

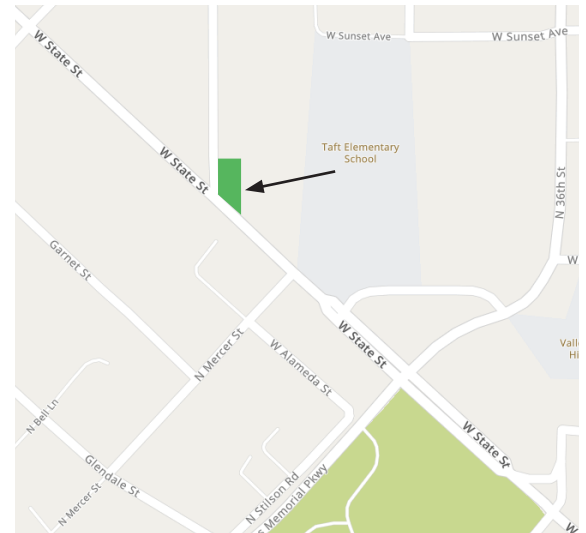
WE'RE LISTENING

OUTREACH SUMMARY

STATE & ARTHUR
SITE DEVELOPMENT



ENERGIZE OUR
NEIGHBORHOODS



STATE & ARTHUR SITE DEVELOPMENT OUTREACH SUMMARY

PROJECT BACKGROUND

THE SITE: OUR VISION FOR STATE & ARTHUR

State & Arthur, a .94-acre site, will be a quality-designed multi-family apartment building focused on providing affordable housing options for members of our community. It will include an “active” first floor design which could include a variety of neighborhood serving uses, such as a coffee shop or recreational facility.

Located within the Veterans Park Neighborhood Association, there are approximately 2,900 residents and 1,439 housing units within .5 miles of State & Arthur. It is served by bus route 9, along State Street. Purchased in January 2021, this site will be part of the city’s Housing Land Trust.

WHAT IS A HOUSING LAND TRUST?

The Housing Land Trust leverages city-owned property to create housing for residents at all income levels and ensure that it remains affordable into the future.



STATE STREET AS A GATEWAY

State Street is a strong connection point for many of our residents. Its proximity to transit, bike paths and pedestrian amenities makes it a great investment as we make it easier for residents to bus, bike, walk and connect to opportunities in our community.

While some improvements to this important corridor have been made along Collister Drive and Veterans Memorial Parkway with the input of community members, the City of Boise is exploring mixed-use development, improved bicycle and pedestrian connection points, as well as bus rapid transit.

Continuing to build upon the long-term vision established for the corridor through previous plans, there are several guiding documents that focus on how to integrate and implement mixed-use development at the major stations along the corridor and improve pedestrian and bicycle connections between stations and adjacent neighborhoods. (From the State Street Corridor Transit Oriented Development Plan, 2019).



PLANS

VETERANS PARK POLICY GUIDE

In addition to plans guiding the development of transportation along State Street, the Veterans Park Policy Guide provides recommendations regarding land use, housing and other topics.

Adopted in 1992, the Veterans Park Neighborhood Policy Guide became part of Boise's comprehensive plan. This Policy Guide outlined three main goals:

1. To preserve the residential character of the neighborhood, and encourage future development which will recognize its unique amenities and natural features and be consistent with that character; encouraging appropriate infill development and encouraging growth in adjacent areas without negatively impacting the existing neighborhood.
2. To meet the service needs of residents of the Veterans Park Neighborhood for commercial facilities while reducing negative impacts from these types of uses on adjacent residential areas.
3. To recognize State Street's importance as a gateway to the City of Boise and encourage development appropriate to project a positive image of the City and the neighborhood.

READ THE FULL PLAN cityofboise.org/media/3625/veterans-park-1999.pdf

BUILDING A BETTER STATE STREET

The State Street Corridor Transportation Oriented Development Plan (2019) states: "State Street is the connection that ties Treasure Valley communities together. Its role as an important artery goes back many years when farms dotted the landscape and agriculture was the dominant land use. Today, State Street serves much more than farm to market traffic. Changing demographics and the desire for more walkable and accessible services means that the transportation infrastructure system must be designed for a variety of users."

LEARN MORE ABOUT THE STATE STREET CORRIDOR cityofboise.org/building-a-better-state-street

OUTREACH AND ENGAGEMENT PROCESS

OUTREACH EFFORTS

Due to the COVID-19 pandemic, community outreach events were not possible in this time frame. Instead, an online survey was used to collect community feedback. To inform residents of the survey opportunity, a total of 3,065 postcards were mailed to residents and property owners within .5 miles of the State & Arthur site, as well as to all residents of the Veteran’s Park Neighborhood Association. Paper copies of the survey were also sent upon request to any residents who did not have access to the online survey.

