



## PLANNING AND DEVELOPMENT SERVICES

MAYOR: Lauren McLean | DIRECTOR: Tim Keane

March 15, 2023

Planning & Zoning Commission  
6015 N Glenwood St  
Garden City, ID 83714

### Re: **SAPFY2023-0001, River Club Specific Area Plan / 6515 W State St**

Dear Garden City Planning and Zoning Commissioners,

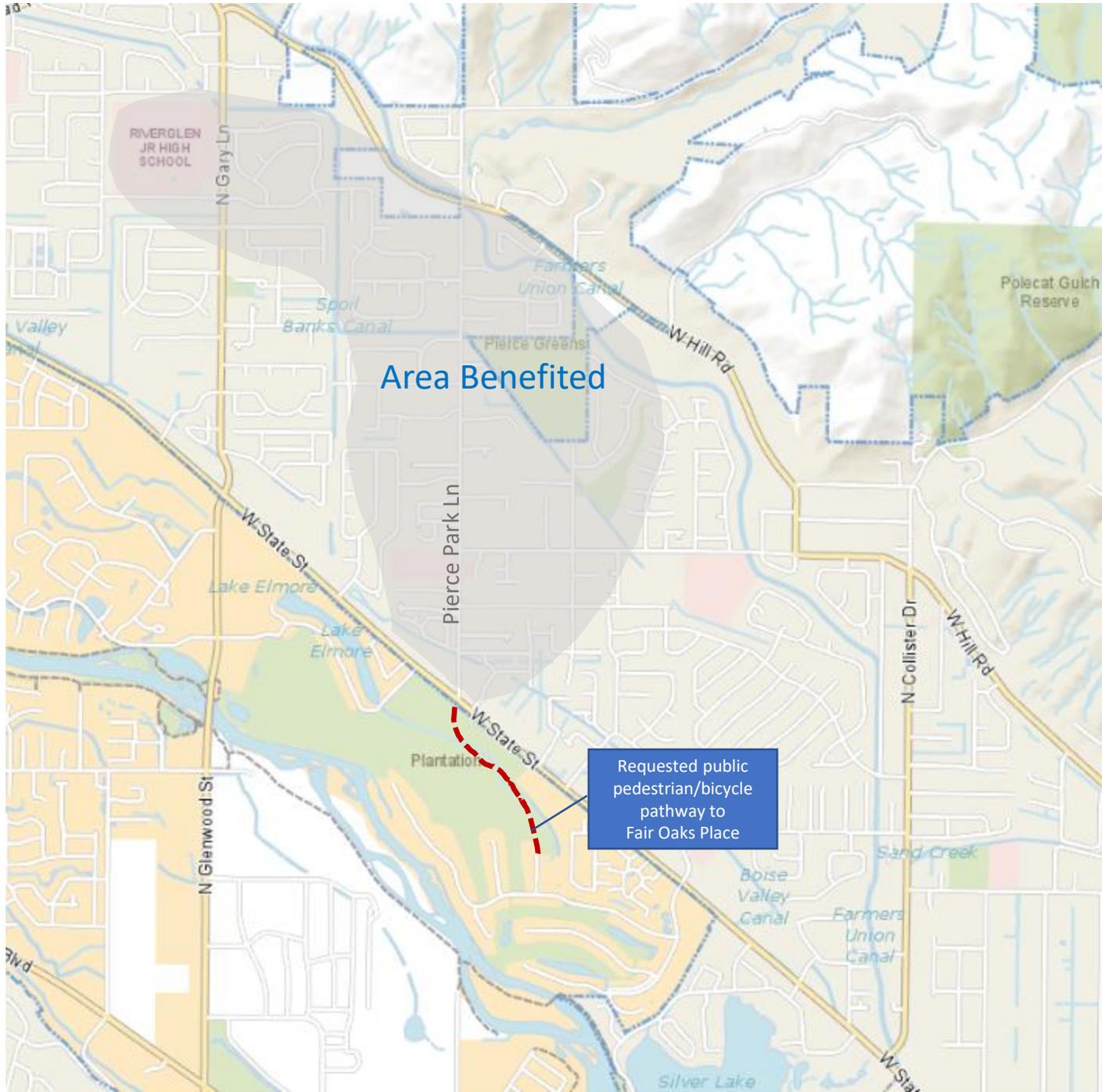
The City of Boise's Planning and Development Services received and reviewed the proposed development application at 6515 W. State Street.

The north boundary of the site abuts the City of Boise's city limits and the safety and circulation network through the property and to State Street is of interest to the City of Boise. The City of Boise supports two conditions of approval.

1. Include a public easement and a paved pedestrian and bicycle pathway connection from the south leg of the State Street and Pierce Park Street intersection and continuing through the site to connect with Fair Oaks Place, as proposed in the original application. This connect will greatly improve the walking and bicycling network for both Garden City and Boise residents by providing **a safer and more comfortable pathway** link to access to the popular Greenbelt, transit stop at Pierce Park intersection, Pierce Park Elementary, Riverside Junior High, and other local destinations. This route is far superior compared to routing bicyclists from the Greenbelt to Planation River Drive, and then along State Street for 2/3-mile to reach Pierce Park Lane.
2. Include an internal drive aisle between the Central and East sub-districts located outside of the parking garage. The connection provides the East Sub-district a route to the traffic signal at Pierce Park Lane and State Street for protected left-turns onto State Street, as well as access to the club house, neighboring residential and retail within the development. Such a connect results in shorter vehicle trips and safe access to State Street, which are benefits for all.

Sincerely,

Tim Keane  
Planning Director  
Boise City Planning and Development Services



Area Benefited

Requested public pedestrian/bicycle pathway to Fair Oaks Place





## CIRCULATION SYSTEM