin	Boise, ID	I want to maintain the neighborhood as planned. That is why I bought a home in this area - I agreed to the master plan in place for the entire area and community and I would like to see that upheld.
551.	Kathleen Reineck	Boise, ID	
552.	Chris Coyle	Boise, ID	Not zoned for it.
553.	Janet Mollerup	Boise, ID	This development in not compatible with the surrounding SFR development. There is already a large apartment complex under construction at the base of the Park Center bridge. However, the traffic from that will feed directly onto ParkCenter and not impact the surrounding single family developments. The proposed apartments will add traffic to a two lane road and either direct traffic past a residential development or route it onto old Warm Springs which was terminated when the new bridge was built to limit the amount of traffic flowing down that street....past many historic single family residences. This is not consistent with the master plan and creates negative impacts for the people who have purchased homes in the area based upon the assurance that zoning would protect them from out-of-state "raiders."
554.	Leah Fleming	Boise, ID	This development is not consistent with the surrounding neighborhood, does not address traffic concerns onto historic Warm Springs and on East Warm Spring, is not responsible in terms of wild-life space, light pollution and run-off issues, and sets a negative precedent for future developments who would use a decision to permit this as support for ignoring the needs, development plans and existing infrastructure of the community in which the development is being built. The property rights of the owners of this land should be protected in a way that is environmentally respectful and consistent with the surrounding community, not in a way that infringes on the property rights of families who purchased in this neighborhood in good faith based upon the current master development plan and zoning.
555.	kellee adams	Boise, ID	
556.	Melanie Yamada-Anderson	Boise, ID	There will be too much traffic for the roads. They were not designed for this.
557.	Brian W	Boise, ID	We have enough new construction in the works..We moved to Harris Ranch for its aesthetics, wildlife , open space. The developer and Builders Tahoe Home and Boise Hunter said there wouldn't be any additional new construction which was a lie. That are building the Boulevard along with many other new sites ..Harris Ranch Harris is no longer the scenic destination as it was sold !! They are pushing out the Deer, ducks, geese, beavers and (continues on next page)

	Name	From	Comments
557.	Brian W	Boise, ID	<i>(continued from previous page)</i> all other wildlife that was part of the reason myself and countless others purchased and built homes in Harris Ranch. Right now Pantalon and Brightons new site directly adjacent to the river is flooded !!! The River water has over flowed and completely surrounding that site !!! In case anybody's paying attention !!!!
558.	Sarah Wilson	Boise, ID	No infrastructure to support the population, increase traffic, noise and lessen the view of the foothills.
559.	Joseph Lask	Boise, ID	To minimize the amount of traffic and an already stressed two lane road and to preserve the landscape of the foothills and protect from large buildings. Build for how it was zoned if you build at all
560.	Marshall Simmonds	Boise, ID	Not congruent with City's Comprehensive Plan and character of the Barber Valley and sets a dangerous precedent for future development.
561.	Matt Harris	Boise, ID	Does not comply with the City of Boise master development plan. Would increase density in a planned low density area.
562.	Lindsey Medley	Boise, ID	This development does not comply with the City of Boise master development plan.
563.	Grady Borders	Boise, ID	
564.	Ruben Navarrete	Boise, ID	Irresponsible development.
565.	Ronald Maitoza	Boise, ID	
566.	Nate Pierce	Boise, ID	Improper placement and use of this kind of housing.
567.	Darryl McLean	Boise, ID	
568.	Guy Levingston	Boise, ID	Way too high a density product and non compatible with the neighborhood and surrounding developed uses.
569.	James Reget	Boise, ID	
570.	Christopher Rowlison	Boise, ID	This development does not comply with the City of Boise master development plan.
571.	Kevin Leland	Boise, ID	Does not comply with master plan for the community. Traffic concerns. Way too large to blend in with such a beautiful surrounding area.
572.	Christina Leland	Boise, ID	This would be an eye soar, increase traffic too much and is nothing like the master plan that the city has for our community. I would feel that Boise really let our neighborhood down if this bill passes.
573.	Lydia Baird	Boise, ID	Increased traffic and deviation from master plan.
574.	Katherine Nice	Boise, ID	Deviates from master plan and intentions of the Harris Family. Too high a strain on the surrounding infrastructure. Concerned with the impact to the wetlands on the site.

	Name	From	Comments
575.	Tom Wolny	Boise, ID	The apt complex just doesn't fit was is already in place, either next to the adjoining properties and in the general area. As I see it, this plan came late to the dance and the complex shouldn't be allowed to spoil what is already in place.
576.	kimberly POPA	BOISE, ID	
577.	Jeff Marquez	Boise, ID	We purchased our home in Spring Creek last year because of the proposed vision of the neighborhood and Harris Ranch as a whole. We support low density housing and chose this unique community based upon this. I've always envisioned Harris Ranch with single family dwellings and in my mind high density housing radically transforms the vision of the Barber valley. High density housing will also impact our foothills by increasing the traffic to the already limited number of trails. How will that additional traffic also effect the WMA?
578.	William Spoehr	Boise, ID	Deviation from city master zoning plan that creates additional traffic and is out of character with the surrounding development. Further erodes natural area of Southeast Boise.
579.	Jessica Lamborn	Boise, ID	This area would become too congested under this scenario without adequate roads to support the growth.
580.	BARBARA WATERFIELD	Boise, ID	This development would add too many cars on Warm Springs Avenue. The area has seen too much development.
581.	William Fuhrman	Boise, ID	It is at odds with the current approved developed and to be developed properties in the area.
582.	Carolyn Levingston	Boise, ID	Creates inappropriate traffic and density issues for the area
583.	Barbara Schmidt	Biise, ID	I own a home in Harris ranch. We purchased with an understanding of a master plan that would be followed. Deviating from that plan violates the trust the homeowners have placed with the plan when they purchased their homes. The additional unplanned apartment population will overload the capacity of warm springs and reduce values of the surrounding homes
584.	Nikkel Holmes	Boise, ID	
585.	Mark Flory	Boise, ID	We don't need to keep cramming in unnecessary housing in an area that already has too many apaetments.
586.	Kari Baker	Boise, ID	There is enough building going on on this side of town, I don't think a high density apartment complex will enhance the surrounding neighborhoods.
587.	Alicia Bradshaw	Boise, ID	I am concerned about the increase in traffic, decrease in property value, and the strain on existing infrastructure with the increase of traffic and building.

	Name	From	Comments
588.	Leslie Vitagliano	Boise, ID	This is not what this area is zoned for. People who move to the Barber Valley do not want to look at apartment buildings and there are already too many going up. It would make the area congested for others living there and put that much more burden on the wildlife in the area. Please do not approve this apartment complex.
589.	Dorothy Hill	Boise, ID	We do not need any more large development types such as this multiple family complex in this valley. Our environment simply needs better protection from this. That's why it was not zoned for such development in the first place. Honor the original planning. The reasons for it are valid.
590.	Karla Stone	Boise, ID	This development would increase traffic and negatively impact this area of town.
591.	Jim Lance	Boise, ID	I have lived in Barberton for 21 years. Like other comments, the open fields, cattle grazing, and wildlife is missed. Development is supposedly progress, but the community should only be developed "In Accordance With" the original city master plan for this area. A high-density apartment complex certainly does not fit into that plan. It is surprising that such is even being considered!!
592.	Christine McCoy	Boise, ID	Single family only please!
593.	Kurt and Angie wald	boise, ID	In is incongruent with Blueprint Boise, an approved planning document by the City of Boise, and unpacks years worth of collaborative public outreach that was intended to set the development standards for this area. Approval of this plan is inconsistent with P and Z own policy.
594.	Denice Ruddle	Boise, ID	Single family homes only please.
595.	Catherine Broad	Boise, ID	Shoe-horning in a high-density apartment complex on this property will be a strain on roads in this area as well as the environment. Allowing this variance would be irresponsible and would allow greed to supplant good planning.
596.	Shauna Perry	Boise, ID	This proposal doesn't comply with the city of Boise's master plan for the area.
597.	Betty Movius	Boise, ID	
598.	Richard Steckler	Boise, ID	
599.	Jane S	Boise, ID	To put a high-density apartment complex on Warm Springs in Harris Ranch, an area currently zoned for low density, single family homes goes against the master plan ethics & proposal I'm aware of. The area with flooding & seasonal fires is not equipped to handle development of this type nor is it needed. The traffic increase is noticeable in the last 3 years as is the inadequate roads (constant closures for repair). Right now condos at the bridge sit 65% unoccupied For 2 years.