Members of the Energize team canvassed the surrounding streets, reaching approximately 275 residences and businesses in the area immediately surrounding the site; flyers with project and survey information were offered and the team provided information about the project to interested residents.

A large banner was posted on the State and Arthur site, directing people to the Energize website to take the online survey, and both Facebook and NextDoor were used to inform people in the area about the project and survey opportunity. Information was shared with Taft Elementary as well.

SURVEY

From March 1–21, the survey was open for community feedback and 402 responses were received in that time. The responses received will be used to inform the Request for Proposals (RFP) that the city will release to identify a development partner for the State & Arthur site. The survey and outreach materials were available in both English and Spanish.

COMMUNITY MEETINGS

Virtual meetings were held with the Principal at Taft Elementary, as well as the presidents of the surrounding neighborhood associations. These meetings provided background information about the project and informed these key leaders of the opportunities for community engagement that were available to all residents and stakeholders.

COMMUNICATIONS & PUBLICITY

Communication Channels	
Digital	City of Boise Website
Social Media	Energize Our Neighborhoods Facebook page
	Posting on NextDoor
Media	Idaho Statesman article: idahostatesman.com/news/local/community/boise/article249644498.html
	Boise Dev: boisedev.com/news/2020/08/25/boise-to-buy-remaining-smoky-davis-property-for-affordable-housing/
Direct Mail + Print	3,065 postcards mailed
	275 flyers hand-delivered

VISUAL PREFERENCE SURVEY RESPONSES

OVERVIEW

The Energize Our Neighborhoods team used a visual preference survey to collect participants' feedback regarding the look and feel of the building, as well as potential site amenities. For the visual preference survey, people were given a series of images and asked to rank the images from most to least preferred. The survey included six prompts related to different aspects of a mixed-use building and surrounding site.

PARTICIPANTS

A total of 402 people participated in the State and Arthur Visual Preference Survey. The survey completion rate was 83%. Demographic questions were optional.

Participant Overview (Optional Question)		
Live within a half-mile radius of the site	56.30%	(201)
General residents (beyond .5 miles of the site)	34.83%	(124)
Own a business or work nearby	5.06%	(18)
Commuter or other stakeholder	3.93%	(14)
Total:		357

PARTICIPANT DEMOGRAPHICS

Participants by Zip Code (Optional Question)		
83703	78.53%	(278)
83702	8.22%	(29)
83704	3.97%	(14)
83705	3.68%	(13)
83706	2.27%	(8)
83714	1.13%	(4)
83709	.85%	(3)
83712	.85%	(3)
83713	.57%	(2)
Total:		354

Participant's Age Range (Optional Question)			Participant's Background (Optional Question)		
50-64	29.64%	(107)	White or Caucasian	78.33%	(282)
36-49	29.36%	(106)	Hispanic or Latino	2.79%	(10)
25-35	18.01%	(65)	2 or more races	2.23%	(8)
65-80	16.30%	(59)	Asian or Asian American	1.11%	(4)
18-24	2.49%	(9)	Other	1.11%	(4)
Above 80	.83%	(3)	Black or African American	.84%	(3)
Under 18	.28%	(1)	Native American or Alaska	.56%	(2)
Prefer not to respond	3.32%	(12)	Prefer not to respond	13.09%	(47)
Total: 362			Total: 360		

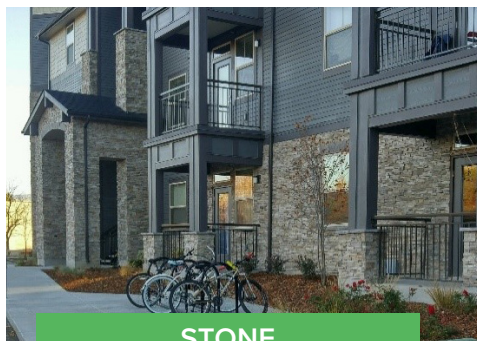
REFERENCE QUESTIONS

Survey participants were asked to rank the answers for each question, which allowed them to compare options to each other by placing them in order of preference. The average ranking was calculated for each answer choice to determine which answer was most preferred overall. The answer choice with the largest average ranking is the most preferred choice. The ranking score for each answer is provided in the question summaries below.

PRIMARY BUILDING MATERIAL

Participants were asked to rank their preference of building materials, which were separated into five categories: masonry, natural wood, siding, stone, stucco. Participants were encouraged to consider the color and/or texture of each material when ranking their preferences. There were 391 responses.

Stone was the highest ranked building material with a total score of 3.66, followed closely by masonry at 3.61. Natural wood was ranked third with a score of 3.33.



