

BOISE BIBLE COLLEGE PROJECT

DSRFY2025-0008

Neighborhood Concerns and Problems

Various community members were able to meet with the Antioch project developers and to voice their concerns. The community requested some follow up but have not received a response as of yet. Below is an outline of these concerns that the community would like to raise with Garden City and to include in the record for consideration.

Concerns and Problems with the Project:

1. The project is directly adjacent to more than 20 properties that would suffer a negative impact on property values and the ability to resell their homes.
2. Parking is insufficient for the number of units and in excess of the allowed amount under city ordinance. There was some mention of a joint parking agreement with the Boise Bible College, but nothing in writing has been presented.
3. The foundations will be cutting into the shallow water table in the area – drainage issues.
4. Designation of housing to students, section 8, or low income.
5. Increase in traffic on an already overloaded roadway.
6. The building layout should be flipped 180 degrees to reduce the impact on the surrounding neighborhood and maybe using fake windows or privacy glass where the buildings face residential neighborhoods.
7. The height of the buildings should be reduced to no more than 2 levels.
8. Garbage bins should be relocated away from Willowbrook residences.
9. High density housing does not fit in with the surrounding single family homes.
10. Fire lanes and other approvals are missing.
11. An additional entrance onto Marigold would only further complicate traffic patterns.
12. Residential water pressure is already low and this would only exacerbate the problem.
13. The sewer system cannot handle the additional load and should not be run through the adjacent Willowbrook subdivision.
14. Style and design for the BBC project do not fit in with the local architectural designs. Maybe include similar styling and gabled roofs matching the neighboring structures.

15. 8 foot privacy fence between the project and the Willowbrook subdivision made of stone, cinder block, or other similar materials.
16. Privacy or directional lighting on all buildings and parking structures to avoid light being directed or overflowing from the project property onto the adjacent properties.