

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Options for family-friendly socializing
	Survey	Central hub to gather and potential for better public transportation
	Survey	I'm a former New Yorker. New Yorkers are used to walking most places and being able to walk a couple of blocks to get milk or bread. That won't be the case here because we don't have those kinds of vendors.
	Survey	The potential for more creative developments, small businesses, and affordable housing solutions.
	Survey	Being able to walk/bike/drive to some local services could help bring the neighborhood/community together. The types of mixed-use opportunities are very important to make this a successful endeavor. All proposed additions need to fit into the community and be an addition, not a detriment to the current services.
	Survey	Nothing. We do not want commercial development near to or replacing existing single residence. Stay OUT of Collister neighborhoods.
	Survey	Ability to live close enough to walk to businesses.
	Survey	Nothing- I think it is a horrible idea!!! Save our neighborhoods for our children!
	Survey	Rose Hill between Vista and Shoshone would be a perfect spot for such a project. Low income residential will need to be addressed however
	Survey	It aligns with the direction of integrated cities and promises to provide a more rich environment for residents, if done well.
	Survey	The examples sited were well done, especially in keeping the size of buildings that seems pedestrian friendly.
	Survey	Nothing really. It will increase traffic in our area which is already getting much heavier and is far from how shitty it is going to get. :(
	Survey	Neighborhood walkability and diversity
	Survey	Can't think of a thing
	Survey	Opportunities for more walkability
	Survey	Nothing.. you are ruining the area!
	Survey	Nothing
	Survey	Nothing
	Survey	allows citizens to stay in less congested streets to do everyday errands.
	Survey	Not exciting. I don't want to live with businesses
Survey	Nothing	
Survey	Activity centers already have gathering places. It doesn't make sense to try to mix them into existing neighborhoods bringing traffic into neighborhood, takes away pedestrian friendly. they should be kept/placed on arterials leading to activity center but not within neighborhoods	
Survey	It may encourage individuals to shop and participate in things close to their community without having to drive to other locations.	
Survey	The possibility to (PLAN) our neighborhoods to create a peaceful and beautiful place that we are proud to live in.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Nothing. It is a mistake.
	Survey	Districts might help alleviate traffic on major roads if everyone isn't trying to shop and work in the same major areas.
	Survey	economic growth
	Survey	Increased walkability and neighborhood charm
	Survey	Less car use.
	Survey	That some thought is being put into the expansion of Boise
	Survey	Ability to reduce the need for individual transportation if done right. We should have opportunities to live, work, and play all from our front door, and if we allowed appropriate mixed zoning districts we could see less cars, traffic, and pollution. I would love to see the diversity of people increase with this as well.
	Survey	nothing at all!!
	Survey	Nothing really
	Survey	Nothing, it's a really bad idea.
	Survey	NOTHING - IT IS JUST ANOTHER WAY THE CITY/COUNTY "LEADERS" ARE PATTING THEMSELVES ON THE BACK FOR DOING SOMETHING THAT WILL CONTINUE TO RUIN BOISE
	Survey	As someone who live on the bench, it's pretty easy to walk or bike to restaurants and grocery stores in the area. Most of these are on the major streets like Overland and Vista, which is where they belong. Most neighborhoods have easy access to these major arterials, and those are appropriate places for commercial development. I would love to see more development along those arterials.
	Survey	Denser footprint and incomes
	Survey	Creating a more interesting urban landscape.
	Survey	Having a neighborhood place to go. Neighborhood Identity.
	Survey	Nothing
	Survey	If managed properly would be an advantage to neighborhood.
	Survey	Nothing really.
	Survey	Nothing
	Survey	More work/shop/ play options locally mean less traffic regionally and more friendly neighborhoods.
Survey	Having walkable neighborhoods, providing dining and entertainment in the neighborhood.	
Survey	Nothing - land grab for developers	
Survey	reducing the reliance on person vehicles to live a vibrant life	
Survey	Less traffic across the city	
Survey	The potential to end segregated neighborhoods by income, race and the decrease in distance traveled for services/products	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Loved the Garden Center concept, but now it is closed. Are rents too high for local businesses? Existing malls are dated and should be retooled into mixed-use before dropping business zones into the middle of residential neighborhoods.
	Survey	NOT excited
	Survey	nothing excites me about this.
	Survey	Access to more businesses within walking distance of my home
	Survey	Absolutely nothing
	Survey	NOTHING. I DONT WANT THIS IN THE NW AREA.
	Survey	Nothing
	Survey	Convenient
	Survey	Absolutely nothing
	Survey	if there has to be mixed use zones, they should be small, dispersed, and have safe access and egress
	Survey	Making more walkable and bike friendly neighborhoods is a great idea.
	Survey	Nothing
	Survey	The ability to walk from my residence to small commercial enterprises like restaurants and coffee shops.
	Survey	I think it encourages and assists small business
	Survey	Ability to walk to small grocery stores and cafes
	Survey	Better use of space in some areas, less driving and more people interaction in gathering places near home.
	Survey	Increased housing opportunities for diverse populations, increased diversity, increased equity, increased inclusivity, and hopefully (over time) decreased bigotry.