STONE
3.66



MASONRY
3.61



NATURAL WOOD
3.33



SIDING
2.22



STUCCO
2.21

ROOFLINE

Images for roofline included four designs: single pitch, double pitch, mixed pitch, flat. Participants were asked to rank their preference after considering what they find visually attractive and what they feel best fits in with the surrounding area.

The roofline ranked highest was single pitch (score of 3.01). Mixed pitch came in second (2.60), closely followed by double pitch (2.44).



SINGLE PITCH
3.01



MIXED PITCH
2.60



DOUBLE PITCH
2.44



FLAT
1.95

OUTDOOR FEATURES

The State and Arthur site is adjacent to a busy corridor, a neighborhood street and an elementary school. Participants were asked to rank their preference of outdoor features for the project, such as awnings, patio, seating options (benches, chairs, seat walls) and walk-up window. There were 374 responses.

The clear preference was a patio feature (score of 3.42), followed by seating options (2.43).



PATIO
3.42



SEATING OPTIONS
2.43



AWNINGS
2.09

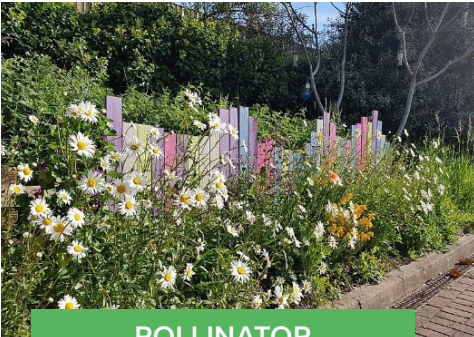


WALK-UP WINDOW
2.06

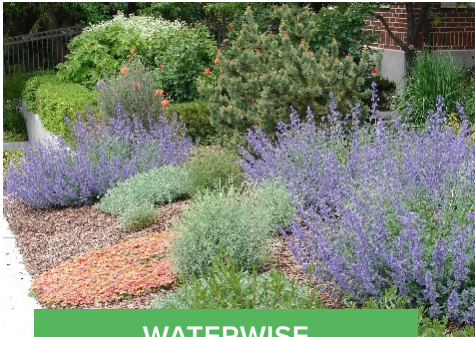
SUSTAINABLE ELEMENTS

Participants were asked to rank their preference of sustainable elements. Options included pollinator-friendly landscaping (landscaping that has flowers in bloom spring through fall for birds, insects, and bees), waterwise landscaping (landscaping using plants that are native to the area and require less water to maintain than grass), green walls (walls of the building that are designed to have plants growing on the outside), permeable pavers (paving material that allows water to drain through easily instead of creating large puddles after rain), electric vehicle charging station (one or two spaces where electric vehicles could be plugged in to charge), and incorporating recycled building materials (reusing materials that come from another building instead of purchasing all new materials). There were 361 responses.

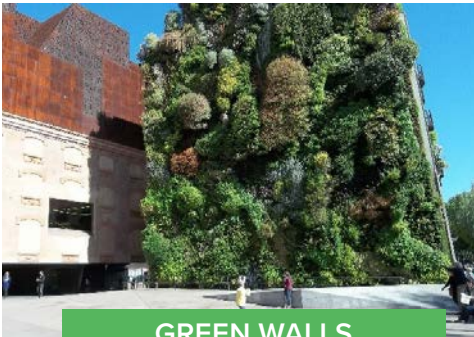
The two landscaping options were the highest-ranked preferences: pollinator-friendly landscaping scored at 4.79, followed by waterwise landscaping at 4.64.



POLLINATOR
LANDSCAPING 4.79



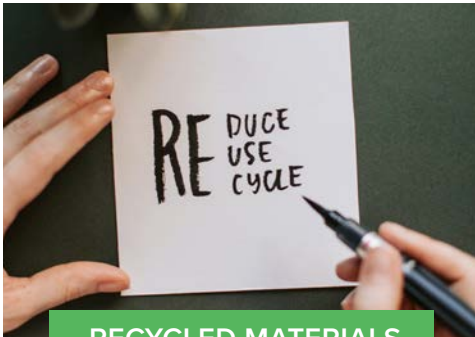
WATERWISE
LANDSCAPING 4.64



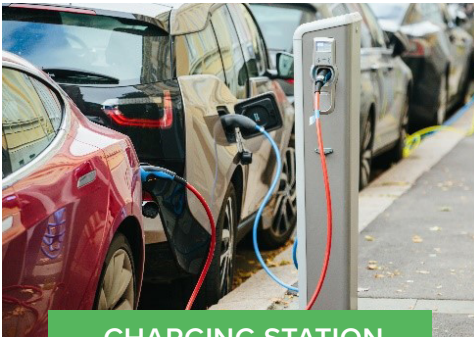
GREEN WALLS
3.59



PERMEABLE PAVERS
3.33



RECYCLED MATERIALS
2.73



CHARGING STATION
2.00

GROUND FLOOR USE

The development at State and Arthur may include an active use on the ground floor. In order to complement the existing businesses and amenities in the vicinity, participants were asked to rank other uses they would like to see at this site, including meeting room space, retail/small commercial, and other programming (children’s or senior activities). They were asked to consider what they would like to have near their home and what types of uses the area needs most. There were 352 responses.

