

Kena Champion

From: Willowbrook info <wbestateshoa@gmail.com>
Sent: Monday, April 24, 2023 11:32 AM
Subject: Proposed Building Project at Boise Bible College
Attachments: 4-24-23 ltr to BBC Board.pdf

Follow Up Flag: Follow up
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Please find attached correspondence from the Willowbrook Homeowner's Association regarding the proposed building project at the Boise Bible College.

David Caswell
Office Manager
Willowbrook Homeowner's Association
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Willowbrook Homeowners Association
5601 Willowlawn Way
Garden City, ID 83714

April 24, 2023

To:

Derek Voorhees, President
Boise Bible College
8695 West Marigold Street
Garden City, ID 83714

John Rennison, President
Rennison Companies
410 E. State Street, Ste. 120
Eagle, ID 83616

Caleb Roope, President
The Pacific Companies
430 E. State Street, Ste. 100
Eagle, ID 83616

Dear Mr. Voorhees, Mr. Rennison, and Mr. Roope,

Thank you for coming to the recent Saturday Breakfast here in our Willowbrook community. We know that sharing information with neighbors about a project in the planning process is not required. We appreciate your good neighborliness in joining with us to share your plans. We have a few suggestions that we hope will be helpful.

Building Plans

We certainly appreciate that there are economies of scale and construction and space that may be sought by building 'higher' rather than 'wider.' That said, the Garden City Comprehensive Plan has generally designated the area just East and West of Veterans Parkway as the 'Heart of the City.' Much development of businesses and apartments and live/work developments are occurring there, and several buildings over of four or more stories have been or are being built there. As we are sure you are aware, a Master Plan for the Idaho Expo area is under consideration, and may include additional high-density housing and result in two poles of the city with adjoining bicycle and pedestrian pathways.

The portion of Garden City West of Glenwood (apart from the ACHD and City government areas) has been designated as low- and moderate-density residential. It was primarily for this reason that the proposed 4-story apartments on Strawberry Glen were scaled down to 2- and 3-story buildings in 2018. We are concerned that inserting 4-story apartments in this area will change the character of this portion of Garden City dramatically and deleteriously.

Ingress/Egress Plans

Marigold is a busy 'short-cut' street used by many commuters to cut the corner of Glenwood and Chinden. Marigold is also a street heavily used by pedestrians, including children who catch the bus on Marigold. Many older neighbors and people with dogs cross Marigold throughout the day on foot.

We are concerned that your plan to add an additional exit point East of the BBC main entrance, without traffic control at that exit, will create a hazard for pedestrians. It will also increase the risk of traffic accidents as drivers from the planned BBC development attempt to turn left or right during high traffic times of day. We respectfully ask that you consider exiting the BBC development traffic through the existing BBC main entrance and work with ACHD and the City of Garden City to have a traffic signal installed at the BBC exit. Additionally, a pedestrian-activated lighted cross-walk at Coffey and Marigold would create a much safer crossing experience – especially during commute times. We realize this is not within your control, but we trust that you might bring a powerful voice to this request of ACHD and Garden City.

Our residents are all over the age of 55 and many suffer from COPD and other medical issues which will be affected by the added car pollution. People will start their cars and allow them to run in the winter. Just the shear number of automobiles your addition will add is not feasible to this area.

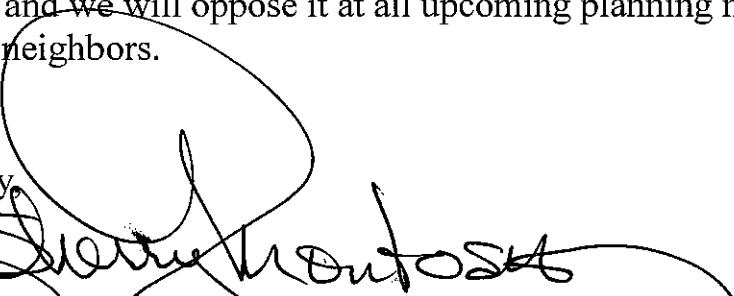
Safety and security are a very high priority for senior citizens and we are very concerned about the number of units you are adding. The height allowing units with windows overlooking our yards is not acceptable. It has been suggested that you place garage units adjacent to our wall providing an additional sound barrier.

Noise pollution is another area of concern particularly to those residing right along the affected area. We are an older community with an earlier time-frame for bed than those of the demographic you will be housing. The road right along our perimeter will bring a huge increase in traffic and noise, there will be large lights for the parking lots which will shine right in the bedroom windows of those along our perimeter.

There will be construction noise for years which will have to be endured by our residents not to mention the added construction traffic. We would also be very interested in receiving a copy of the traffic study which we understand has been done.

This entire general area houses many elderly people, including care facilities, both general health and memory care facilities. It is not conducive to the type of project you are planning, and certainly not four-story buildings. Our community cannot support the project as you have it outlined and we will oppose it at all upcoming planning meetings. We hope we can continue to be good neighbors.

Sincerely,


Sherry Montosa

Sherry Montosa, President
Willowbrook Homeowners Association Board of Directors

Cc:

Boise

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