	Survey	Denser public transit options. Closer shopping and family-oriented entertainment options. The places you go "where everyone knows your name!" More opportunities (or, more accurately, incentives) for neighbors to get together for fun and whatever.
	Survey	Chance that there might be some SMALL neighborhood businesses that you could possibly walk or bike to and not have to get in your car.
	Survey	Excites? Pure stupidity never excites. Go fishing in a Boise City polluted pond.
	Survey	Diversity
	Survey	Good growth for the city
Survey	Increases density which is important. Preventing sprawl. Economic diversity within the neighborhoods.	
Survey	Walkable, bikable neighborhood	
Survey	Small-scale commercial shops that encourage small business growth and opportunity while promoting and engaging community members.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	The city has lost many small neighborhood stores, pubs and restaurants over the years and pushed them to main business/shopping centers. There needs to be more places to walk and bike too all throughout the city.
	Survey	Small town neighborhood feel within a mixed use area of medium to large size.
	Survey	nothing! Keep it simple.
	Survey	The idea creates desirable pockets within various neighborhoods
	Survey	walkability, promotes sense of community
	Survey	In my neighborhood, NOTHING. Not everyone wants to have commerce within walking distance; in fact, a large number of residents in the North West have chosen to live here because its quiet and close to nature. A mixed-use development would be the antithesis of what drew us here in the first place!
	Survey	Walkability!
	Survey	Nothing
	Survey	Making all Boise neighborhoods functional for walkability and functionality.
	Survey	Diversity!! And not having to drive long distances to get things done or enjoy being out!
	Survey	I strongly support anything that makes it easier for me to get around without driving.
	Survey	The destruction of Boise as we know it.
	Survey	more efficient use of land
	Survey	Nothing. It is disturbing.
	Survey	Mixed use, more people around, access to services
	Survey	Nothing exciting, it feels like Boise will be lost.
	Survey	Healthy mix of activities and not focused on just shopping.
	Survey	nothing
	Survey	Maybe a good use for certain neighborhoods but not all. Newer neighborhoods can plan for mixed use better.
	Survey	Frankly, nothing.
	Survey	New look
	Survey	Diversity and live-ability
Survey	It's my understanding mixed use has limited potential. Some is fine but over building will be a problem. Just look to the Phoenix Scottsdale area where mixed use has been mandated. There are problems with vacancies and declining property values.	
Survey	Variety. Less cars more people.	
Survey	Walkability and local shops in neighborhood	
Survey	I love the idea of people being able to walk or bike to businesses. This means fewer cars on the road, less air pollution, and a healthier environment. It also offers more opportunity for affordable housing. I want my children to be able to stay in Boise, but now they've been priced out of the housing market.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Having them in walking distance and variety
	Survey	Reduced traffic, shorter commutes, bike/walk to locations, micro-culture neighborhoods w different vibes
	Survey	Opportunities for small businesses that drive our economy
	Survey	Nothing excites me about this plan. It has the potential to encroach on existing neighborhoods in negative ways.
	Survey	Not a positive excitement but a negative excitement. Allowing mixed use development to encroach on current residential neighborhoods would negativeley impact residences in those areas.
	Survey	If it's like what you listed, the way it blends in and supports the area.
	Survey	Not much
	Survey	Not having commercial zoning to close to my house.
	Survey	There are limits to high density areas excites me.
	Survey	I want to continue to be able to walk to coffee and beer.
	Survey	That they are located in places that are not established neighborhoods, so established neighborhoods are not ruined by your plans to allow any and every kind of housing to be placed in neighborhoods..
	Survey	Nothing!
	Survey	It will increase walkable neighborhoods
	Survey	Very little. Our property ownership and the contours of our neighborhoods have been formed over years. People purchase properties in the neighborhood they like and which meets their aspirations for building their own homes and families. It's inappropriate for the city to say who our neighbors should be, that should be the free market as people buy and sell (color blind) - within the constraints of the neighborhood's building codes that unifies building types, it's cost and it's design. This brings unity and cohesiveness to the neighborhood.
	Survey	More available housing
	Survey	Nothing
	Survey	Increase efficiency in using existing space to support a variety of uses by various means of travel.
	Survey	Multipurpose, utility, and entertainment
	Survey	What I love most about my neighborhood (West End) is that it is so walkable. I love to work and live and recreate within a 5 mile radius. I feel my neighborhood is an example of this. I believe mixed-use development enables greater reliance on pedestrian, bicycle and public transportation.
	Survey	I believe this is a leading question because I'm not excited at all about the creation of new mixed-use zoning districts. This survey is inherently biased and skewed to results consultants want to hear not what they should hear.
Survey	More walkable community areas to shop and dine.	
Survey	NOTHING!	
Survey	the opportunity for having local small businesses within walking distance of homes.	
Survey	More liberty for people to do business and live closer together; thus making traffic better! This also allows a more diverse set of people to occupy the area through business and life.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Potential for better public transportation and/or less need to drive to businesses.
	Survey	Diverse neighborhoods, reducing car dependency, making streets and neighborhoods safer for women and minorities due to more 'eyes on the street'.
	Survey	Potential for more walkable, community-based centralized locations. More access to public transportation options.
