

16 July 2024

Katelyn Menuge via email kmenuge@cityofboise.org
City of Boise Planning/Design Review



Katelyn,

The Barber Valley Neighborhood Association Board reviewed PLN24-00599, a large condominium project at 3430 S Hopes Well Way, and we would like to submit the following written testimony regarding this application. The public record shows that the Concept Review was conducted on 11 June 2024 and the planner notes stated that the “City will want to see some entrance door facing Warm Springs”. We also noted that the applicant plans indicate “the buildings will not have residential entrances facing the sidewalk and at grade level this will be an enclosed parking garage”.

After reviewing the project documentation available in the City’s Permitting System, the BVNA Board strongly supports the City’s desire to ensure the grade level (ground) floor elevation facing Warm Springs Creek and the public sidewalk should include some architectural variety. Although the City notes “entrance doors” facing south towards the sidewalk and Warm Springs Creek, we believe there are many techniques available. For example, many recent storage facilities have employed façade treatments that provided visual interest to break up large expanses of blank space facing public right of ways. We’ve greatly appreciated the applicant’s previous attractive designs in the SP-01 area and know the City and applicant will surely find an attractive solution to ensure the grade level elevation facing the perimeter sidewalk (and Warm Springs vehicle traffic) will be architecturally interesting.

Thank you for considering our testimony for this project.

Barber Valley Neighborhood Association Board

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