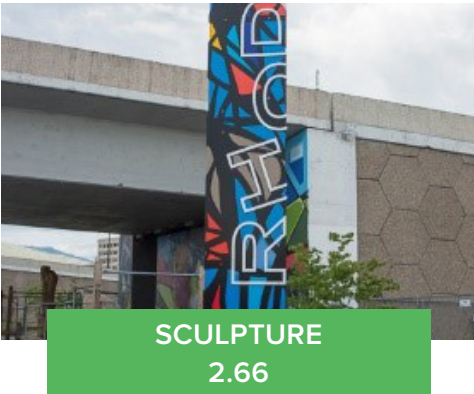
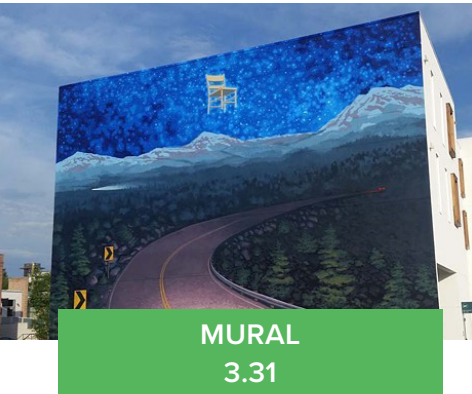
Participants ranked retail/small commercial as their top preference (2.55), followed by other programming (2.07).

Ground Floor Use	
Retail/Commercial	2.55
Other Programming	2.07
Meeting Room	1.39

OTHER AMENITIES

Participants were asked to rank their preference of other amenities they would like to see incorporated into this development project, including a mural, sculpture, community garden, bike maintenance station, enhanced bus stop, and enhanced pathway to Taft Elementary. There were 351 responses.

The enhanced pathway to Taft Elementary was ranked highest at 4.45. A community garden came in second at 4.08.



NEXT STEPS

The feedback received from participants through the online survey will be used to inform the Request for Proposals (RFP) that the city will release to identify a development partner for the site. Once a developer is selected for the site, they will begin the development review process – holding community meetings and presenting plans to the Planning and Zoning Commission for approval before the project moves into the permitting and building processes.

TIMELINE

- April 12 – May 17: Request For Proposals open
- May 18 – June 16: Proposals Reviewed
- June 18: Selected developer identified

STAY INFORMED

Learn about the State and Arthur site development's progress at cityofboise.org/state-and-arthur

APPENDIX

Individual Question ranking/scores

Q1: Rank your preference of primary building material:

	1	2	3	4	5	TOTAL	SCORE
▼ Stone	29.97% 113	29.44% 111	22.28% 84	13.53% 51	4.77% 18	377	3.66
▼ Masonry	28.53% 107	27.73% 104	24.53% 92	14.40% 54	4.80% 18	375	3.61
▼ Natural Wood	31.66% 120	16.62% 63	19.26% 73	17.68% 67	14.78% 56	379	3.33
▼ Siding	7.69% 29	12.73% 48	13.53% 51	25.73% 97	40.32% 152	377	2.22
▼ Stucco	2.94% 11	13.64% 51	20.59% 77	27.54% 103	35.29% 132	374	2.21

Q2: Rank your preference of roofline:

	1	2	3	4	TOTAL	SCORE
▼ Single Pitch	42.69% 149	26.07% 91	20.34% 71	10.89% 38	349	3.01
▼ Mixed Pitch	31.01% 111	22.35% 80	22.35% 80	24.30% 87	358	2.60
▼ Double Pitch	14.12% 50	34.18% 121	33.05% 117	18.64% 66	354	2.44
▼ Flat	12.54% 44	17.09% 60	23.65% 83	46.72% 164	351	1.95

Q3: Rank your preference of outdoor features:

	1	2	3	4	TOTAL	SCORE
▼ Patio	59.45% 217	27.12% 99	9.04% 33	4.38% 16	365	3.42
▼ Seating Options (benches, chairs, seat walls)	16.03% 59	31.52% 116	32.07% 118	20.38% 75	368	2.43
▼ Awnings	14.76% 53	20.33% 73	24.51% 88	40.39% 145	359	2.09
▼ Walk-Up Window	10.36% 37	21.01% 75	33.33% 119	35.29% 126	357	2.06