	Survey	I love 36th Street Garden Center and think other small area pockets where residents can walk, bus or bike to access services instead of having to drive distances is a great idea. When they are designed well and are set on a human scale (not mid or high rise) they can be great additions to neighborhoods. Collister and 36th doesn't have as much design inspiration but with the library, laundromat, coffee shop, post office, etc it is a vibrant addition to that neighborhood. I would like to see more of these kind of places especially in southwest Boise. More close walkable neighborhood services could go a long way to ease some of the pressure many people feel as our city seems to be growing out of control.
	Survey	Nothing.
	Survey	The opportunity for thoughtful growth and development. Seeing Boise mature and grow in a controlled way.
	Survey	I think it is a terrible idea and am strongly opposed.
	Survey	Walking places from home
	Survey	Walkable businesses in my neighborhood
	Survey	Possible retail uses that are close by
	Survey	Nothing
	Survey	Ability to provide services and promote neighborhood interaction; incorporation of locally-owned, small scale restaurant/retail; enhance walkability and bikeability
	Survey	City of Boise screwing over the people of Boise and sucking up to developers.
	Survey	The addition of residential use to these areas
	Survey	The ability to be walking distance to small locally owned businesses such as a coffee shop.
	Survey	Links to transportation, less driving
	Survey	Walkability, job opportunities for residents and young people who may live in the neighborhood.
	Survey	Nothing. Going to be more multiplex's with 'density'.
	Survey	people won't need cars to gain access to services
	Survey	Nothing
	Survey	Pedestrian-friendly destination areas. Small-scale shopping and dining experiences that do NOT involve strip malls!! Outdoor community gathering areas for events during the summer.
	Survey	Fewer long commutes. Cleaner air. Quieter city
Survey	More live/work zones - walk ability and options for neighborhoods	
Survey	I won't say "excited," but they are more interesting and can contribute to a "community" feel.	
Survey	It offers local neighborhood development.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	I enjoy thoughtful development at the outset.
	Survey	When planning is done correctly in the right places it can add to the culture and to the aesthetics of a city.
	Survey	Neighborhoods having their own shopping areas
	Survey	A mixture of housing types will mean a mixed neighborhood, not one so uniform as to be boring like some Eagle and Meridian neighborhoods.
	Survey	I guess I expect that the mix use will consist of commercial, office and technology zones!
	Survey	I support updating commercial, office zoning districts to include mixed use. I do not support updating residential districts to include mixed use.
	Survey	Walkable amenities in my neighborhood.
	Survey	NOTHING! Unless they are kept outside the existing residential neighborhoods, then I give zero f's about these massive projects.
	Survey	It doesn't. I feel it is a huge mistake and it absolutely the wrong direction
	Survey	Being able to walk or bike safely to eat or grab coffee.
	Survey	Small businesses, especially cafe/ coffee shops, within walking distance.
	Survey	Nothing at all. It is a huge mistake the city is making
	Survey	Actually, nothing excites me. Investors are excited. I am not sure what the city can really do about changing affordability. The city were to address the sky rocketing taxes! I do not mind aging my share of taxes, but people are having to move because of taxes. Where does this provide affordable housing for the citizens of Boise.
	Survey	Gathering places that build a sense of community.
	Survey	Very little.
	Survey	I'm pro mixed use areas because I feel it helps create a neighborhood feel
	Survey	Putting people near where they want to be.
	Survey	Need to consider community gardening, even small commercial farming (1hr=1Meal); along with Art/Music... Maybe a plastic recycling center that can make items neighbors need. A place to take un-needed furniture instead of dump. More self-sustainability!
	Survey	If it truly cut down on unnecessary car trips, great. But there are areas such as Harris Ranch that are void of services but have lots of house, and lots of driving!
	Survey	Allows people who want that type of living environment
	Survey	The destruction of our community.
	Survey	Nothing. It will lead to a worse city.
Survey	Walkability!	
Survey	Nothing	
Survey	Progress, change	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	It can clearly show where the corruption is. Follow where these are being put and what laws are changing and it will lead you to big money and behind the door deals.
	Survey	My concerns would be to create buildings for business within residential areas, not knowing who is coming into the neighborhood, if the business would be successful, would it turn into an eye sore that the city choose to wear rose colored glasses to create?
	Survey	Nothing
	Survey	nothing
	Survey	Nothing
	Survey	less driving about for every day living
	Survey	Nothing
	Survey	Keep mixed use downtown works brilliantly there !
	Survey	The mixed use developments listed above are good use of space. They add to the neighborhoods
	Survey	The feeling of a neighborhood
	Survey	As a residential property own, nothing. I feel betrayed by this proposal and once again, see this city I love and have invested in open itself to opportunistic, single-generation wealth generation and mindless development that has negatively impacted other municipalities.
	Survey	Better space utilization.
	Survey	Nothing
	Survey	Don't like concept
	Survey	Nothing
	Survey	more diversity, both by income and race. neighborhoods shouldn't be all 100,000+ incomes, while others are 30-60k. They also shouldn't be majority white, etc.
	Survey	Walking to businesses
	Survey	Ability to live, work and shop/recreate without having to drive around town creating less traffic.
	Survey	It would be nice if all neighborhoods had a Hyde Park type of area to gather, shop, and walk. If we could do more of this and get rid of the strip malls and traffic that they create, that would definitely be beneficial.