	Name	From	Comments
600.	Patricia Cooney	Boise, ID	
601.	Judy Becker	Boise, ID	
602.	Martha McFarland	Boise, ID	This deviates from the master plan for the neighborhood and will add way too many cars to an already busy area.
603.	Patrick Mcchristy	Boise, ID	
604.	Kristi Doud	Boise, ID	
605.	Dawn Hunter	Boise, ID	This was not part of the original plan for the Harris Ranch properties. This is not the type of location for this type of building.
606.	Thomas Roberts	Boise, ID	
607.	Deanna Kline	Boise, ID	As an Urban Planner, I have witness the impact of urban sprawl and granting variances that deviate from the comprehensive plan and existing zoning codes. This property does not have an hardship that warrants the granting of such a variance. Please Do NOT approve for this variance request
608.	Ellie Chenery	Essex, United Kingdom	
609.	Sonny Wiersema	Boise, ID	
610.	Robin Carter	Boise, ID	Because we have LOST what we value!!! It is now all about supporting developers who are taking advantage of a need for housing BUT we will pay price. .. losing the beauty of why I moved to this area. Do NOT turn east Boise into densely populated apartment buildings. So sad that this area is losing what I moved here for!!!
611.	Daniel Lamborn	Boise, ID	This plan does not fit with the with existing layout of the area.
612.	William Brudenell	Boise, ID	There is too much car traffic already on Warm Springs Avenue; the community is single family homes and a large apartment complex is aesthetically incompatible.
613.	Eric Shaw	Boise, ID	
614.	John Walchle	Boise, ID	Come on Boise City, adhere to the master plan, not the greed of an out of state developer.
615.	Camilla Brown	Boise, ID	
616.	Nicole S	Boise, ID	Open green space, less traffic, small community feel are 3 of the many reasons that draw people to the southeast Boise lifestyle. This 125 unit complex takes away open green space and will add a large volume of traffic on to Warm Springs and Parkcenter streets. Our neighborhood cannot handle the volume of traffic.
617.	raleigh koritz	MINNEAPOLIS, MN	LOOKS LIKE A MESS!
618.	Leslie Stubbs	Boise, ID	This will harm the character of our neighborhood and strain infrastructure adding too much traffic.

	Name	From	Comments
619.	Trina Spohr	Boise, ID	It seems to change current zoning and is not in line with overall neighborhood development. It would place increased stress on infrastructure.
620.	Sandra Thie	Boise, ID	
621.	Steve Doud	Boise, ID	The proposed high-density apartment complex is not compatible with the surrounding residential development consisting of single-family dwellings.
622.	Lindsay Erstad	Boise, ID	Too many housing complexes in an area not able to support the growth. And a housing complex just down the street
623.	NANCY ROEHRKASSE	Boise, ID	
624.	Lindsey Turner	Boise, ID	
625.	Shannon Marshall	Boise, ID	This variance harms the integrity of the the neighborhood by compromising the master plan and over taxing infrastructure. The additional car traffic would be down roads and on streets where homeowners have worked with the city for many years to keep traffic low to maintain community and livability. Please keep neighborhood intergrity locally sourced and not set the precedent that developers can rezone against with will and existing structure of homeowners.
626.	David Wood	Boise, ID	I didn't build here to be surrounded by money-hungry builders who have the ear of the P&Z. I've attended meetings with P&Z and they wait until the attendance at the meetings is low... and then they approve he builder's plans. All you have t do is look a the horrendous complex at the ParkCenter bridge. They really only care about tax revenue and don't care about traffic and congestion. It's a loosing battle. They do as they damned well please.
627.	Jodee McDowell	Bigfork, MT	No, we do not want to destroy our beautiful old neighborhoods.
628.	Stephanie Killworth	Boise, ID	
629.	Craig H	Boise, ID	There does not seem to be adequate infrastructure/roads to handle denser development or further development. The quality of life and that which brought us to SE Boise will end. There is a large development above the valley that will, in its own right erode this. Open spaces please. There are many developed communities that you can reference and see how lifestyles change with overdevelopment. We don't want to be Orange County.
630.	Joe Turner	Boise, ID	

	Name	From	Comments
631.	Jane Young	Boise, ID	We have already seen an increase of speeding cars on Boise ave, a loss of wild life, and increased tagging of property. We don't need more high density planned communities. Harris Ranch was originally planned to be low density. That has already been changed.
632.	Lizabeth Clabaugh	Boise, ID	I don't believe that the infrastructure development is keeping up with the pace of housing development in the east side.
633.	Katie Rowe	Boise, ID	Increase in traffic on the only main artery to town for East End residents. Safety on the streets that are frequented by bikers, walkers, runners, and CHILDREN!!!!!!!!!!
634.	Sara Browne	Boise, ID	Rapid growth in the Harris Ranch area has stressed infrastructure, wildlife habitat and quality of life in SE/NE Boise. It's time to say no to high density! More open space is what this town and area treasures.
635.	Kristine Schellhaas	Boise, ID	No more traffic on Warm Springs!
636.	Nova Duft	Boise, ID	
637.	MELANIE MAGNAN	BOISE, ID	
638.	Margie Friend	Boise, ID	The traffic is heavy on Warm Springs. I live in Roosevelt Flats and often have long lines at Walnut and at Broadway. This complex would be detrimental to all the neighborhoods and add more danger for children at Adams. Do not change zoning.
639.	Valerie M	Boise, ID	Warm Springs already has more traffic than it can handle with the most recent additions of single family homes. It's difficult for the residents here to get to their own homes and it makes Warm Springs dangerous for all of the children that use the crosswalk for school due to impatient, inattentive, and reckless drivers.
640.	Aimee Shipman	Boise, ID	There is currently inadequate infrastructure to accommodate a development of this size. We live in the Roosevelt Flats/East End neighborhood and constantly wait to turn into Warm Springs. In addition to traffic considerations there is also concern with potential impacts to both Adams Elementary and Riverside Elementary which already share enrollment pressures from Harris Ranch.
641.	Megan Wongdock	Boise, ID	
642.	James Evans	Boise, ID	The traffic is already close to maximum for the amount of residents.If you ever go to the stop light at Warm Springs & Broadway you have to wait through 2-3 sets of lights just to get out.I know park center is supposed to take that traffic.But it doesn't they always end up using Warm Springs.So NO MORE high density housing.Stick new apartments towards Garden city area.

	Name	From	Comments
643.	Dale and Ramona Higer	Boise, ID	Adds more traffic to Warm Springs and is not combatable to existing single family use.
644.	larry fiorentino	boise, ID	
645.	Walt Appel	Boise, ID	I came here to Boiseeeee 4 years ago and loved the place and traffic. Already, it's becoming a disaster! I won't be around long enough to worry, but have a grandmonster who probably will. Such a shame to ruin a wonderful town!
646.	Melissa Pratt	Boise, ID	This will add too much traffic on Warm Springs. Build it over on Park Center where it is built for this. This change in zoning will have a negative impact on the Warm Springs Historic District historic district.
647.	Douglas Wong Dock	Boise, ID	As others have commented, traffic is already clogged along Warm Springs avenue at both Broadway and Walnut; increasing volume through this area will already exacerbate any already bad situation. The Parkcenter Bridge is beyond capacity between 4:30pm-6pm with cars backing up into the intersection. Adding more traffic with only 1 large entry and exit point is going to choke out the bridge. Condolences to anyone that paid the premium prices in Harris Ranch, this development will most assuredly have an definite negative impact upon you.
648.	Katie Gibson	Boise, ID	This is a horrible decision.
649.	Andrew Hahn	Boise, ID	
650.	Kym Pratt	Boise, ID	
651.	Jessica Ripple	Boise, ID	
652.	Jeremy Maxand	Boise, ID	While I believe this development as planned is unfit for this neighborhood, I am in support of rental housing for workers and families.
653.	Felicia Weston	Boise, ID	
654.	Mark Utting	Boise, ID	Higher density at this location will contribute more traffic to warm springs which is already too congested at times. A rezone should nt be sllowed
656.	Susan Orme	Boise, ID	Traffic is already a problem. Why squeeze more homes or apartment building into an already crowded area. It used to be a pretty area...it no longer is. And where are the new roads to handle more cars. And then more traffic lights.
657.	Camille Cooper	Boise, ID	
658.	Lynn Rinehart	Boise, ID	It will add to the already very busy Warm Springs Ave.
659.	Joy Zaher	Boise, ID	I do not want more vehicles on Warm Springs.
660.	Dennis Rinehart	Boise, ID	I am opposes to additional 1,000 trips down Warm Springs Ave - a significant increase in traffic for East End neighborhoods

