

WILLOWBROOK HOA
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DATE: December 22, 2025
TO: planning@gardencityidaho.org
FROM: Terry Dean, President of Willowbrook, 5601 Willowlawn Way, Garden City, Idaho 83714
RE: Opposing the Antioch Apartments & demonstrating with pictures

I represent 231 Willowbrook Estates households. Willowbrook is a community serving adults, 55-years+ and covers 47 acres adjacent to the Boise Bible College. We want to be on record as OPPOSING the Antioch Apartments at the Boise Bible College.

They say a picture is worth a thousand words. I have included pictures that I believe speak for themselves.

Picture #1 – This picture is of homes along Willowdale Dr. which are adjacent to the property where the proposed Antioch Apartments would be built. These are representative of the architecture, style and single-story design of all the homes along this street, the Willowbrook subdivision and surrounding neighborhoods.

Picture #2 – This is a picture of the Meritage West Apartments at 13450 W. Baldcypress St & Records Ave. The developer discussed this an example at the 9/22/25 meeting at our clubhouse.

As you can see, this does not look like anything in our neighborhood or the surrounding neighborhoods.

Picture #3 – This picture shows how likely it is that the residents in the upper apartments can look down into the yards of the single-family homes in Willowbrook. Building #2 of the Antioch Apartments is only approximately 90' from the Willowbrook property lines, almost 20' closer than this photo represents. Imagine the IMPACT on their privacy.

Picture #4 – This shows the 4-story apartments towering over the carports. The carports are not enclosed so there is NOT a lot of privacy. They want to put all the parking against our neighborhood, and not all of the parking would have carports, nor would they be enclosed.

Picture #5 – This picture shows the overflow parking along the street. It is common knowledge that when anyone builds an apartment building there is never enough parking. Especially when apartment managers throughout the Treasure Valley are notorious for charging for extra parking beyond one space, or covered parking. We understand street parking is public and anyone is entitled to park there, but when it imposes on nearby neighborhoods, it IS an IMPACT.

Picture #6 – This picture shows the overflow parking in a NO PARKING ZONE.

Picture #7 – These pictures show overflow parking going both directions in front of the apartments at 6 am.

Picture #8 – This picture shows the BRIGHT LIGHTS that would be shining into our resident's yards at night if the carports are not enclosed.

Please consider the NEGATIVE IMPACT on Willowbrook and the surrounding neighborhoods when you make the decision. Your findings require you to do so.

Sincerely,

Terry Dean
President
Willowbrook HOA

#1—Homes along Willowdale Dr. which are adjacent to the Boise Bible College property and are representative of the architecture, style and one-story design of all the homes along this street and the Willowbrook subdivision.



#2 – Meritage Apartments on Records Ave. & Baldcypress St. in west Boise – Similar representation of Antioch Apartments, per the developer’s spokesperson at neighborhood meetings



#3 – Meritage Apts. across street from single family neighborhood with mostly one-story homes. This building is approximately 107' to neighborhood fence, per Google Maps



#4 – Meritage Apts. 4-story perspective towering over carports



#5---Meritage Apts. showing overflow street parking



#6---Meritage Apts. showing overflow street parking, even in NO PARKING zone



#-7--Meritage
Apts. showing
overflow street
parking from
different angles



#8—Meritage Apts.—MOST CONCERNING is the lights from the carports that can shine into neighboring properties. That's an impact if I ever saw one.