	Survey	Walkable resources.
	Survey	Diversity of housing coexisting.
	Survey	Businesses close to residential areas.
Survey	Nothing. It is a bad idea	
Survey	Ability to walk to businesses rather than have to drive.	
Survey	Can enhance the sense of community.	
Survey	nothing	



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	The problem is that some neighborhoods get Hyde park and brown crossing but most get ugly carcentric corporate developments like Kensington which is nothing but a bunch of corporate franchises on a high speed state highway. These 2 standards for favored parts of town vs others that are strictly been as commodities for the development industry make citizens distrustful of branding words like mixed use, walkable, etc...
	Survey	Nothing
	Survey	Being able to walk to businesses from my neighborhood. Reducing car trips.
	Survey	Being pedestrian friendly
	Survey	Virtually everything
	Survey	I do think there are many commercial developments which could benefit from updates which would then benefit surrounding neighborhoods.
	Survey	There is absolutely nothing exciting about this new overlay, I have lived in Boise for over 40 years, and chose this neighborhood because of the agricultural feel. We have no interest in infill, townhouses, and Multiple houses on our properties
	Survey	Good if in the right location
	Survey	The potential for public input from all users. I like small commercial close to neighborhoods. Need to get back to the local mom and pop store/shop idea.
	Survey	very little.
	Survey	Businesses near residents that people can walk and bike to safely.
	Survey	Walkable, small-scale commercial locations I can do business with.
	Survey	Nothing. I love my community exactly as it is.
	Survey	The opportunity for more low income housing. Natives are being pushed out with our current market.
	Survey	I think it's nice to because people would effectively not need to travel as much since there are more amenities nearby. I think it could also help drive support for local businesses because the demand is always right next door 24 hrs a day. It also creates that feel where different communities share the same values and everywhere you go has a different vibe driven by the people nearby. As much as I don't like San Franciscos setup it was nice being able to walk a couple blocks and have a completely different change of scenery
	Survey	Flexibility in uses allows properties to have versatility. When the market shifts, it creates additional opportunities for use, and can adapt to meet the needs of the area residents.
	Survey	Nothing.
	Survey	I like the idea of being able to make our neighborhoods more walkable and open to all.
Survey	more interactivity with people and business. less car trips,	
Survey	Creating more micro neighborhoods in the area	
Survey	nothing	
Survey	Providing more housing and small business opportunities. Getting rid of dated eyesores.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Walkable activities from home
	Survey	More walkable environment
	Survey	Nothing excites me about this. Residential areas should stay that way and business areas should stay that way. Mixing these will also create more opportunity for crime to go up.
	Survey	It doesn't waist space.
	Survey	Can't wait for more wealthy investors to profit as much as possible at the expense of our communities.
	Survey	It will provide more house options and give more opportunities for people to afford housing.
	Survey	Nothing. All of this is depressing.
	Survey	reduce car use.
	Survey	Nothing, they'll be a blight on good neighborhoods.
	Survey	Nothing  Most Boise into the things that people are fleeing from.
	Survey	Nothing
	Survey	If it is to be added to undeveloped property that is fine. Do not change current developments.
	Survey	Nothing. Bown Crossing is rather dead and has had difficulty attracting business.
	Survey	The 36th street Garden Center is functionally closed expect for offices. Bown crossing is a good example - North Point is not. Don't forget Hyde Park as the gold standard.
	Survey	How great will it be to have many Hyde park areas within boise that should be the goal
	Survey	Walkable shopping and entertainment
	Survey	I personally don't want it
	Survey	Bown Crossing is one of my favorites places in Boise. Decent parking, easy access from bicycle & footpaths, not terribly high building making it seem boxed in and tight.
	Survey	absolutely nothing
	Survey	Nothing.
	Survey	Better transportation throughout the city
	Survey	We already have plenty so not excited
	Survey	Creation of local community options for grocery, recreation, restaurants.
Survey	The ability to walk to a restaurant or coffee shop and socialize with neighbors.	
Survey	Walkability, more centers of activity	
Survey	Ability to access via foot or bicycle; ability for local residents to access services without traveling long distances	
Survey	More commercial opportunities for small/local business owners	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Less need to drive
	Survey	Growth that is managed well and does not exclude anyone.
	Survey	More housing and less driving
	Survey	Nothing
	Survey	Nothing. It doesn't accomplish much at all.
	Survey	Not excited, businesses should be along main thoroughfares and quiet residential neighborhoods kept separate.
	Survey	Walkability.
	Survey	nothing, if I wanted that I would have bought a house that would have been around that
	Survey	Nothing, do not change the city's zoning period.
	Survey	Nothing. It will ruin home values and turn good neighborhoods into undesirable.
	Survey	Nothing
	Survey	Nothing. Terrible idea.
	Survey	Less driving
	Survey	Nothing
	Survey	Increases community, decreases traffic, prevents sprawl, increases diversity
	Survey	More pedestrian friendly shopping areas
	Survey	nothing
	Survey	The possibility of getting cars off the road.
	Survey	Less commuting. But I would never want to live in an area like that, it seems miserable. I would move to LA if I wanted to live in mixed-use zoning.
