

From: [Thomas Reilly](#)
To: [planning](#)
Subject: SAPPY 2026-001
Date: Monday, August 1, 2022

While I was a Boarding Resident I served for ten years on the Boise Parks and Recreation Commission and became very familiar with the problems and opportunities afforded by developments like the one contemplated for the ACHD property. There is pent-up demand for more park space. Open space in the river corridor is particularly valued by the public. The chance to add some more to the mix should not be squandered. There are practically no opportunities remaining in Garden City for the extension of new riverfront park land from the previously built environment, particularly in the area evidently now intended to be a new City Center. I say, without any attempt to be dramatic, that it would be folly to pass up the opportunity to add to the area amenity that makes our city unique in landscape no matter how small. From time to time, I hear the argument that Boise City has already provided all the riverfront open space that Garden City will ever need so there is no need to continue these efforts downtown; if we want to visit a riverfront park, we should just walk upstream to Ann Morrison. I think that attitude is shortsighted, bordering on irresponsible. These are assets in short supply and great demand. I believe the focus of open space acquisition afforded by the creation of the SAP should be on the river corridor at the expense of parks or open space interior to any future development on the parcel. Heron Park should be expanded upstream to create a park that will be truly meaningful open space.

is the current about the way the 700-foot setback requirement from the 6500 CFS line fits into development near the river corridor. I assume the Corps will insist on a no-net-loss certification for the development? It does not bother me that unbuildable space within the river corridor be considered in satisfying the open space requirement, as long as it is improved to create usable open space. In this regard, remember that the river bank is not particularly inviting in the immediate vicinity of the ACHD site. Part of the project should focus on restoring the bank to create a more natural shoreline.

For both the 11.59 acre parcel and the 3.87 acre parcel the SAP specifies that development of each parcel cannot commence until "public open space-future park" is completed or commenced. 8-8B-4(B). It is in the public interest to develop a coherent, contiguous open space park between the greenbelt and the development, and it makes sense to plan such a thing only once. What happens if the 3.87 acre parcel is developed five years after the 11.59 acre parcel? How can a plan be developed for such a park if the developer of the 3.87 parcel isn't required to do anything until he wishes to start development?

Under 8-B(3)-4 a regulatory master plan (RMP) must be submitted for all properties greater than one acre in size. Otherwise a lot owner does not have to provide a RMP, the consequence being that the landowner is stuck with the literal application of the open space designation requirements. The proposed SAP incentivizes all landowners to submit a RMP, by offering the chance to water down the open space designation requirements that would otherwise apply. See 8-B(3)-5(f) dealing with a methodology intended to allow a reduction in required open space, and incidentally encourage the development of hardcape open space such as plazas and playgrounds, when what is wanted is lawn to picnic and throw a frisbee on. I suggest that these avenues of relief are antithetical to the stated intention of creating a river fronting park in the vein of Ann Morrison or Julia Davis. I would delete these opportunities to reduce required open space.

Finally, I suspect you are getting a good deal of pushback on the possibility that Adams will become a thru street connecting Heron Commons to the WFD. I appreciate the stated desire of the City that the connection be available only for pedestrian use and emergency traffic. However, I feel it is disingenuous to say that ACHD may feel otherwise, and leave it to be sorted in the future. I get that this is kind of a tar baby, but it really should be tackled now.

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