Q4: Rank your preference of sustainable elements:

	1	2	3	4	5	6	TOTAL	SCORE
▼ Pollinator-Friendly Landscaping	39.32% 138	28.21% 99	14.81% 52	9.69% 34	5.98% 21	1.99% 7	351	4.79
▼ Waterwise Landscaping	27.40% 97	36.72% 130	19.21% 68	8.76% 31	5.37% 19	2.54% 9	354	4.64
▼ Green Walls	16.05% 56	12.32% 43	26.07% 91	17.77% 62	16.05% 56	11.75% 41	349	3.59
▼ Permeable Pavers	9.12% 32	13.96% 49	19.09% 67	28.77% 101	16.52% 58	12.54% 44	351	3.33
▼ Incorporating Recycled Building Materials	8.09% 28	4.34% 15	14.74% 51	20.81% 72	29.48% 102	22.54% 78	346	2.73

Q5: Rank your preference of ground floor use:

	1	2	3	TOTAL	SCORE
▼ Retail/Small Commercial Space	66.86% 230	21.51% 74	11.63% 40	344	2.55
▼ Other Programming (children's or senior activities)	28.99% 100	48.70% 168	22.32% 77	345	2.07
▼ Meeting Room	4.78% 16	28.96% 97	66.27% 222	335	1.39

Q6: Rank your preference of other amenities:

	1	2	3	4	5	6	TOTAL	SCORE
▼ Enhanced Pathway to Taft Elementary	33.43% 113	23.96% 81	17.46% 59	11.24% 38	7.10% 24	6.80% 23	338	4.45
▼ Community Garden	27.84% 93	19.16% 64	15.87% 53	16.77% 56	11.08% 37	9.28% 31	334	4.08
▼ Enhanced Bus Stop	16.76% 57	16.18% 55	14.12% 48	16.18% 55	13.53% 46	23.24% 79	340	3.37
▼ Mural	13.73% 46	17.31% 58	14.93% 50	12.54% 42	23.58% 79	17.91% 60	335	3.31
▼ Bike Maintenance Station	5.33% 18	15.38% 52	23.96% 81	23.08% 78	18.93% 64	13.31% 45	338	3.25
▼ Sculpture	5.44% 18	9.06% 30	13.60% 45	18.73% 62	24.47% 81	28.70% 95	331	2.66