	Survey	Convenient location
	Survey	Nothing, it always pushes affordable businesses out and only attracts wealthy people who can afford to shop there.
	Survey	Nothing since the properties are overdeveloped and not especially attractive. More like tract housing.
	Survey	NA
	Survey	I have no objection to mixed-use districts providing it's incorporated into areas designed for medium- high development.
	Survey	Nothing
	Survey	Nothing. Your plan will force people to live in "affordable" housing over pizza parlors and tattoo shops with nowhere to park, noise and traffic at all hours.
	Survey	Absolutely Nothing!
	Survey	Nothing, I hate the idea
Survey	It depends on the neighborhood and specific community. There is no blanket answer.	
Survey	Flexible mixed use can make sense and spur healthy growth where appropriate.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Creating a community feel
	Survey	Sounds fun
	Survey	Nothing, I don't feel excited about growth or another 50 percent jump in taxes in less then year. Get over yourself and think about the big impact.
	Survey	More local economic activity.
	Survey	If residents had input it would work better. Bown Crossing is a collection of shops. It is not a gathering place for people, unless one is out for food. Another developer's money maker.
	Survey	Nothing
	Survey	This is ok
	Survey	Publishing a clear plan with "acceptable" levels of support will minimize the constant concern over ad hoc decisions.
	Survey	It's exciting if people who live and work in such a zone actually stayed put more so as to decrease trips/traffic on streets AND support their nearby businesses. I wonder what the likelihood of that is, though.
	Survey	Doesn't apply to me
	Survey	Ability to walk to cafes.
	Survey	I am excited to see more restaurants in Columbia Village. x
	Survey	Nothing, don't do it
	Survey	More things to do and areas to bike to.
	Survey	Don't do it! It doesn't work in big cities...they end up slums
	Survey	Nothing
	Survey	Walking more to stores support local businesses
	Survey	Nothing. This a play on words to make people think this is exciting when really it's anything but
	Survey	Being able to build a place for affordable living, having amenities close by, and people working where they live. It's a wonderful concept!
	Survey	bringing some commercial options, but what about light industrial?? Places to do business is important!
	Survey	They can be exciting if you can have boutique shops, salons, craft bodegas, etc supporting the commercial side.
	Survey	Nothing
	Survey	I am not excited about mixed use.
	Survey	Nothing
	Survey	Close proximity of shopping to avoid navigating the traffic.
Survey	Nothing. Get rid of zoning and let builders build what there is demand for.	
Survey	Nothing	
Survey	This direction is not supported by the citizens of Boise. Our current zones have worked well to manage the significant growth over the past many years.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Convert strip malls to have housing.
	Survey	Closer access and community feel of bars, coffee shops and restaurants
	Survey	Not much unfortunately
	Survey	there is nothing to be excited about, we do not want this, only you and the developers want this. You people are destroying the beauty that was once Boise. You people need to go away to california where you belong.
	Survey	Having shops close to home, within walking or biking distance. Today it takes a car ride from most homes to get access to restaurants/cafe/food, shopping, and event centers. It would help build the community to have more options like 13th St/Hyde Park area and include options for small outdoor gatherings like live music.
	Survey	I love these little areas, especially as downtown has gotten busier.
	Survey	Housing for all
	Survey	Nothing excites me. It can be good if done correctly. Boise's incompetence scares me that yo will screw it up.
	Survey	Nothing
	Survey	Na
	Survey	N/A
	Survey	Nothing
	Survey	Nothing
	Survey	More housing in general is seriously needed. Hopefully these changes will make boise even more bikeable and walkable
	Survey	Nothing!
	Survey	Nothing. Its taking away from the beauty of the open spaces. Now there are horses and wild turkeys to be replaced by urban sprawl, congestion, smog and concrete.
	Survey	Having bars and restaurants within walking distances.
	Survey	I am NOT excited
	Survey	The ability to est and live in the same area.
	Survey	Maybe we will miraculously realize that investing on bigger and wider roads for more and more cars is a waste of money and a bad idea. We need to look to Europe for examples of how their cities evolve and organically work and look good.
Survey	Easier to get to small shops and have playgrounds near	
Survey	Nothing. I believe the only people excited about this are the people creating it.	
Survey	More walkable, livable, and affordable neighborhoods. Make Boise great! Create neighborhoods where we don't need cars to get the the store, pharmacy, coffee shop, and other retail. Make it affordable for even a big family that wants to live in the city. A 4-5 bedroom townhouse or even condo, in a mixed neighborhood, for under 400k. That should be Boise's goal. A walkable, livable place for everyone. Keep families in the City.	
Survey	That it is being done with little consideration of the people.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	I hate it
	Survey	Accessible resources and shopping with less need to drive
	Survey	I want to see our city do everything possible to encourage people to walk and bike to work and to all their activities.
	Survey	Let's make ALL Boise neighborhoods the FOCUS of downtown planners.
	Survey	Absolutely nothing. I think it is a poor concept and results in urban sprawl and crime as the neighborhood ages.
	Survey	No shelters in residential neighborhoods!
	Survey	Creating more diverse spaces that make use of already existing space
	Survey	We need areas preserved for other species. Affordable housing is also needed.
	Survey	None of it.
	Survey	Bring new things to existing areas
	Survey	It will build communities up allowing them to walk to stores and restaurants.
