

Date: November 1, 2023

To: Development Services  
6015 Glenwood St.  
Garden City, Idaho 83714  
planning@gardencityidaho.org

Re: DSRFY2023-0009  
200 W. 37th St. and 201 and 205 38th St.  
Garden City, Idaho 83714

From: Chris and Janet Giebler  
Property owners of 211 W. 38th.

We attended the neighborhood meeting on October 18 about DSRFY2023-0009. Please consider us as 'Interested Parties' for this project. We have concerns and want to be able to give feedback and suggestions.

Our first impression of the project concerns the size and mass. It doesn't fit the neighborhood. One massive building traversing the entire block between 37th and 38th seven stories high, seems out of character with a neighborhood that is predominantly one story buildings. We understand the need for growth and density; but this feels like a premature step. We suggest more scaled down developments occur first.

We understand the city and ACHD have addressed Right of Way upgrades, including any utilities within the area of the project such as curb, gutter, sidewalk, water, sewer, gas, etc.

We have other concerns, especially about public safety. 1.) How are pedestrians from the new apartment building going to safely access and cross Chinden? Sidewalks should be completed all the way to Chinden in order to accommodate the added pedestrian safety and ADA (Americans with Disabilities Act) access. 2.) What will be done to mitigate the difficulties cars have entering and leaving 37th and 38th streets onto and off of Chinden during the morning and evening rush hours (i.e. left hand turns). How can the intersections at Chinden and 37th and 38th accommodate approximately 904 average daily trips ON TOP OF the existing 518 average daily trips made by the neighborhood?

In what way does this large building add to the Fairview neighborhood? We understand from the neighborhood meeting there will be amenities such as a pool and garden space for the occupants of the project. This isn't enough for this massive apartment building to fit into the neighborhood. What can be done to make the building part of the community? Under the Purpose and Goals from the Zoning Code Title 8 Chapter 1 there is a list of responsibilities and recommendations. We are naming just a few.

- Solicit citizen involvement in finding solutions to issues
- Consider the needs of all citizens, businesses and the environment

- Create pedestrian and bicycle friendly connections
- Control traffic through neighborhoods
- Create mixed use, high density/intensity nodes along Chinden Boulevard

We are interested in your reply.

Chris and Janet Giebler  
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