COMMENTS

#	ADDITIONAL COMMENTS
1	All of my suggestions were based on what might work best with the new State Street homeless shelter next door. The Arthur-State Street Apartments and area should be kept plain & simple for ease of cleaning & safety. Stucco walls & permeable pavers will allow human excrement to be easily hosed off. Benches, patios & other outdoor seating should be avoided to discourage overnight camping. Green walls & tall plants should be avoided as substance abusers like to hide behind them. The children will most definitely need a safe path to Taft. And an industrial size bus shelter should be planned for the hundreds of new users.
2	This diverse neighborhood benefits from low income housing where residents have doors that lock. This neighborhood does not benefit from a large congregate housing facilities that serves the very low income. The .5 mile radius of this project already has 2 nontraditional housing facilities, and abundant low income housing. These are good things but the neighborhood should not become a hub for very the low income and homelessness. This type of housing should be spread throughout every zip code and not crammed into one area. The city and those who serve the homeless must find a way to humanly provide housing to those experiencing homelessness, that allows a private space with doors that lock.
3	I welcome this project to our neighborhood, but feel our area is becoming saturated with subsidized housing and shelters. Other areas of the city should be considered for future projects of this sort, including Interfaith Sanctuary's proposed "reimagined shelter." A CUP should not be issued for this shelter at the former Salvation Army site. Thank you for your consideration.
4	Needs to be a LEFT turn onto State from Arthur. With the opening of 38th St from Bush South there will be increased traffic from the proposed development through this residential neighborhood.
5	I'm a volunteer with the Taft School community garden. Access to the garden through the west school gate is important, also providing some parking spaces near the gate. I'm also a volunteer with the Boise City Canal Company. Lateral 21 runs on the west side of Taft School, partly through the current empty lot, then north on Arthur, partly in an underground pipe, and part open ditch.
6	Not in favor of project.
7	I would like information about how this development will affect nearby single-family home property values. Also are there any considerations for increased traffic on Arthur St? Generally I'd like know how this could affect both our property asset, as well as our daily lives.
8	Thank you for letting the public have input on this project. I can tell you what we do NOT want to see is, bland, crackerbox, generic "Urban housing project" architecture that you see in many places, e.g. a lot of newer Garden City projects. What would be nice is an architecturally classic project that fits in with the character of the neighborhood.
9	I believe affordable housing like proposed is far more desirable and necessary, than the proposed Interfaith shelter just down State St. Shelter does not fit in the State St corridor plans, or in our neighborhood. Affordable housing does fit.
10	PARKING!!! I urge you to look at what you approved at Valor Point. You guys approved a building with more rooms than parking spaces. This is unacceptable.
11	I hope it is a beautiful area where people want to live, please consider there is a very active community garden already there at Taft, where the butterfly wings are, please preserve this oasis.
12	This is a horrible idea. People should own their homes, not be forever indebted to government owned rentals. State street is already overcrowded and a high density apartment complex will make things worse.
13	What kind of questions are these? Don't we have a design review committee for this? Come now.
14	I'm looking forward to seeing this project develop. Please do as many floors as possible - we need people to live and work along the State St route. We cannot get appropriate density with 2 and 3 floors. Please also consider housing for seniors - elevators for affordable units are a must.
15	Very Bad idea. Not a good location for multiple housing. Will only add to an already congested road. Stupid is as Stupid Does.
16	I would like to see quality exterior materials used that will age well and not need a lot of maintenance so the building looks good years later. Nice landscaping would also be important to help keep our city beautiful
17	This project is great. Please put a stop to the horrible idea of the IF Shelter taking over the Salvation army site.
18	I want Smoky Davis in there. I used them all the time, especially on my way home from Boise State (I live off of Collister).
19	Affordable housing is absolutely needed, but some of the rents I'm seeing that are supposedly "affordable," are not. Even at \$15/hr, paying \$1,200/mo rent is difficult/too high.
20	As a project located at a major intersection along one of the most important transportation corridors in the community, the primary consideration on all matters should be how to prioritize the needs of users of all transportation modes, especially as transit and bike options are being improved along the corridor. This has the potential to be prime transit-oriented development!
21	Approve affordable housing/living near/along State Street and enhance transit and multi-modal travel options. RBT idea for State Street is great way to reduce VMT, reduce air pollution, and encourage alternative modes of travel.
22	Please provide adequate parking for both residents and guests.
23	Climate sustainability is most important. Solar energy should be a priority that was NOT listed. The roof design should include the use of solar panels. Use of recycled materials, mass transportation access, bicycle support, electric vehicle support, community gardens all are high priority. Thank you.
24	I like courtyard style apartments which could be a nice addition in that area & could possibly serve as a nice gathering area for residents or for whatever commercial space is nearby or in the development!!