	Survey	Nothing about it "excites" me in a positive way.
	Survey	More diversity, walkable activities, and culture!
	Survey	More businesses within walking distance
	Survey	Close by practical businesses. Not just coffee shops. Boise had numerous small markets in the 1980s. All gone now for the nightmare that is Meridian.
	Survey	More walkability to goods and services
	Survey	A coffee shop or maybe a c-store IN my neighborhood! Being able to walk to goods and services instead of driving!
	Survey	Easy to shop and get to work
	Survey	Adds housing and walkable places
	Survey	Nothing
	Survey	if it can be done to encourage foot, bike traffic it makes areas more enjoyable to visit
	Survey	Easier access to essential business from residential areas. More varied, pedestrian friendly city
	Survey	Honestly, nothing.
	Survey	Nothing
	Survey	nothing if i wanted that i would have looked for that.
	Survey	nothing
	Survey	Variety in living opportunities
	Survey	Opportunities within the neighborhood to support small businesses
Survey	Nothing at all	
Survey	?	
Survey	Nothing	
Survey	Less car driving and more walking/biking	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	More retail options as part of residential areas.
	Survey	A yoga studio, coffee shop, small grocery stores close to home that are walkable/bike rideable.
	Survey	Mixed use may cut down on traffic and promote neighborhood activity that is socially beneficial.
	Survey	Nothing- this deeply saddens me.
	Survey	Nothing
	Survey	nothing
	Survey	Proximity of restaurants and coffee shops to living areas. Walkable features that don't require cars or public transportation to get to.
	Survey	Nothing
	Survey	Keep them along the main streets, not tucked too far into the neighborhoods.
	Survey	Nothing.
	Survey	Mixed-use zoning doesn't excite me. I don't want to live next to a "vibrant activity center". I want a safe neighborhood where my children can play in the front yard. If I wanted that, I'd love to Salt Lake.
	Survey	Bringing in a diverse element to the neighborhood.
	Survey	If people want to live in this sort of setting, fine. It has no appeal to me.
	Survey	Nothing
	Survey	new opportunities for residences of a different type and access to commercial closer to home
	Survey	More efficient use of high value land
	Survey	Not sure
	Survey	Nothing, no changes are needed to the current plan.
	Survey	Opens up neighborhoods to new possibilities
	Survey	Nothing.
	Survey	nothing
	Survey	Shorter travel time for services.
	Survey	Keep it limited in use. If things goes bust, then you have an area just sitting there and not getting much use.
	Survey	Walking or biking distance to shopping and dining.
	Survey	Be able to walk instead of driving a car
	Survey	Density, walkability, environmental friendliness
Survey	Creating intimate places to eat near my home	
Survey	Nothing. Again, an awful idea. The only mixed use facilities needed are rehabilitation where all services need to be in one central location in order for folks to focus on rehab. Plenty of goods and services within walking distance and biking distance. Focus on public transportation instead of buildings!	
Survey	More creative developments. The opportunity for vertical mixed use.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Increased availability of diverse housing options for all Boise citizens. Increased access/walkability to shopping, services, etc.
	Survey	We do not need to impact this little Valley. We already having problems with traffic! We do not want a densely populated area like large cities!
	Survey	not much
	Survey	The ability for more and affordable housing, more walkable neighborhoods and area with distinct personality.
	Survey	proximity of resources to residences and the vitality it can bring to neighborhoods.
	Survey	Supporting transit through intelligent development that discourages car ownership. Creating smaller housing units that meet residents needs more efficiently.
	Survey	Nothing
	Survey	NOTHING. IT WILL BE THE SAME FAILURE AS ALL THE OTHER DEMOCRATIC SCHEMES TO IMPROVE CITIES AT THE COST OF THE TAXPAPERS AND THE PUBLIC WILL BE LEFT WITH THE MESS THAT YOUR SUPPOSED BRAIN EPIPHANY ON THIS SUBJECT WILL CREATE. YOU MS. MCCLEAN SHOULD BE PERSONALLY RESPONSIBLE MONETARILY FOR THE A LARGE PORTION OF THIS PROJECT! JUST HOW MUCH MONEY ARE YOU GOING TO PERSONALLY FUND FOR THIS DEMOCRATIC DISASTER!
	Survey	Improved public transportation routes.
	Survey	Providing more housing options to our growing community.
	Survey	Creation of more unique neighborhoods with unique personalities.
	Survey	Nothing. Just aaaaay to increase taxes.
	Survey	Community
	Survey	Not much.
	Survey	having small bodega's like the Roosevelt Market in the east end.
	Survey	Nothing
	Survey	where a neighborhood can be a place people live and hang out, not having to go downtown to hang out.
	Survey	Nothing...we lived in a city with mixed use zoning and most of the business could not afford the rent and were empty. Also residents had no place to park
	Survey	NOTHING! It's a horrible progressive, socialist, ideology.
	Survey	nothing. the projects in my neighborhood aren't significant enough to capture neighborhood traffic and holdit in the neighborhood.
Survey	All users are relevant. In mixed-use communities everyone is welcomed on the streets, not only those who can drive. I am excited about creating neighborhoods that include all the people that are now isolated inside their homes because they can't drive.	
