In your opinion, who will benefit if developers build high density housing; immediate lack of bike infrastructure for walkability, existing standard "space" elements of the vacant development have to, ultimately, mean greater density. Lack of new construction for middle class families, existing residents that must deal with increased traffic congestion. Tenant won't stay. No parking. Cars driven into the area. This goes forward? (Scenario 1)

In your opinion, who will benefit if the developers build on large lots, particularly on the Bench, stop favoring the developers and start paying attention to public transportation, make it easier to get around, support what the housing in this scenario is for?

In your opinion, what impact does the presence of high density housing; immediate lack of bike infrastructure for walkability, existing standard "space" elements of the vacant development have to, ultimately, mean greater density. Lack of new construction for middle class families, existing residents that must deal with increased traffic congestion. Tenant won't stay. No parking. Cars driven into the area. This goes forward? (Scenario 2)

In your opinion, who will benefit if developers build high density housing; immediate lack of bike infrastructure for walkability, existing standard "space" elements of the vacant development have to, ultimately, mean greater density. Lack of new construction for middle class families, existing residents that must deal with increased traffic congestion. Tenant won't stay. No parking. Cars driven into the area. This goes forward? (Scenario 3)

In your opinion, who were the key players in the scenarios you were asked about? If you have any other comments you would like to share, please do so below. If not, please move on to the next question.

In your opinion, what impact does the presence of high density housing; immediate lack of bike infrastructure for walkability, existing standard "space" elements of the vacant development have to, ultimately, mean greater density. Lack of new construction for middle class families, existing residents that must deal with increased traffic congestion. Tenant won't stay. No parking. Cars driven into the area. This goes forward? (Scenario 4)
I do not support the City's current direction or leadership. Citizens of Boise are concerned with the traffic and overcrowding of schools. Existing residents, the community, existing home owners, the developer, those who already live in the area; the developer doesn't want it there and doesn't fit in with the current neighborhood. Existing residents and the community don't think it's a good idea. People in the area won't be disadvantaged. People who want to live close to restaurants and grocery stores would be best. People who want to live in the nice area of town with which to live. People who want to live in an area where the road weren't built to handle affecting the traffic. Impact fees never cover actual cost of impacts to infrastructure. Impact fees vanish into thin air and the roads are inadequate. Existing residents for example development of subdivisions, then realize we need more than 1 school. Existing residents and the community should set a minimum standard on lot size. Existing residents and the community are now walking to Spaulding as well now that the overpass is there is a safe route to do so as the overpass is now essentially a cycling/foot bridge. Impact on rising cost of property tax will be significant. Overdevelopment. Increased traffic. There is no public transportation and no talk of adding. Schools, and infrastructure catch up. We need public transportation. Buses do not run far enough out. Overcrowded land. People who rely on public transportation are now essentially walking. Traffic. Boise and ACHD have done a horrific job of making sure roads are adequate. Roads. Boise and ACHD have done a phenomenal job of widening ALL roads and increasing speed limits before you ever allow these developments to be built. Referring to my last comment, widen ALL roads and increase speed limits before you ever allow these developments to be built. impacting traffic and overcrowding of schools. Those who already live in the area; the developer doesn't want it there and doesn't fit in with the current neighborhood. Existing residents and the community don't think it's a good idea. People who want to live close to restaurants and grocery stores would be best. People who want to live close to restaurants and grocery stores would be best. People who want to live close to restaurants and grocery stores would be best. People who want to live close to restaurants and grocery stores would be best. People who want to live close to restaurants and grocery stores would be best. People who want to live close to restaurants and grocery stores would be best. People who want to live close to restaurants and grocery stores would be best. People who want to live close to restaurants and grocery stores would be best. People who want to live close to restaurants and grocery stores would be best.
Southwest

Southwest

Southwest

Southwest

Southwest

Everyone

Mill creek

Yes

Yes

Yes

no

Developer

Single family homes

I do not have enough information

Yes

Yes

Bench

Neighborhood and Commuters

Developer

Yes

Again, the developer and the builders

Taxpayers paying for new needs

residents of new and existing homes.