	Name	From	Comments
661.	Kevin Weigel	Boise, ID	Warm Springs cannot handle this kind of load.
662.	Toni Hicks	Boise, ID	
663.	Sarah Hietala	Boise, ID	This development is destroying habitat and would be and take away from the beauty of the area! The infrastructure doesn't support the growth in this area either. Bad decision!
664.	Jennifer Christiano	Boise, ID	Is this how Foghorn Clefthorn and her merry band of banksters on City Council plan to "save" our local environment? If this is "smart growth", I'dhate to see "dumb growth"!
665.	Raphael Streiff	Boise, ID	I am vexed by the ever increasing number of cars needing to use Warm Springs as an alternate means to get to Harris Ranch and beyond. It's bad enough that the once beautiful, Bucolic Barber Valley is filled with Greige Ticky Tacky, now we are considering adding a THOUSAND MORE car trips with only two ways in or out for a suburban apartment complex?! Silly P&Z, high density housing belongs in the downtown corridor, where people can easily walk & bike to stuff. Where there are more than two roads to rely on. THIS IS A HORRIBLE IDEA.
666.	patty capener	boise, ID	
667.	Sandra Franks	Boise, ID	While I appreciate the intent of this petition, the truth is none of our elected officials - from the mayor to the City Council members, ACHD, or P&Z people really care what anyone who lives in the East End or Harris Ranch thinks about this development. They demonstrated that when they allowed St. Luke's to take over Bannock, Jefferson and increase traffic to the point where it will choke Broadway even further.
668.	Cornel Bozdog	Boise, ID	
669.	Keith Harkless	Boise, ID	Warm Springs can't handle the extra traffic
670.	Chris Brady	Boise, ID	Do not allow a variation to the existing plan, which would set a dangerous precedent.
671.	Larry Bowling	Boise, ID	Not in compliance with master plan and zoning!
672.	Bill Keyser	Boise, ID	Original zoning prohibited type of project. Homeowners made purchase decisions based on current zoning. Plus, years ago the city re-designed Park Center and Warm Springs to re-route traffic to Park Center to avoid traffic on Warm Springs... this undoes the intent of that original road re-design by adding extra traffic to Warm Springs.
673.	Christina Rich	Boise, ID	
674.	Virgil Allbery	Boise, ID	Stop over building!
675.	Juta Geurtsen	Boise, ID	
676.	Debra Hodge	Boise, ID	
677.	Brandon Roper	Boise, ID	

	Name	From	Comments
678.	JoAnne Stringfield	Boise, ID	Traffic on Warm Springs is already too congested and dangerous for bikers and walkers. Warm Springs will be overwhelmed because the alternative routes are not convenient to the greater downtown, government, St. Lukes areas. Also the pressure on wildlife will make changes that cannot be reversed. There is a plan for a reason.
679.	Vicki Dimatteo	Boise, ID	We have seen extensive growth in the area and I feel that more HOV building will over stress existing access roads and green areas
680.	Diane Covell	Boise, ID	
681.	Mary Beth Staben	Boise, ID	This development is not consistent with the city's master plan and most benefits out of area investors. Traffic would worsen in an already-strained area and neighborhood feel would be at risk. This jeopardizes my property value and lifestyle.
682.	John magnan	Boise, ID	It is not appropriate for that area in terms of design and it adds too many people to a residential area.
683.	Kathy Stearns	Boise, ID	Very concerned about the additional traffic on Warm Springs that this would create, and the Broadway/Warm Springs intersection which is already a mess.
684.	Donna Kohlmaier	Boise, ID	
685.	Lowell Mannering	BOISE, ID	This high density housing is not appropriate for this property, is not in accordance with the Master Plan, and the traffic on Warm Springs Ave has already increased to unsafe levels.
686.	William Skillern	Boise, ID	
687.	Laurie Appel	Boise, ID	The traffic is already out of control on Warm Springs Ave. I am concerned for the safety of all who live close to and use Warm Springs for walking and biking downtown.
688.	Robert Adams	Boise, ID	
689.	Thomas Moore	Boise, ID	I do not want the extra traffic load on Warm Springs Ave.
690.	Sherrie Owen	Boise, ID	shut down the mesa permanently and let the Harris ranchers used their bridge to get back andforth to downtown. That is what should have been done years ago before they started building Harris ranch town.
691.	Sonja Locke	Boise, ID	It would ruin m.y neighborhood and cause safety concerns, reduce my property value.
692.	Gary Davis	BOISE, ID	
693.	Kate Cecchini Beaver	Boise, ID	Harris Ranch has already drastically increased the traffic through Warm Springs and Parkcenter. Warm Springs, in particular, is a road frequented by cyclists and pedestrians, including an elementary school. Further increases will only make the road increasingly dangerous for those children and other pedestrians and cyclists.

	Name	From	Comments
694.	Dianne H	Meridian, ID	Not compatible with the area; too much traffic already.
695.	Janelle Church	Garden Valley, ID	
696.	K. McIntyre	Boise, ID	The infrastructure will not continually support more and more density until the roads, etc. are widened, existing roads repaired, etc.
697.	Robert Vaughan	Boise, ID	
698.	Barbara Dawson	Boise, ID	The density is too high. Cramming 120 additional living units affects traffic and this sort of development flies in the face of city development plans. Additionally, this is one of the few areas that allows for wintering deer and elk to access the river. Save our eagles!
699.	Ruth Hicks	Boise, ID	The present street configurations of Warm Springs, Walnut and Park Center are stretched to the limit for safe use.
700.	John Gillespie	Boise, ID	In my humble opinion, Warm Springs is already too busy.
701.	Karla Escobedo	Boise, ID	A big apartment complex doesn't fit the neighborhood, and the increased traffic it will create cannot be supported by the current roads.
702.	JUDY FISHER	BOISE, ID	Would open the door to even more development. Our neighborhood is really special, we don't need the added traffic!
703.	Richard Ripple, Jr.	Boise, ID	The comprehensive plan should not be changed just because some developer wants it to be changed!!!! The increase in traffic is absolutely unjustifiable.
704.	Kathy Spangler	Boise, ID	Increased traffic on Warm Springs which is a detriment to the historic district and dangerous for current residents.
705.	Chrystal Colwell	Boise, ID	There is only one, two lane road that is used to access this area, and it's constantly closed. That forces all of the traffic through 20mph neighborhood roads (the road I live on, specifically). Forcing all traffic onto these roads inevitably causes safety issues for the neighborhoods. It's ludicrous to continue to add to this area's population before examining the current road issues and limitations.
706.	Maggie Merris	Boise, ID	
707.	Kathleen Anderson	Boise, ID	The in-fill building in this area has adversely affected the scenery we once loved. To further stack residential properties in this area instead of natural surroundings is unacceptable
708.	Alana Moore	Boise, ID	
709.	Annie Adams	Boise, ID	
710.	Jennifer Liberty	Boise, ID	Will create unacceptable traffic and safety issues.
711.	Pam Fabbri	Boise, ID	Too much Traffic on a narrow 2 lane road. Growth needs to be dealt with responsibly. This does not fit the bill
712.	Paul Krumm	Boise, ID	