Survey	New businesses and more sense of community within neighborhood.	
Survey	The quality of suburban neighborhoods can be dramatically improved by adding nearby pedestrian friendly amenities.	



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Mixed-use zoning is important, and residents should have a say in what gets approved for their neighborhoods.
	Survey	More exciting areas outside of downtown and Hyde Park, more walkability, less car-centric areas closer to my neighborhood.
	Survey	The possibility that you will engage real architects that focus completely on the enviromental impact of the buildings and how those buildings can give back for all the damage it creates during its production.
	Survey	A greater sense of neighborhood instead of suburb. Closer and easier access to resources such as daycares, coffee shops, eateries, dry cleaners, ect. Not having to rely on a car to get to these types of places because they are in walking/biking distance.
	Survey	The availability of activity centers close to home.
	Survey	Better access to services by pedestrians and bikers
	Survey	Excites me about this in fact I don't trust this. All I know is all the developers need to be paying a whole lot more money for infrastructure and proper planning. Corey Barton homes is the biggest culprit they've truly don't care about our community.
	Survey	Nothing.
	Survey	Less reliance on cars and creates community.
	Survey	Nothing
	Survey	Why is there no discussion re; the financial arrangement between the city and businesses re; the encroachment of restaurant seating on public domain? Are the restaurants compensating the taxpayers for the encroachment on our public walkways? Are we seeing any share of the profit they are receiving from the use of a public right away? People who pay taxes for sidewalks should not be driven to walk in the streets or around light posts.
	Survey	Neighborhood services
	Survey	Nothing. I am strongly opposed to the hyjacking of this planning by a select few with their myopic and apparent under researched ideas.
	Survey	Walking distance accessibility for shops and coffee houses.
	Survey	Convenience
	Survey	Very little. It mimics how Portland has negatively affected and destabilized its neighborhoods.
	Survey	NOTHING, it appears to be an idea driven by developers who are more interested in profits than community.
Survey	Nothing. If there isn't transit supporting the additional people, it's a useless parking lot	
Survey	Nothing excites me about it. Boise has plenty of small commercial property close to neighborhoods.	
Survey	More density, less traffic, more neighborhood focus	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Like Bown Crossing, being able to walk from home to access a cup of coffee, or breakfast or lunch in an open setting where one might run into another neighbor to share a conversation with that might otherwise be missed out on in the typical suburban neighborhood is a great plus. 36th Avenue Garden Center offers a more limited activity center, with the Garden store attached with the Bistro for ongoing success. Surrounding retail establishments have not done as well. The condos with a bottom level business with upstairs living offer more specific services, but these are more difficult to sustain an ongoing and profitable business. The same concept at 951 Park Center apartments has mostly failed. The coffee shop there went out of business, along with an eyeglass storefront. The concept of incorporated retail stores has not been successful there. So all of this has to be taken into consideration first when designating a mixed-use neighborhood.
	Survey	Nothing. Stop the growth,
	Survey	Creating a sense of community, where residents can meet for dinner, drinks possible entertainment and kids can safely walk/bike to meet friends. Creating an area where a family can quickly go to out without having to drive, less dependence on vehicles.
	Survey	Convenience to walk to coffee shop or cafe
	Survey	Creating small communities inside neighborhoods
	Survey	Old definitions work fine
	Survey	Nothing.
	Survey	Not a thing!
	Survey	The most exciting part of mixed use development is that it makes areas more walkable and bike-able. I think people will love being able to live close to where they work, eat, and shop. That decreases overall traffic, allows people to connect with their community, lowers emissions from driving, and makes it easier for low income families.
	Survey	N/A
	Survey	It does not excite me at all. It allows less power to citizens and more frustrations.
	Survey	Nothing excites me about creating a mixed-use zoning district.
	Survey	People will be less reliant on their cars.
	Survey	Nothing.
	Survey	Reducing travel distances, creating and using new greenbelts, having activity centers closer to home.
	Survey	Having easier access to services and more active neighborhoods will be important to a growing city.
	Survey	Nothing
	Survey	NA
Survey	Pedestrian accessible retail services.	
Survey	Love the idea of building up more and offering services that are walkable in neighborhoods.	
Survey	health equity. small grocery stores. accesses to healthy food options. Local small businesses present	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Nothing. Once again the driving factor appears to be filling the pockets of corrupt politicians, developers and builders who only seek to bring more people into the city for their financial gains. Your progressive proposals do not seek to improve the quality of life but rather to seek increased profits at any cost.
	Survey	Promotes walkable neighborhoods
	Survey	More flexibility, more walkable options, easier reuse.
	Survey	Getting rid of strip malls and have businesses integrated within the community would be great.
	Survey	Seeing developers and business owners implement this vision
	Survey	I live near Bown Crossing and the park and greenbelt. Couldn't be better!!!!
	Survey	walking distance, transit
	Survey	Not much it looks like same old song and dance crowded sidewalks.. restaurants monopolizing all sideWALK space...
	Survey	Variety in neighborhoods, like ours already has.
	Survey	nothing
	Survey	Absolutely. Fewer "office parks" and more mixed use areas! More connection within the community would be great. People can live closer to where they work and do other activities and use transportation options other than cars.