Lots of open space

West/Northwest

Impact on already crowded schools

The city and the developer

Developer and builder

Density

11-15 years

20+ years

1-5 years

20+ years

6-10 years

20+ years

20+ years

20+ years

30+ years

Awesome apartments

The people who get to live in those

appeal to lower income folks, which

would appeal to younger people just

Nicer apartments that specifically

attract people who want to use public transit.

Climate change, planning live-work areas with

appropriate sized markets. Residents should be

appropriately sized markets.

The schools - We should ALWAYS

decide to keep open spaces somewhere. Lack of

ecosystem is important. All housing

should be connected to public transit and safe

transportation. Everything. We have too much of this

situation and NO ONE is addressing traffic or

situations and NO ONE is addressing traffic or

snow??

Our infrastructure could NOT

handle it. Crime continues to grow. The income

gradient is because of the parking

permitted planning. A minimum of two spaces per

development is because of the parking

reason everyone suffers from this

development.

Four stories high puts his back into

the reason everyone suffers from this

development.

Families have cars for each driver, and parking on

home, which increases traffic at all times of the

day. We need more infill and density. We need to consider the school capacity BEFORE it becomes a

issue, then we can evaluate the impact on the

surrounding area residents.

and less density

Not as many if the parcels are larger

increase of property tax

and those great townhouses, too

build these, with apartments nearby,

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TRAFFIC

The city

Developer

none

SW ada co alliance

make new developments go east into the desert

land owner, developers

Housing prices

Traffic

Yes

Shoshone Developers

Developer

Developer, tax benefits to city

Huntwood HOA

Infrastructure in the area. Needs safe bike lanes

Disregard of current neighborhood

Development of foothills. traffic.

Yes

Developers

Yes

Southeast

People living in the area; commuters

Developer, City, and school district.

No

Traffic

none

none

Bench

West/Northwest

Hoa

Boise community

No

No

Crime

Yes

1-5 years

20+years

looking for urban spa e

New comers to Boise. Miilenials

More likely that it may help with
to get down in that area for jobs.

traffic congestion from people trying

to serve a different purpose. The

building already occupies the space so

unit would provide homes for many

It seems that the neighborhood &

growth.

traffic. overcrowding. too rapid

difficult for already high traffic areas

Public safety/emergency services.

160 new residents will bring increased

affordable housing, transportation

1800. 62% of places available if it is $1800.

room meaning higher student to

affected by the increase of traffic,

despite neighborhood objections.

looking to down size and be more

earners.

The developer and those top 10%

district, City (as large single family

bigger property tax payouts).

public safety/emergency services.

from one side of town to the other

without massive amount of stop lights

semi-rural areas for a reason.

Current residents most

not an option for that location. This also effects

the increased travel and public transportation is

in the current schools have room for

new students so the scenario is

and levies to provide schools and

need to have increased taxes to pay

afford the described rents

despite neighborhood objections.

situation, I find it very irritating to

traffic in an already failing road

public safety/emergency services.

bozeman and 2 story

It would be great to have the option to

Please don't ever allow anything like this again.

thank you. Eileen Peterson

And every area resident I've mentioned this to has said the same thing, emphatically. Please, please,

improve the affordability of homes, especially for those ages 55 and older.

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afford the described rents

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Public safety/emergency services.
The current residents and the neighborhood association are concerned about the increase in density and traffic that will come with the development. They believe the developer, City of Boise, and the surrounding neighborhoods will be negatively impacted due to increased traffic, loss of open lands, and the potential loss of their views and enjoyment of the beautiful land. They feel the city will benefit from the payments, but not the residents. The current homeowners will suffer due to extra traffic, and the city may lose its parkland of open space.

The neighborhood residents believe the developer, City of Boise, and the city council are more interested in the developer's income and the city's tax revenue than the residents' quality of living and values. They feel the community will be altered due to the increase in density and traffic, which will affect their homes because it was not a high traffic area originally. They are concerned about the loss of farmland, loss of feeling like they live in the country, the increased traffic, insufficient parking for townhomes, and the increase of people who will move into the area. They are concerned about the increase of people moving into the area and the developer not the neighborhood. Everyone else is happy about the development.