	Name	From	Comments
713.	Joe Hawkins	Boise, ID	Too much traffic. Can hardly walk across Warm Springs as it is.
714.	Willford King	Boise, ID	We don't need more people clogging up the streets of Boise.
715.	Lance Keller	Meridian, ID	"Have lived on and worked on what is now known as Privada Estates for more than 5 years. Proposed density will seriously overburden capacity for vehicle traffic at stop sign intersections at and on Warm Springs & Barber Drive Roads, and be vastly out of character with the single family housing on all sides of the area. The Master Plan in this part of Boise includes sufficient allocation for clustered high density and multi-family housing elsewhere. Build such housing there." Why would anyone in a position of responsibility and concern for community character even initiate such a proposal in this area. Further, why would the City of Boise even seriously consider approving such a project proposal." This [pro]posal should be denied at the P&Z level.
716.	Jeffrey Wilhelm	Boise, ID	
717.	Evelyn Johnson	Boise, ID	this development would mean: <ul style="list-style-type: none"> • Deviation from the city's master plan, introducing major inconsistency with the surrounding area and straining infrastructure. • A dangerous precedent that opens the door to more inconsistent development that jeopardizes neighborhood character and harms property values. • An additional 1,000 trips on E. Warm Springs Ave. I think this is irresponsible.
718.	Walter Uebelacker	Boise, ID	
719.	Dray Thompson	Boise, ID	Home value, aesthetics, safety/traffic
720.	Paul Cook	Boise, ID	Way too much traffic on Warm Springs already. Streets, utilities and schools can't handle the current density let alone another high density development.
721.	Nancy Spofford	Boise, ID	inappropriate zoning
722.	Bill Spofford	Boise, ID	Traffic congestion and lack of current infrastrature for proposed plam
723.	Nikele Wood	Boise, ID	I do not want my quality of line disrupted.
724.	Toby Epler	Boise, ID	
725.	Lesley March	BOISE, ID	
726.	Joe Pearson	Boise, ID	
727.	Sonny Andrick	Boise, ID	

	Name	From	Comments
728.	Heidi Marotz	Boise, ID	Traffic is already bumper to bumper at certain times throughout the day. A two lane road cannot possibly accommodate a high density development. - Heidi M
729.	Michael Shaughnessy	Boise, ID	This jeopardizes our neighborhood and quality of life. And it does not fit into the plan that has already been developed and approved. NO!
730.	Stephanie Bender-Kitz	Boise, ID	This development is completely inconsistent with the master plan for this area; it is a severe deviation from the current zoning for this property, and it will contribute to significant traffic and congestion problems--problems which have already grown with all the current development in the area.
731.	James Harrington	Boise, ID	
732.	Kenneth Petersen	Boise, ID	
733.	Darcy Aslett	Boise, ID	School overcrowding
734.	Peter Questad	Boise, ID	
735.	Saliesh Porter	Boise, ID	I oppose the proposed development. Warm Springs Ave and the East End neighborhoods cannot handle the significant increase in traffic the apartments would bring. This development is a deviation from the city's master plan, introducing major inconsistency with the surrounding area and straining infrastructure. A dangerous precedent that opens the door to more bad development that jeopardizes neighborhood character and harms property values.
736.	Edward O'Brien	Boise, ID	
737.	Sean Cooney	BOISE, ID	TOO dense. We need some homes with MORE land around them. Too much building for infrastructure. We don't want more infrastructure, we want less building. You're ruining the open spaces we moved here to be near.
738.	Aidan Borders	Boise, ID	
739.	Rachel Grenzebach	Boise, ID	We live in this area and find that traffic is increasing and will continue to increase as the building continues. Adding that many units would substantially increase traffic. Also I don't believe the design fits with the area.
740.	Jill Andrick	Boise, ID	
741.	Shannyn Flory	Boise, ID	Too much density in an area that is already too packed with housing.
742.	Heather Cox	Boise, ID	It's irresponsible and not the right fit for this area.
743.	Steve Rusin	BOISE, ID	
744.	Bruce Boyles	Boise, ID	Too much uncontrolled growth

	Name	From	Comments
745.	Billie Church	Boise, ID	It was not zoned for high density, it is not safe in an emergency like a fire with only one exit, it will cause too much traffic in that specific area, and it does not blend aesthetically with our area.
746.	Aimee Baerlocher	Boise, ID	This is not smart growth. Barber Valley is not set up for the drastic increase of traffic. The schools are not able to handle the drastic increase at this point. There is already a large apartment complex coming in that also does not fit the area.
747.	Ann Sabala	Boise, ID	Barber valley is my home. I see the adverse changes every day. We need to preserve what remains of the unique flavor of this valley and this proposal is exactly the opposite. I fear this will set a dangerous precedent and invite even more high density.
748.	Mark Hendrickson	Boise, ID	
749.	Shane Nelson	Boise, ID	It will have a negative impact for the near by residents. As well as increase traffic flow on an already overused road because of the other Harris Ranch developments.
750.	Richard Noble	Boise, ID	Safety of the residents walking and crossing our streets
751.	Joe L	Boise, ID	Infrastructure cannot keep pace with this unchecked development. Traffic is already snarled during commutes and the quality of life for our area is diminishing rapidly. It's too much.
752.	Julia Goodnoe	Boise, ID	This is was not in the plans when we signed on to being in Harris ranch. Also too much traffic and already a high density development in the area.
753.	Henry Wiebe	Boise, ID	Developers are causing quality of life to deteriorate , and that's why deviation from the city's master plan, introducing major inconsistency with the surrounding area and straining infrastructure shouldn't happen.
754.	gregory eaton	boise, ID	warm springs doesn't need this type of high density development
755.	Kristina Evans	Boise, ID	Because I live down the road and would like for our area to stay as it is.
756.	Stacy Burchfield	Boise, ID	
757.	Daniel Berumen	Boise, ID	
758.	Chuck Medley	Boise, ID	
759.	Cynthia Coates	Boise, ID	
760.	Deborah Dakins	Boise, ID	
761.	Trent reagan	Boise, ID	
762.	Tyler Doggett	Boise, ID	

	Name	From	Comments
763.	Christine Doran	Boise, ID	This is neither in the city's master plan nor in the Harris Ranch original plan for this area. Please do not approve this variance! This adversely affects Barber Valley AND the East End neighborhoods.
764.	Joannita Harkless	Boise, ID	Warm Springs Ave. a and its historic district cannot handle the increased traffic. The city's master plan was adopted to protect the livability of its neighborhoods and development should be consistent with that plan.
765.	Kelly Mckenna	Boise, ID	
766.	Brian Cresto	Boise, ID	Because I live here, traffic is already ridiculous. I also like looking at the river, not smashed in multi story apartments.
767.	Casey Steenhoven	Boise, ID	
768.	Michael Schmidt	Boise, ID	
769.	Angela Wilson	Boise, ID	
770.	Jennifer Jackson	Bouse, ID	
771.	Pete Stickney	Boise, ID	Too many people, too many cars for Warm Springs
772.	Liz C	Boise, ID	Warm Springs between Starview and Windsong is in poor condition as evidence by its multi-month closure this winter. Adding high density housing at that particular location is not appropriate given the road conditions.
773.	Laura Root	Boise, ID	I want to preserve ad much of the natural beauty as possible.
774.	Susan Littleton	Boise, ID	Do not believe this is the correct type of growth needed for this area
775.	Sarah DeSilva	Boise, ID	
776.	Jennifer Christensen	Boise, ID	The reason we moved to this part of town is for the less dense population and the open peaceful feeling around here. We don't want high rise apartments! !!!!!!!!
777.	Winston Yost	Boise, ID	The current road conditions do not support this planned development. Warm Springs road is dangerous because of the rock slides and is in need of rock removal and may be closed.
778.	Nancy Budge	Boise, ID	Traffic Congestion
779.	Gay Whitesides	Boise, ID	Roads incapable of handling all of this.
780.	Lynda Simmonds	Boise, ID	
781.	Doug Berg	Boise, ID	
782.	Jennifer Russell	Boise, ID	Apartments are not a thoughtful choice for this area. The negative impact of the existing heavy traffic and speeds are a major concern.