- 25 Affordable should be truly affordable. Minimum wage job X 40 hours a week=\$15,000 a year. The rent mentioned for the apartments proposed at Franklin and Orchard are substantially higher than that. You must make these apartments truly affordable! Also, existing neighbors should have their opinions and suggestions respected and followed. These huge apartment buildings the city is shoving into small pieces of land under the guise of affordable housing are very disrespectful of existing neighborhoods, as in the density of the development at Franklin and Orchard. That project is shamefully huge and dwarfs existing homes. Providing adequate parking, 2 and 3 vehicles per apartment, visitor parking and retail parking is required. Renters and visitors should not have to park through neighborhoods which is what will happen at the apartments proposed on Franklin and Orchard. Thoughtful development is required not just rubber stamping all "affordable" housing projects.
- 26 I would have appreciated an opportunity to vote on the the quality of the construction ensuring that the building is energy efficient. It is important that the tenants of modest income not have exorbitant heating and cooling bills. The next priority should be to make the building of the complex affordable enough for the developer to keep the apartment costs as low as possible for residents. Too many requirement to fluff up the exterior could backfire. We don't need Portlandia, we need affordable housing. Thanks for asking for our neighborhood's input!
- 27 While the Smokey Davis family was well compensated the property was actually stolen from them by ACHD.
- 28 I think this is great! I also loved the format of your survey, well done.
- 29 This needs to be a very thoughtful design and use. Our neighborhood is lower income and worked very hard to improve the area despite predatory business (payday loans, for example). A poorly planned project, in addition to the very large proposed shelter, risks overwhelming the neighborhood and our limited resources. Please focus on a quality mixed use and income project that will be a long term asset to the residents and the neighborhood.
- 30 Do what the citizens want and not your pet projects. This is our homes and bought in this area for our style of life. Stop thinking you know better than we do. Let's put these changes into your neighborhoods and see how you would like them!
- 31 What are you thinking putting this type of housing in the immediate neighborhood of the two largest homeless (although one is only proposed) shelters in the city. You've already had one tragedy involving a three year old and a homeless man in this neighborhood. In addition that property fronts a six to seven lane street. In east boise last summer the city council voted not to enlarge the road to four lanes to protect children and bicyclists. Why would you choose to put families with children on a six to seven lane street spitting distance away from what will probably be two very large homeless shelters?
- 32 This proposed housing development will not be a desirable place to live or visit if the Interfaith Sanctuary moves to the Salvation Army site
- 33 A community garden is available at Taft Elementary and could use some city-provided support.
- 34 Terrible survey. Will there be public comment on this?
- 35 I appreciate the City's goal to increase the amount of higher-density and affordable housing throughout Boise.
- 36 Love to see new housing on state street!
- 37 I love to see more housing going up around state street!
- 38 I think the city really needs to reconsider its definition of affordable housing. The rates that Have been deemed "affordable" is nothing short of a joke and is only contributing to the growing homeless population. The greed has to stop. There are far too many families being displaced because what used to be considered reasonable has been cast aside.
- 39 This would be a great addition to the neighborhood.
- 40 If done right, this project could spur development in the area.
- 41 Any structure that is more that 3 floors would be incompatible with the current ambiance of the neighborhood. The added traffic created by the project would increase the already high need for a new speed bump on Arthur St within 100 feet of State Street to slow down the cars careening off of State onto Arthur.
- 42 Ideally, the City should consider selling/granting the land to Saint Mary's Food Bank (which rents the next lot over). This would allow future security for a much-needed social service that currently has very limited space to operate.
- 43 If this is put in, please don't allow the homeless shelter to be put in. We have way to much of low income already in this area. Please spread this out over all the cities communities.
- 44 Please don't allow developers to dictate the project. Consider things like parking, walkability, human scale for buildings and grounds, and build a community, not just another ugly building that crams as many units as possible into the least amount of space. Thank you.
- 45 The destruction of Smokey Davis by the city stole an institution and character from our neighborhood, this is a shameful, disgusting project
- 46 This is a far more desirable than the Interfaith Sanctuary ram it down your throat approach
- 47 Thanks for doing this!
- 48 Concerned project of this magnitude will reduce property value, block natural sunlight, thus further reducing home values.
- 49 I live within 1 mile of this area and travel by it many times a week. I support the idea and support thoughtful development that will provide affordable housing access.
- 50 The "greener" this can be - plants and sustainable - the better. Any support of the Taft community garden would be appreciated. Also, please consider traffic on Arthur and impact into the connected neighborhood to the north.
- 51 Awesome work and progress on affordable housing! Keep it up Boise