The developer feels the need to keep the area walkable and reduce traffic. The builder agrees that the development should fit the community it is placed in. The feeling is that the developer not the neighborhood. Everyone else is happy about the development.

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Everyone who lives in the area

Yes

The loss of the open space

Traffic. Crowded schools.

Yes

People who need affordable housing.

parking, crime, noise

the people who buy those houses

Nothing. (16-20 years)

Developer

Boise residents

Developer only.

SWACA

No one except the developers

Neighbor App

The developer & city

Yes

developer and owners

TRAFFIC needs to be addressed when approving new developments

Yes

Yes

No

Additional traffic, potential noise

Current residents

land users?

Current residents

Too much growth without thought of traffic schools etc

No one.

Developer

Developer and future renters

20+ years

20+ years

1-5 years

16-20 years

1-5 years

20+years

complex. Locations seems convenient.

make good money

owner

The people who live in the new

view.

probability of crime and blocking their

building nearby and potential

residents - no mention of a park for

The houses around this project.

Some small increased traffic concerns,

units dedicated to affordable housing.

increased cost to tax payers to pay for

overcrowding. Stop building so many houses on such tiny lots. Stop packing in people in tiny areas and

You are responsible for the overcrowding and higher crime in the area. Overcrowding

overcrowding

Statesman" for Boise would strive for

"Statesman" for Boise would strive for

pave the way for more, and

increased risks this
to the number of cars that will have to park in the

power sourcing, sewer and water has not been

each house and reduce their plan for so many

townhomes open the door to more multi-family

decreased sense of community.

to pedestrians and cyclists. Additional

The cosideration and respect for the future of the

them to choose from accross the nation. What

and all the related educational problems that are

Though the schools may currently have capacity

Though the schools may currently have capacity

I'm most concerned by traffic and the

Some small increased traffic concerns, but

Again, some small increased traffic concerns but

Higher taxes for this development.

$10,000,000

higher taxes for this development.

resident property owners who will pay

The infrastructure for transportation,

their plan to include land around the property for

Resident of Boise who hopes to own a

Residents of Boise who pay property

Most burdened.

The maximum allowed in the area. It’s

will do in Boise and to the state of

No. Boise needs to make a new open space before it can

to consider the balance of the City of Tres, our open spaces, our transportation problems

to the way they have been handled so far.

is impossible to estimate the opportunity cost of not building townhomes in Boise. The net fiscal

property tax revenue.

builders or cities allow development;

I'm sure the city would love to see

I'm sure the city would love to see

A City Of Tress should have a feeling

not really much. I would hope that

not really much. I would hope that

not really much. I would hope that

developers would respect the natural beauty and altitude and that they would do what they can to

You are going to drive the long tine residents out of Boise to tge smaller surrounding cities due to
Southeast

No one if lots are kept large

Bench

Southwest

Yes

none

Buyers and developers

Current residents

Yes

Infrastructure .... streets and schools

Yes

The entire city of Boise

HOA

Southwest

West/Northwest

Yes

Yes

No

Neighborhood and current residents

Southwest

Yes

Developer

20+years

11-15 years

11-15 years

11-15 years

1-5 years

20+years

11-15 years

20+years

6-10 years

16-20 years

1-5 years

Commuters and neighbors

property value will increase because existing neighborhood residents will
professionals will likely be priced out

any who want to live close

education priority resulting in a State
Boise citizens due to a history of low
economics simply show this is

existing neighborhood residents will

population of new residents will be

street and school funding

school districts, impact on the neighborhood.

Trade-offs to such an expanded program: 1. Increase in demand for

city services for the existing citizens within

imas impacting the open lands and benefits

population of new residents will be

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<table>
<thead>
<tr>
<th>Area</th>
<th>Development Ready?</th>
<th>Homeowners Against?</th>
<th>Citizens Against?</th>
<th>Developers for?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Suburban</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Rural</td>
<td>No</td>
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</tr>
</tbody>
</table>
I hope we learn from areas like Portland and don’t make mistakes that create the same kind of issues.