	Name	From	Comments
783.	Donna-Marie Hayes	Boise, ID	Would require rezoning from the original expectations when we purchased our property. Proposed development location is a bottleneck and higher density would be a mistake.
784.	Kathryn Harrington	Boise, ID	
785.	Deborah Hobdey	Boise, ID	The traffic on Warm Sorings and Parkcenter is already too heavy.
786.	Larisa Haytmanek	Boise, ID	High density apartment complex in beautiful ranch is not the right fit. Neighborhood is supposed to be walkable, family/kid safe. The amount of cars and traffic alone that the proposed development would bring completely changes the feel of our neighborhood.
787.	Lana Kuchta	Boise, ID	Rezoning alters the balanced growth of the original master plan and sets a precedent to continue to ignore the principles of managed growth in this area.
788.	Mary Eidson	Boise, ID	I don't think East Boise is designed to support this sort of population density. When we purchased property here we looked at the plans designed for the area and felt like we knew what we were getting into and now you are drastically changing those plans. We realize there are always unknowns but felt that the city would stay in reasonably close alignment with the areas proposed development plans. This does not seem a good fit. Also there is demand for single family homes which would fit into the original vision of East Valley. Thank you for your time and effort in reviewing this. I am sure pleasing all the parties involved is no easy task
789.	Robert Hayes	Boise, ID	The traffic pattern adjacent to the proposed development is a choke point and vehicular congestion would be made much worse by a high-density apartment complex. Additionally, it is hard to imagine that residents of single family homes abutting the proposed development would have bought there if they thought it would be re-zoned to allow for high-density, multi-family living units.
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790.	Amy Jones	Boise, ID	An apartment complex in the middle of a neighborhood is not in line with sustainable growth plans and puts strain on an already struggling infrastructure. The selected site is not zoned for this, nor should it be. An extra 1,000 trips per day right through a neighborhood is not appropriate. It's already difficult to cross Warm Springs as a pedestrian and biker and this exaserbates the issue beyond a tolerable level.
791.	Christy Lupien	Boise, ID	This will create additional traffic in an already clogged area with no additional relief and emergency services. In an emergency situation and evacuation, this would be <i>(continues on next page)</i>

	Name	From	Comments
791.	Christy Lupien	Boise, ID	<i>(continued from previous page)</i> disastrous! A good example is when Warm Springs Blvd was closed between Starview and Starcrest for 3 months this caused back-ups and delays just to get to work or school for many, much less in an emergency situation. Thank you.
792.	Mark Lovell	Bristol, United Kingdom	
793.	Brian McKeever	Boise, ID	Irresponsible and excessive development with little or no regard for infrastructure or environment. Please don't repeat the mistakes seen too often elsewhere.
794.	Elizabeth Burtner	Boise, ID	This adds traffic to an area which has a major road, Warm Springs, closed during winter. It is overdevelopment for this area and takes away important wildlife corridors.
795.	Kyan McKeever	Boise, ID	The greed and irresponsibility of developers and those that approve these plans is disgusting.
796.	Melinda Baker	Boise, ID	In the 6 years I've lived here they have already added many homes with very little yardage THEN the high rise , NO lot homes on Eckert but at least these were single family homes . we are a Home site community NOT a city center NO HIGH RISE APTS . That we are in a tight land usage is bad enough NO apartments.! but it's to late I'm sure
797.	Garren Moore	Boise, ID	
798.	CASEY JONES	Boise, ID	
799.	Kristine Moriarty	Boise, ID	
800.	Todd lindsey	boise, ID	Traffic is already a problem. This development would open the door for like it in the future
801.	Justin Courtial	Boise, ID	Infrastructure investment is not keeping pace with development in east Boise. More needs to be done before huge developments like this go in to widen roads and deal with what will inevitably be traffic issues. additionally large complexes like this reduce property values and the areas overall appeal.
802.	Nadine York	Boise, ID	
803.	Michelle Crist-Aguiar	Boise, ID	This does not fit with the overall Harris Ranch plan & will decrease property values, not to mention the street congestion it will create.
804.	Chris Aslett	Boise, ID	This type of irresponsible development is ruining the character of area. Not to mention the strain on the already overloaded infrastructure.

	Name	From	Comments
805.	Anna Ellis	Boise, ID	Concerned that infrastructure and support facilities aren't keeping pace with the residential development. I also am concerned about losing the wildlife corridors in the barber valley.
806.	audrie b cudahy	boise, ID	
807.	Andrew Simmons	Boise, ID	Traffic and congestion, home values, effect on environment
808.	Robert Pleasure	Boise, ID	Opposed due to increase in traffic on Warm Spings Ave and that a high density apartment complex does not fit the current state of development in the area or the neighborhood.
809.	Lori Hurlbut	Boise, ID	It doesn't fit in this area, crowding, changing the current zoning and opening the door for future changes
810.	Jayne Davis	Boise, ID	
811.	Edith Alvarado	Bouse, ID	
812.	Cheryl Stickney	Boise, ID	
813.	Andrew Johnson	Boise, ID	A high density apartment complex does not fit with the character of the Barber Valley and does not fit with existing and planned transportation infrastructure. Warm Springs, Parkcenter and Eckert already have too much traffic and that traffic already goes far too fast. Further, Warm Springs east of Eckert comes almost to a standstill with current traffic loads from 7.20-7.45 everyday. I am opposed to a high density apartment complex in the valley.
814.	Tom Giles	Boiose, ID	This area is already going to be very dense with construction underway and this project would very significantly exacerbate the situation. Much too dense, excessive traffic, environmental concerns. adverse effect on the character of the neighborhood.
815.	Chris B	Boise, ID	The project would negatively impact traffic, local wetlands and water drainage in the area. The proposed development also differs from the original comprehensive plan which should afford area residents protections from developments like this.
816.	sarah jorgensen	Boise, ID	the whole this is over crowding an already over crowded and densely populated area.
817.	Heather Van Kempen	Boise, ID	This will affect traffic tremendously on Warm Springs.
818.	Jane Donnellan	Boise, ID	
819.	Casey Prange	Boise, ID	
820.	Patricia Guicheteau	Boise, ID	Much of the development in this area is taking place in established wetlands. The habitat in this area is very important for many animals. Isn't this wetland area protected.

	Name	From	Comments
821.	Hadley Wagner	Boise, ID	Concern with increased traffic congestion at Warm Springs/Parkcenter intersection and ongoing Warm Springs Mesa road problems impact on traffic flow.
822.	richard toney	Boise, ID	
823.	Brian King	Boise, ID	This traffic will inevitably funnel down an old two lane historic street that will degrade the historic aspect of the WarmSprings neighborhood and decrease the safety of the neighboring Adams Elementary School. The only viable option to support this development would be closing off Warm Springs and funneling all apartment traffic down Park Center Blvd.
824.	Sarah Kearney	Boise, ID	
825.	Sara McClarin	Boise, ID	
826.	Tim Rollenhagen	Boise, ID	
827.	Luke McClarin	Boise, ID	This Type of development is not a good fit for this area of Boise. Adding more traffic on Warm Springs is not a good thing. Also a development this large in a wetlands area is very irresponsible. Light pollution, added traffic, not low income, just to name a few. We moved to this part of valley to enjoy the mountains, river, etc. adding high density apartments is not the right move for Barber Valley.
828.	Cynthia Lounsbury	Boise, ID	Wrong place for so many people. The impact on historic Warm Springs Avenue is counter to all planning. Honor the zoning and planning in place.
829.	Janice Stevenor Dale	Boise, ID	
830.	Tabitha Burgess	Boise, ID	I have been watching irresponsible development take over the Harris Ranch/Warm Springs area for the past five years. I am not anti-development, but this is ridiculous. The significant increase in traffic and the deviation from the city's master plan sets a dangerous precedent that will do more harm than good.
831.	Suzanne Cleghorn-Wells	Boise, ID	The proposed high-density complex is not a good fit for Warm Springs. The area is too congested and it doesn't fit with current development and planning. The development will negatively impact the area.
832.	Kari Schweitzer Prange	Boise, ID	The proposed development in the Barber valley does not fit the neighborhood environment. This area for many is a place where people can have space, still have the beauty of the foothills and farm land around. The amount of traffic congestion as well as influx of individuals would overcrowd area schools. We want to feel as if we live in a neighborhood, not a campus/big city.