- 52 I don't appreciate having another mega apartment building with all the increased traffic and parking issues that it brings. I also don't like the mixed housing idea. I guess the aesthetics are supposed to make us feel better. This is what I repeatedly see in Boise, no care for having appropriate infrastructure for bringing in these developments. It's all about power, making money, Increased taxes. I'm not against new developments but a another high rise apartment in a small neighborhood with 1 major thruway to the rest of the city. I see even more deadlocked traffic. We are going to look like Nampa pretty soon. What about the drainage? There's none in Boise. I wish you would have sent a survey about the decision to build this thing instead of the building materials for the structures. Making my preferences known for building materials doesn't make me feel more accepting of the project and I know that the developers are most likely preselected. It makes no difference what we say as a group. I've been to a few Boise zoning meetings, and the committee members always side with the developers which I think probably happened in this case too. Money talks the loudest! I lived in a large southern capitol city for many years, and moved to Boise 7 yrs ago. Boise is a nice place to live, but you guys are making it un-livable by not planning for infrastructure. I'm disappointed, and we don't like what we see. We are not stupid. I feel like these ideas are being shoved into our faces. Clearly, majority aren't making the decisions. I've never seen anything like it anywhere I have lived. What will you do when we go into a recession, as it appears that we're going that way. History shows that real estate will tank.
- 53 If this is to be low income housing and the Interfaith relocation happens it will be ruinous to Veterans Park residents.
- 54 It's so disappointing that the City of Boise seems to have no consideration for Veteran's Park Neighborhood residents, as evidenced by proposals to place homeless and low-income projects in our neighborhood.
- 55 protect or city from becoming a Portland or Seattle nightmare
- 56 I would be mindful of the amount of noise from State St. , and to build with residents' comfort in mind with regards to noise. Adding more traffic to this corner could be an issue, so please mitigate for that.
- 57 Boise MUST take steps now to be sustainable and slow the growth. We are a desert community and cannot afford to keep developing for the sake of those wanting to move here or make money from real estate without the loss of the things that have made Boise beautiful for so long. Have courage to be proactive and protect rather than rollover and regret.
- 58 It is very important to have connectivity for pedestrians and cyclists in this area. If you are going to include a multi-story building, it needs to be truly accessible by having multiple elevators. It should also include mixed price housing, and have adequate parking for residents and visitors.
- 59 Please develop with a solar system, and design roof for solar. Preferably microgrid with battery storage wall. Consider community garden and solar as roof top.
- 60 Where's parking for this housing area on Arthur & State?
- 61 Unfortunately, developers have become the most powerful people in Boise. This project will go forward at all costs, and I find it unfortunate that the first statement of this survey begins with, "To preserve the residential character of the neighborhood, and encourage future development which will recognize its unique amenities and natural features" but ends with just choosing paint and siding and sidewalk treatments to a monstrous, ultra-modern project in an 80 year-old, one-story, residential neighborhood. I hope you can prove me wrong, so we don't feel like you're just re-arranging the deck chairs on the Titanic.
- 62 We would really love to see more sit-down restaurants in the area. NO more fast food, please.
- 63 If this project if for low income families, make it for them. Make it a home, make it residential to preserve the neighborhood and make it a safe place for the people who reside there by limiting opportunities for loitering and encouraging pride in home. Make it strong enough to withstand use over a long period of time to save tax payer dollars in the long haul.
- 64 Lots of open space
- 65 Each question should have allowed for an open ended, unforeseen comment.
- 66 I would like to be able to bicycle from silver street along side state street to get there
- 67 The city should put a transit center at the Salvation Army building, rather than at State and Wylie. An access road is already built into that location and it could serve the residents of this new housing project better.
- 68 Keep up the great work!
- 69 Would be interested to give input on size, and actual characteristics of the project itself
- 70 Support housing like New Path is not appropriate so close to an elementary school. To make it predominantly section 8 housing risks ghettoizing it. It needs to be truly mixed.
- 71 We have a community garden at Taft Elementary. Please include affordable child care at the site.
- 72 I would love to tie a children's activity space with Taft Elementary being so close by. Many of the Taft families are refugees and live in poverty. Something those kids and families could access would be nice for them. Maybe also community supports like a dentist office, dr office, counseling offices. This would be nice for families with no or limited transportation, but are able to get to Taft for food deliveries, parent / teacher conferences, access to the community school (food, clothes, toiletries, essentials, etc)
- 73 I am very exited to see what it turns out to be. If it is a coffee shop it should be called coffee corall.
- 74 Can we have Smokey Davis back instead?
- 75 Put public pressure and mobilize neighborhoods for the ITD headquarters site. The state should be a partner in helping to be a part of the solution since they allow so few tools to cities to address affordability.
- 76 What are plans for the very large empty space just north of this land? There are no adjacent buildings to conform design with now, but if this property will be developed soon, should take its use(s) and building appearances into account.
- 77 I live on Arthur St. and my partner and I have been working hard to improve our home. Many of our neighbors are doing the same because we love this neighborhood. It would be FANTASTIC to have a beautiful new building that would provide affordable housing as well as services (such as a coffee shop or a restaurant!) to the neighbors. Also, random, is there any way to extend sidewalks all the way down Arthur to State??
- 78 I am happy to help in whatever way I can, through the Collister Neighborhood Association.

- 79 I don't want anything more than a one story building built there! It is creepy to homeowners who have been here for many years thinking of a multi story complex being built so that our privacy is no more! How disturbing to think that people could be watching you and your children as you play in your own back yard. If you do build this I hope that it's built out next to state street away from our houses on Arthur
- 80 Do not want multi family building in this area. Was hoping Smoking Mtn would come back. Do not need any more people in the area. Quiet nicer subdivision. No No No

COMMENTS ON OTHER TOPICS

- 81 Please do NOT include a homeless shelter as it does not align with the revitalization of this neighborhood!
- 82 The proposed Interfaith shelter is a poor choice for Boise. This move will concentrate poverty, negatively impact residents and businesses, is not aligned with "housing first" principles, and is not an appropriate use of taxpayer funds or resources.
- 83 A huge homeless shelter at the old Salvation Army building does not fit into this plan/vision for the improvement of this neighborhood. Deny the CUP that Interfaith Sanctuary will be submitting in Spring 2021.
- 84 Don't let the Interfaith Sanctuary be shoved down our throats. Not opposed to allowing it but am opposed to the amount of people in such a small place. No one will want to use the amenities you offer if it is not a clean environment.
- 85 Please do not build a homeless shelter in our neighborhood!
- 86 NO TO HOMELESS SHELTER
- 87 PLEASE- no homeless shelter on State street!
- 89 I hope a similar process can be used to address the issue of IFS's attempted move into the SA building nearby.



ENERGIZE OUR
NEIGHBORHOODS

VISIT: energizeourneighborhoods.org or EMAIL: energize@cityofboise.org