

Those who have standing may appeal the decision, **provided that written comment is received by the city at least seven days prior to the consultation.** Those who have not provided written comments seven days or more in advance of the consultation will not be permitted to appeal.

If you wish to be an interested party or may wish to appeal the city's decision please provide the following information to the city via email planning@gardencityidaho.org or mail to Attn: Design Review 6015 Glenwood, Garden City, Idaho, 83714.

File:

I wish to be an interested party ☒ Yes ___ No

I wish to have the ability to appeal ☒ Yes ___ No

Name: Katie Terhune
Email: katieterhune1@gmail.com
Physical Address: 5002 Alworth St, Garden City

Which design elements are of concern:

☒ Massing

☒ Architectural elements

☒ Connectivity

___ Landscaping

___ Water features

☒ Site layout

___ Other

Please elaborate: comments sent via email to planning@gardencityidaho.org.

Katie Terhune
Signature

12-19-23
Date

DSDIntern

From: Katie Terhune <katieterhune1@gmail.com>
Sent: Tuesday, December 19, 2023 12:19 PM
To: planning
Subject: Attn: Design review 5003 Alworth - DSRFY2024-0003

As the closest neighbor to the 5003 Alworth project, I have major concerns about the design, particularly the height.

At 7 stories, this will be the tallest or nearly-tallest building in Garden City, placed on a lot directly across from single-family homes and townhomes. My single-story house (located directly across the street at 5002 Alworth) and those of my neighbors to the west in particular will be affected. A seven-story building approximately 50 feet away from my front porch will cast my house in shadow for much of the day, much of the year. I have solar panels on my home I rely on for electricity, and multiple young fruit trees in my front yard that will not survive a dramatic reduction in sunlight.

In addition, a single entrance/exit on Alworth St for 170+ cars is not sufficient. The proposed entrance/exit is very close to the intersection of 50th, a two-way stop. With no stop sign on Alworth, vehicles turning left from 50th (the shortest route from Chinden) to get back into the apartments are going to face major congestion, as will residents living north towards the river in getting across Alworth to Chinden.

This is an intersection that is already the site of frequent collisions, something I believe will increase if a minimum of 175 additional cars are funneled into it multiple times daily. The proximity of the entrance to the intersection - and the volume of cars going in and out - will also be a hazard to pedestrians and cyclists along Alworth who have to cross the entrance to the garage.

I am also concerned that 175 parking spots is not enough for 110 units. With multiple residents likely per unit - especially the 2-bedroom units - there will not be enough parking in the garage even for all residents of the complex, let alone guests and visitors. With zero street parking available along Alworth, that will leave a significant amount of people competing for the limited space along 50th St.

An acre and a half does not seem big enough for a project of this scale. I would strongly encourage members of the design board not to approve this project at its current height or without a second entrance/exit on 50th St.

Best,

Katie Terhune
5002 Alworth St, Garden City
406-980-0971