	Name	From	Comments
833.	Kendall Koppenhafer	Boise, ID	<p>1) This was not in the original plan.</p> <p>2) This is in direct conflict with the development philosophy we all bought into as residents of the Barber Valley (open space, respect for nature, growth without becoming like the overly populated disaster that Meridian is).</p> <p>3) Just because you can build on every square inch of land for profit, doesn't mean you should. Show some restraint and respect for the valley or Boise will lose all that appealed to residents in the first place.</p>
834.	Jack Lupien	Boise, ID	
835.	Amanda Christensen	Boise, ID	
836.	Laura Janski	Boise, ID	<p>My two major concerns are, first, the increased traffic flow. The size of Warm Springs Avenue and its curves will not tolerate more traffic and more pulling in-pulling out traffic without increased risk to all. Moreover, the unstable hillside frequently blocks use of Warm Springs Avenue for extended periods. My second concern is the disregard for the master plan for neighborhoods that citizens have bought into, literally and figuratively. Homeownership is the primary financial commitment for people young and old, and to have this lifetime commitment jeopardized by inconsistent city action is inexcusable.</p>
837.	William Sargent	Boise, ID	<p>I am strongly in favor of the regulations currently, and don't want any deviation from the plan.</p>
838.	Brandon Hume	Boise, ID	<p>This would create too much additional traffic on warm springs.</p>
839.	Balt Aguilar	Boise, ID	
840.	Susan Krueger	Boise, ID	<p>Are you kidding me? Warm Springs cannot handle this much added traffic let alone the road around the Mesa. Please be responsible and stop this from happening. Really. Do the right thing here. It's just a money hungry developer. Don't make us all pay daily for his gluttony.</p>
841.	Misty Klima	Boise, ID	<p>I would like to see responsible sustainable growth in the Barber Valley and everywhere in Boise. Warm Springs requires enough maintenance with the current traffic.</p>
842.	Nancy Ward	Boise, ID	<p>The level of traffic on Warm Springs is already too high. The east Parkcenter bridge was intended, in part, to relieve traffic on an historic street. It has failed to make much of an impact. If the apartment complex is approved there should be the provision that Warm Springs be made one way--either eastbound or westbound past the entrances to Warm Springs Mesa--which would require the use of the east Parkcenter bridge. Development is inevitable; however, it should be done with consideration to areas of the city that have historic importance.</p>
843.	Anne Overesch	Boise, ID	

	Name	From	Comments
844.	LEE LINDQUIST	Boise, ID	Bad fit for neighborhood as surrounding dwellings as well as Harris Ranch all single homes/town homes. Ugly covered parking as opposed to garaged parking around periphery that no amount of plantings will hide from neighborhood. Xcess traffic on Warm Springs.
845.	J. Reid	Boise, ID	Too dense. Impact on livability, infastructure, wildlife.
846.	Steven W. Dyer	Boise, ID	
847.	Cathy Welden	Boise, ID	We don't need another 'Eagle' on this side of town. Can you imagine what the traffic is going to be like?
848.	Jill Perl	Boise, ID	The traffic is already increased on Warm Springs beyond it's capacity. Imagine evacuating that number of residents if there was a fire. I don't think this is the Boise anyone imagined.
849.	Barbara Porter	Boise, ID	Jeopardize neighborhood character; too much traffic; inconsistent with current planning
850.	Kyle Schwab	Boise, ID	
851.	Scott Stolhand	Boise, ID	If the old Gate City Steel development at the bottom of Windsong goes in, that will be plenty of extra traffic going down Warm Springs without adding the additional trips that this apartment complex would bring. And that's just one reason to deny the rezone. There are so many other reasons...
852.	Gemma Utting	Boise, ID	Too much traffic on Warm Springs!
853.	Shaundra Olson	Boise, ID	
854.	Lindsie Bergevin	Boise, ID	I live off of Warm Springs and strongly believe that the increase of traffic from this development will negatively impact my neighborhood.
855.	Thomas Craig	Boise, ID	This area is not conducive to this type of residential building. The infrastructure was not developed to handle the traffic at this time.
856.	Erica McGinnis	Boise, ID	Increased traffic is a major concern, as is the difference between the proposed development and surrounding area.
857.	Sharon Neupert	Boise, ID	I have traveled warm springs for years on and off. That beautiful road can not handle the amount of traffic these apartments will bring. No
858.	Boyd Hawkins	Boise, ID	The existing infrastructure will not support the proposed development and the development does not fit within the Boise master plan.
859.	Colin Kitz	Boise, ID	The Harris Ranch area has been for the past decade plus a quiet family residential area, with not too many homes and a lot of open space, while remaining not busy or loud. This development will completely reverse all that.
860.	Valerie J. Loge	Boise, ID	I would like to see development that fits in w/ the adjacent neighborhoods. I would also like to see manageable traffic impacted. valerie loge

	Name	From	Comments
861.	Julie Hughes	Boise, ID	
862.	Dawn Micklitz	Boise, ID	Already tons of new growth in the area. Concerned about traffic.
863.	Alexandra Krueger	Provo, UT	
864.	Arron Banner	Boise, ID	
865.	Margy Leach	Boise, ID	
866.	Michelle Miles	Boise, ID	I used to live in Harris Ranch and my teenage daughter still drives the streets around the Harris Ranch area and I'm concerned about the impact the increase traffic will have on her and other young drivers in the area. I don't feel that just because there is open areas for building that they need to built on. It will also impact the local wildlife.
867.	Susan Burke	Boise, ID	Harris Ranch was promised as a well laid out community and bridges were built so that Warm Springs would not be impacted from traffic. There is no compelling reason to increase an already dense development with apartments that can only use Warm Springs as an access. High density is best for downtown with the use of public transportation.
868.	Gayla Millington	Boise, ID	The current infrastructure is not sufficient to sustain more development. Development in thiw area is clearly about the developers making aa much money as they can. Its despicable.
869.	virginia clark	boise, ID	Currently zoned for low density. It is not a good fit with high-end homes. Would increase traffic on warm springs. It is all ready crazy difficult to cross street just to get to M and W and to pull out on warm Springs.
870.	Kelli Johnson	Boise, ID	I grew up in that area and travel quite often as family still lives over there.
871.	Dan Millward	Boise, ID	This location would be a particularly poor location for high density housing. The rationale for diverting Warm Springs Avenue and making the connection to the Bown bridge into its current rather painful format was to discourage Harris Ranch traffic from taking Warm Springs Ave into town. Why put a bunch of housing at the nexus of this problem? Furthermore, during winters where Warm Springs Ave is closed off below the Mesa, these people will have to go over the Bown bridge, making traffic through the preceding roundabout even more of a pain.
872.	Suzi Bailey	Boise, ID	Warm springs Ave and surrounding streets cannot accommodate the added traffic for safety/noise/wildlife/children and sanity

	Name	From	Comments
873.	Tiffany Smith	Boise, ID	This was not zoned for this and it was approved without a public hearing. We need to get our public officials who are doing this out of office. Let's keep Boise a desirable place to live.
874.	Cherie Strong	Boise, ID	This is a beautiful area or it was before allowing all this development . They are taking away access to the river for the wildlife it is not good for the environment and the rock slides onto Warm Springs should speak volumes as to why we don't need any more development build natural development for green space a lovely park along the river.The traffic is not good for the environment all save Barber Valley and Warm Springs Ave!!!!
875.	Donald Brothers	Boise, ID	Too many apartments adding to congestion.
876.	April Dillion-Bialobrzeski	Boise, ID	Warm springs Ave and surrounding streets cannot accommodate the increased traffic. It is not consistent with current neighborhood design. Must have a public hearing.
877.	Judith Brothers	Boise, ID	
878.	Chris and Karen Meyer	Boise, ID	
879.	Heidi Nagel	Boise, ID	
880.	Jan Johns	Boise, ID	
881.	Sandra Heilberger	Nürnberg, Germany	
882.	Sarah Mallane	Boise, ID	Traffic, environment, wildlife protection
883.	Kent Ernest	Boise, ID	
884.	JOAN LINDQUIST	BOISE, ID	This development is all about the money! The apartments would not add any value to the already crowded Barber Valley, and unless Warm Springs is widened and improved we will have bumper to bumper traffic at peak hours. Our home values may be affected in a negative way. This development would set a precedent for more irresponsible developments in the future. I STRONGLY OPPOSE THIS PROJECT
885.	Kristina McDonald	Boise, ID	
886.	Matthew Austin	Boise, ID	The current infrastructure was not designed for this type of development or designed with the intent of expansion to handle the added volume from it. Warm Springs cannot not be expanded upon nor can Parkcenter when it reaches capacity. Has there been a third party traffic study on the affect that this type of development will cause? How does this type of development affect the cost of housing around it? The intent of the Barber Valley area was carefully considered and planned, if this rezoning is allowed the careful planning will be nulled and void and the area will be open to other developers trying to do the same thing.

