

May 21, 2025

To; Honorable John Evans, Mayor and Garden City Council

Cc; Jenah Thornborrow, Director Development Services, Garden City Idaho,
planning@gardencityidaho.org

Willowbrook HOA, wbestateshoa@gmail.com

Subject Boise Bible College, MLDFY2024-0001

Greetings, the purpose of this letter is to OBJECT to the Boise Bible College's proposed 4 story apartment buildings proposed on Marigold Street.

However we do support the college and their mission to spread theology but we believe in this case they are being greedy and are being very poor neighbors with these proposed buildings.

That being said no one from the College has been willing to talk to us, or to my knowledge, they have not attended any of the neighborhood meetings or the City Council meetings concerning these buildings. Why are they afraid to address this with us?

We live on the West side of Willowbrook Subdivision where there 220 plus homes that will be effected with all homes on the west side of Willowbrook subdivision DIRECTLY affected. With these proposed buildings will lose the serenity of our back yard, not to mention our security. We are a 55 and older gated community where we now feel safe in our homes. Add 500 or so strangers to our back yard and our neighborhood our safety factor reduces accordingly. Most all of the homes on the West side of Willowbrook Subdivision on Willowdale Drive have their bedrooms on the West side of the houses, directly facing the 4 story building. We will be subjected to noise from cars coming in and out of the apartment area, parties that may take place in the parking lot, revving of cars and motorcycles, trash trucks, building mechanical noise, etc. We will be affected with light pollution from the cars, the building and the physical height of the buildings will have a huge environmental impact on us.

From car exhaust pollution, lack of sun in our back yard plus it will potentially disrupt any breeze that we enjoy. In short our summers will be hotter and our winters will be colder. Also, the proposed apartment building shows balconies on the East side of the building, all of which look directly onto and into our backyards and bedrooms.

Marigold street appears to be already close to its maximum traffic flow. If two cars and a bicycle meet at the same time someone has to yield. Now you want to add another (est.) 482 cars to the mix? How will the emergency vehicles navigate thru this mess?

Whose house are you going to sacrifice because the fire truck cannot get to the fire?

Whose life are you willing to sacrifice because the ambulance can't respond because of traffic?

The noise from the construction, possibly 2 plus years worth, the dust will be affecting some of us with breathing problems, let alone the hammering sawing trucks etc. etc.

How long will Marigold St. be torn up installing the necessary infrastructure required to support these new buildings? Water, sewer, electrical, and whatever else may need to be installed.

The 4 story buildings as proposed are just too intrusive to the entire area! We are a community of mainly single level houses with a few 2 story houses in the mix. The 4 story buildings will be, and look, totally out of place given the existing subdivisions surrounding the BBC.

This being said we are totally opposed to the 4 story apartments as proposed.

However, as stated before we support the BBC and their mission. We would suggest a change to the existing proposal to limit the building height to a maximum of 2 stories, which will better fit the surrounding neighborhood of the mainly single story dwellings and not put so many cars on Marigold St.

We would also propose that the existing plot plan be flipped 180 Degrees so that the new apartments use the existing BBC access road, just adjacent to Pintail Way, and then BBC can use their existing road on the West side of their property. By doing this there is no new egress added on and off of Marigold thus minimizing traffic confusion.

Other points to consider;

- 1) After the apartments are constructed, who manages them? What assurance do we have that these apartments are maintained and kept up and will not become a deterrent to the community?
- 2) What happens if the BBC was to close its doors, where does the money go then? Who receives the rent payments?
- 3) If the BBC closed will there be more apartments be built on the property?
- 4) Has anyone looked at the lease agreement between the Collage and Pacific Construction to get the answers to these and other questions?

Thanks for your consideration.

Nate and Carole Calvin



40'-0"±

PICT. 0001

Picture 0001

To whom it may concern;

This picture was taken from our back yard at 8573 Willowdale Dr. showing a depiction of how a 4 story building would affect the neighborhood.

If you will note the tree that is cut lengthwise in half on the left of the picture, the top of this tree this is the approximate height of a 4 story structure.

Also if you will note the brown roof shown about half of the way down the picture, that is an existing building which is a 2 story structure.