	Name	From	Comments
887.	Clarice B	BOISE, ID	I believe that generally speaking high density is OK however this NOT the right location - there is no room to ever widen Warm Springs at this intersection and having so many more cars turning in and out is a traffic hazard. The fact that a beautiful property would be ruined and the wildlife corridor shrunk even more is just one more reason!
888.	Matthew Kohn	Boise, ID	
889.	Constance Capobianco	Boise, ID	
890.	Susan McClain	Boise, ID	Excessive traffic which is already bad. Elementary school is at capacity with no room to grow. Residents on Warm Springs already have a very difficult time getting their cars out on to Warm Springs. How about a park or common area instead of more bodies and cars?
891.	Scott DeWalt	Boise, ID	
892.	Sarah Berg	Boise, ID	
893.	Michael Wojcicki	Boise, ID	
894.	Michelle Ihmels	Boise, ID	This is not the appropriate housing density for this neighborhood. There is no room for that type of added traffic. It will destroy marsh lands.
895.	Kayla Miller	Boise, ID	
896.	Mark Nielsen	Boise, ID	1. The look and feel of this development does not fit with the surrounding homes. 2. The traffic increase will be felt by the entire community.
897.	Patricia Cole	Boise, ID	
898.	Laura Heller	Boise, ID	
899.	Teresa Wittry	Boise, ID	After 15 years of living in Harris Ranch area, I oppose what is clearly an attempt to maximize real estate profits over responsible development that takes into consideration a harmonious integration of wildlife habitats and residential development. Those developers who don't share the sensibilities that have made East Boise a great place to raise families should not be allowed to destabilize what is an already established, balanced community.
900.	Karen Solus	Boise, ID	
901.	Lance Solus	Boise, ID	
902.	Amber Pearson	Boise, ID	
903.	Matthew Olson	Boise, ID	The area in question was not zoned for the type of housing now being proposed. Less than 1/2 mile away a brand new 170+ apartment complex is in the process of being constructed. Infrastructure in the area is not sufficient to continually add more and more housing.

	Name	From	Comments
904.	Emily Rosenthal	Boise, ID	I have lived in this area for most of my life. It used to be such a quiet cute little area to live. Now it's blown up into an overlived area. Stop building.
905.	Jennifer Peterson	Boise, ID	We did not move to Harris Ranch to live in a high density neighborhood. We have had more than enough of 'urban' housing put in and it needs to stop before the reasons the valley is attractive no longer exist.
906.	Laurie Huegerich	Boise, ID	I drive Warm Springs every day and the traffic is already congested. We don't have the roads or the schools to support additional high-density housing in addition to that which is already being built locally.
907.	Margaret Woodward	Hebron, KY	I lived in Harris ranch for ten years and just moved July 2016. I also worked at Adams. This area has already passed road capacity for all the houses that have been built in the last five years. This is a special area. There are plenty of apartments on parkcenter.
908.	Clinton Clark	Boise, ID	It is already too congested and the roads cannot handle more traffic. It is more importantly NOT the plan that East Boise residents agreed to.
909.	Rodney Haars	Boise, ID	
910.	Robin Fisher	Boise, ID	A high density apartment complex does not fit my idea of responsible, sustainable growth in Barber Valley, particularly given the current infrastructure in place.
911.	Meg Forest	Boise, ID	
912.	Martha Snodgrass	Boise, ID	With all the problems with Warm Springs falling rocks and road closures we do not need this many housing units added to the road situation.
913.	D Keyser	Boise, ID	More Hi Density rezoning(Warm Springs, Barber, Harris Ranch and East Boise)is not planning. It is reacting to offers. No rezoning please- sets precedent that is repeating patterns of regrettable traffic, school room shortages, and stresses on open space that are unacceptable and cannot be undone.
914.	David Kaplan	Boise, ID	
915.	Andrew Scoggin	Boise, ID	Improper burden on infrastructure, excess traffic, reduction of quality of living in East Boise.
916.	Allan Fidler	Boise, ID	
917.	Sherry McTigue	Boise, ID	
918.	Valerie King	Boise, ID	Please protect what little wet lands are left for the public to enjoy! And please show integrity by honoring your agreement to do so.
919.	Colby Hansen	Boise, ID	Row houses don't belong by the river, blocking views from Warm Springs. The development encroaches on bald eagle habitat and limits access to the Greenbelt and Boise River.

	Name	From	Comments
920.	Glenn Jeffery	Boise, ID	
921.	Rhonda Hilburn	Boise, ID	More people will mean more traffic near my home near historic Warm Springs Avenue.
922.	John Perl	Boise, ID	This will add substantial volume to an overcapacity Warm Springs Ave. this is in addition to 60 new home on warm springs and Windsong. This is in addition to the already approved homes in the mesa. The is inexcusable given the volumes already present.
923.	Tami Hansen	Boise, ID	
924.	Crystal Wink	Boise, ID	
925.	Mary Hutcherson	Boise, ID	
926.	Natalie Moran	Boise, ID	
927.	Julie Ford	Boise, ID	
928.	Liam Neupert	Boise, ID	
929.	Joyce Grimes	Boise, ID	
930.	Dale Henderson	Boise, ID	This apartment does not fit with the surrounding single family neighborhoods. I strongly recommend not changing the zoning.
931.	Alison Pinney	Boise, ID	Currently this area has very little infrastructure to support the current growth. Elementary schools are busting at the seams to support current numbers and apartment renters are not paying property tax to support upgrades in schools or the building of new schools. The burden of support comes from the current homeowners. Apartments are not appropriate for this area.
932.	Sam King	Boise, ID	I'm unsure why this is even being considered. The comprehensive plan lays out the plan so let's just follow it and don't change the rules for people with money and connections.
933.	Cassie Haynes	Boose, ID	This is not appropriate housing for the area and will increase traffic that is already congested. It will also destroy what wet lands are currently left, I strongly oppose.
934.	Katie Brenner	boise, ID	Traffic congestion, conservation,
935.	Nicholas Smith	Boise, ID	Traffic concerns. The city has already been super pro density in the area. I don't think another multi-family unit is good for the traffic situation.
936.	Julia Mahaffey	Boise, ID	what is needed to rezone? what is needed to stop rezone. I doubt anyone living in this area wants high density and added traffic. our concerns were heard and addressed (sort of) when they rezoned for Harris Ranch. doesn't P and Z have to follow their own rules?
937.	Lindsay Shedd	Boise, ID	Completely unnecessary developement for an area that has already been too over-development. Clearly planned with \$\$\$ in mind instead of the community

	Name	From	Comments
938.	Bennett Christensen	Boise, ID	This is the completely wrong place for this building. It is way too big for the location and would be extremely obnoxious for current nearby residents.
939.	Trisha McCurdy	Boise, ID	This development compromises the integrity of the neighborhood character and is a negative to property values in the surrounding area. Infrastructure cannot handle the increased traffic this development would create.
940.	Kaylie Ward	Nampa, ID	
941.	Joseph Dannenfeldt	Boise, ID	This area was intentionally NOT zoned for the proposed purpose. There is absolutely no valid reason to rezone this property to satisfy a developer who wants to make a buck!
942.	Molly Kiesig	Boise, ID	Adding this type of property will compromise the quality of the Mesa and surrounding areas. In addition, the impact on wildlife will be negative. Traffic will increase and the qualities of the Mesa that we pay for will begin to diminish.
943.	Duree Westover	Boise, ID	Congestion
944.	Cay & Ron Marquart	Boise, ID	There will be too much traffic on Warm Springs Ave.
945.	Melanie Cormier	Boise, ID	
946.	Heather Copner	Boise, ID	Quality of life
947.	Jesse Waller	Boise, ID	
948.	Nathan Williams	Boise, ID	This proposed development does not match the area. And it is not worth trying to rezone the property for this type of development. And it will detract from the neighborhood.
949.	L. Geraghty	Boise, ID	Protect wildlife and quality of life and do not greenlight this project. We would support an *affordable* apartment complex for lower income people that included increased public transit. However this is clearly not a true mixed-use endeavor built to include different income levels but rather a cash cow for this developer that will compromise the best features of the area for residents and wildlife.
950.	Elaine Noot	Boise, ID	
951.	Daniel Sell	Boise, ID	After living in California for 5 years and seeing what they've done to their foothills and wilderness areas, I want to make sure Boise grows in a much smarter way.
952.	Shelly Clark	Boise, ID	The development in Barber Valley that early residents bought into has changed substantially from the master plan at the beginning of the development. The infrastructure of roads is inadequate for the current planned development under construction and drainage in the foothills has been altered due to Harris North and other developed sections. One has only to think of last summer's fire at Tablerock, the Mesa and our Neighborhood to know that emergency evacuation of all residents would be unlikely.

	Name	From	Comments
953.	Sally Brown	Boise, ID	Traffic patterns will be worse. Parents getting their children to school will be badly impacted.
954.	Anne Watson	Boise, ID	Residential neighborhood with inadequate road infrastructure.
955.	Peder Kopperud	Boise, ID	Traffic on warm springs will become a problem. Its already going to be bad.
956.	Allison Moran	Boise, ID	
957.	Gregory Bergeson	Boise, ID	This deviates significantly from the master plan and was not vetted enough.
958.	Kurt Porter	Boise, ID	
959.	Brittney Scigliano	Boise, ID	The impact on traffic and wildlife will be much too much for this area to handle.
960.	Brent Russell	Ketchum, ID	I am considering buying a home in Harris Ranch and that type of high density development degrades the single family homes.
961.	Annie Schwab	Boise, ID	Protect foothills and wildlife.
962.	Jodi Rodar	PELHAM, MA	
963.	Mary K Berg	Boise, ID	
964.	Brad Howard	Boise, ID	Not in line with the comprehensive plan, which was used as a guide by families moving into the area.
965.	Kali Edwards	Boise, ID	
966.	Catherine Henry	Boise, ID	
967.	David Regan	Boise, ID	A large scale apartment right in the middle of a single family neighborhood sounds like improper use to me. Especially when it is in such close proximity.
968.	Kevin Colleran	Boise, ID	Boise has become a city where it no longer its neighborhood values. It's sad that this petition is even necessary.....
969.	Makenzie Wachtell	boise, ID	
970.	Leanne Berg	Boise, ID	Too big of a traffic burden on Warm Springs Avenue.
971.	Patricia Englehorn	Boise, ID	Traffic and wildlife.
972.	Jody Chehey	Boise, ID	An apartment complex doesn't fit into our small neighborhoods.
973.	Tom Burns	Boise, ID	
974.	Karen McEntee	Boise, ID	I don't understand the mentality of our elected officials. They are not watching out for the residents of Boise but appear to be in partnership with big developers. The monstrosity that Brighton has built on the Boise River is a fine example of greed at it's best! Boise is a wonderful place to live but Dave Bieter and Elaine Clegg seem to have forgotten what Boise is all about. It's not about high <i>(continues on next page)</i>

	Name	From	Comments
974.	Karen McEntee	Boise, ID	<i>(continued from previous page)</i> density in an area that is highly unsuitable. Come on... Bieter and Clegg, you are old timers here, why ruin your home???
975.	Kris McEntee	Boise, ID	
976.	Dinu Mistry-Wolf	Boise, ID	
977.	Dale Alverson	Boise, ID	Increased traffic on Historical Warm Springs. Placement of High density units next to High End Residential will adversely effect values of adjacent Antelope Springs where home owners purchased with the understanding that subject property was zoned for Residential not multi family.
978.	JIE Yan	boise, ID	
979.	Brian Crook	Boise, ID	I feel the added density will detract from the neighboring areas and that the infrastructure will be overburdened. Please deny the rezone.
980.	Fang Liang	Boise, ID	An apartment complex doesn't fit into our small neighborhoods.
981.	Jian Li	Boise, ID	
982.	Mingtao Li	Boise, ID	Traffic, security, environment protection, and so on
983.	Mallesh R	Boise, ID	
984.	Yunfei Gao	Boise, ID	
985.	Barbara Wood	Boise, ID	The increase in traffic on Barber Dr and Warm Springs to Park Center since Warm Springs opened is substantial - and very fast. It can only become worse with this development.
986.	Lori Liberty	Boise, ID	I am a resident of the Warm Springs Mesa. The planned use for that site/property should remain as originally planned.
987.	Lucy Zhou	Boise, ID	Too many people than....,
988.	Yin Tan	boise, ID	
989.	Diane Johnson	Boise, ID	Not appropriate use of land. Zoned for low density housing.
990.	Anthony Gregg	Boise, ID	
991.	Jess B	Edmonton, Canada	
992.	Jim Black	Boise, ID	
993.	Matthew Panches	Boise, ID	Keep it for wildlife. Stop destroying all these great places due to greed driven developers.
994.	Nancy Lokmor	Boise, ID	This is just greed without any consideration for how it will impact the existing neighborhoods. In addition the fact that our roads barely support the current traffic. Warm Springs was closed for many months - there is clearly no money to support existing infrastructure. What happens when you add another 1000 trips a day?

	Name	From	Comments
995.	Ronald Coston	Boise, ID	
996.	Jeffrey Johnson	Boise, ID	Too high design for the area. Not zoned for that type of use.
997.	Patricia Morgan	Boise, ID	The current transportation infrastructure in the area was NOT established to handle this kind of traffic volume.
998.	Randy Morgan	Boise, ID	The current transportation infrastructure in the area was not built to handle this volume of traffic. This will be a disaster to the local traffic grid.
999.	Adam Christensen	Boise, ID	In the process of gaining both the support of the community and in following existing guidelines of development in this part of Boise, it is clear that the applying developer and his proposed plan takes little to no consideration of the affected residents and the existing city goals and policies. The proposed development brings with it an excessive amount of concerns to both the increased amount of traffic on Warm Springs and the adverse impact to the livability and natural integrity of the area. If this developer wants to move forward, he should make a significant effort to work cooperatively with the residents to find a solution satisfactory to all parties or abandon his plans
1,000.	Lixuan Floyd	Boise, ID	
1,001.	Michael Woodhouse	Boise, ID	This development is not congruent with the master plan and the existing neighborhood, and the additional traffic would make East Warm Springs Avenue an even more dangerous street to cross than it already is.
1,002.	Veronica Fletcher	Boise, ID	Increased traffic will greatly affect our daily life.
1,003.	Don Needs	Boise, ID	Too much traffic
1,004.	Kirsten Gustafson	Boise, ID	It will cause way too much congestion in the area. It doesn't fit in with surrounding environment.
1,005.	Heidi Knowles	Boise, ID	The increase in traffic and a deviation from the city's master plan are cause for concern with this requested development.
1,006.	Jayne Russell	Boise, ID	I oppose the building of any apartment complexes in the east end of Boise do to the problems that arise from the residence that usually subside in them. Also the traffic pattern would change so much causing big concerns for current family's to ride and walk the area. Way to large of development for this area.
1,007.	Phyllis Foxcroft	Boise, ID	Infrastructure is not in place to support this type of development
1,008.	Jen S	Boise, ID	
1,009.	Mary Soper	Boise, ID	
1,010.	Zhiyong Suo	Boise, ID	

Name	From	Comments
1,011. Eric Ramstad	Boise, ID	Enough already, Parkcenter and Warm Springs aren't suited to hold this much additional traffic.
1,012. Ellen Chang	Boise, ID	
1,013. Larry Crockett	Boise, ID	We are already experiencing very high density development in the area. The projects around Maryann Williams park seem to go on and on. Traffic on ParkCenter Boulevard is reaching extreme levels during rush hour and will continue to get worse as the current planed developments are completed. We do not need another high density development.