	Survey	I like the idea of walking or biking to retail and services. Having basics nearby can make neighborhoods more resilient. I would also like to have places to meet neighbors.
	Survey	Being able to access useful retail services without driving out of my neighborhood.
	Survey	The ability to walk from my residence to grab a cup of coffee or bit to eat/have a drink.
	Survey	I like Bown Crossing and 36th Street. Orchard and Overland would be a great gift to that area!
	Survey	To have options within walking distance from my house where I can grab a cup of coffee, slice of pizza, or cold draft beer.
	Survey	Diversity, lower housing prices
	Survey	Opportunity
	Survey	Small properly designed mixed use communities are welcome.
	Survey	Local amenities I can work to in my neighborhood instead of having to drive and park.
Survey	More diverse	
Survey	Conscious development where space is used better as an initial excitement but deeper excitement for the activities for families.	
Survey	Office zones, which essentially created the disinvestment of many of the major arterial corridors on the west bench and central bench, will be gone and replaced with what everyone actually wants! Please keep in mind that the people actually building the city are responding to market forces, and won't build something that doesn't pencil. So, allowing as much flexibility in use as possible is key to creating a livable urban environment.	
Survey	Crime. Drugs. Prostitution	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Opportunity to create neighborhood gathering places with services to support higher density housing where more families can have only one car.
	Survey	Walking instead of having to drive everywhere
	Survey	close proximity living, activity, and work
	Survey	nothing
	Survey	We would love to see the neighborhood identities that places like Eugene, Portland and Seattle have develop in Boise. We feel that walking and cycling opportunities to local coffee shops, breweries, or restaurant are lacking unless we want to bike 20 minutes to 8th street from our home in SE Boise. We crave more diverse food offerings in our neighborhood and I feel that rewriting zoning gives entrepreneurs an opportunity to act. As our traffic patterns evolve with increased density, I anticipate streets like Boise Ave will become even less desirable to live on but a great street to develop into mixed-use space.
	Survey	Newer things and business in boise
	Survey	Potentially interesting new neighborhoods
	Survey	nothing
	Survey	Not much, but I hope that it is kept/created downtown ONLY and NOT in established residential neighborhoods.
	Survey	New business and recreation
	Survey	More diversity in age, income, ethnicity would all be good.
	Survey	Nothing
	Survey	It would be nice to have new businesses in my area of State st and continuing the beautification of the State st Corridor most notably the Willow Lane area.
	Survey	Nothing
	Survey	Ground floor retail opportunities bringing needed products and services in a walkable manner to neighborhoods.
	Survey	The ability to have "neighborhood" businesses that I can walk to rather than having to get in my car and drive.
	Survey	Affordable housing is important, but the rezoning won't necessarily address/fix this issue.
	Survey	Traffic
	Survey	Nothing
	Survey	nothing - our buss system lacks and is not used effectively how do you really think this change will help those issues?
	Survey	I really want more people to be able to walk to things like grocery stores and coffee shops. Mixed neighborhoods are important to keep housing affordable and creates an environment where young/old and various ethnicities will need to learn to live together.
Survey	Created space for everyone to live. Everyone deserves a home and somewhere safe to live	
Survey	The possibility of having coffee shops and small retail closer to my house.	
Survey	convenience, variety	
Survey	Nothing	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Reducing reliance on cars for transport.
	Survey	Nothing
	Survey	Nothing! Have you noticed the traffic lately?
	Survey	Nothing, all of you should provide the areas you live in and use your neighborhoods as test cases first before you force the rest of us to do so.
	Survey	It's an absolutely terrible idea
	Survey	Nothing
	Survey	I lived in Europe for 10 days, and like 'Berger' style buildings (business on ground floor, business owner residence above). I don't like business districts that become ghost towns after hours.
	Survey	Accessible public transportation.
	Survey	Having businesses walking distances from homes. Having bike lanes to support our biking culture.
	Survey	First of all the 36th Street Garden Center is no longer, and the traffic near North Pointe on State Street is terrible. It is nice having close walking distance places for entertainment, but having everything being a chain is not exciting
	Survey	There is the possibility of having more real neighborhoods, where we can walk to cafes and coffee shops, small groceries, etc. without using cars.
	Survey	I am excited about properties that have good pedestrian and cycling access. I live off Fairview Avenue, and we don't even have adequate sidewalks and bike lines to reach the shopping/eating destinations which already exist. I realize this is an ADHD issue, as well, but I was passed on Fairview by a man in a motorized wheelchair! Traffic was so backed up that he was able to pass me in a right-hand lane.
	Survey	I am not excited about the creation of new mixed-use zoning districts.
	Survey	small communities being built near neighborhoods. Like Hyde Park area.
	Survey	This is how people lived long ago. They had their community of shops where they could purchase their food, etc. Having small shops within communities is ideal for bringing people together, reducing Car pollution and traffic, and providing small business opportunities and income for residents.
	Survey	Services being brought to isolated neighborhoods. Making walkable destinations for residents that hopefully beautify neighborhoods with landscaping and give pride of ownership and sense of community. Just like the North End corner grocery stores in years past.
Survey	This is a leading question. Nothing about it excites me. It makes null and void the validity of your survey. You should know better than to include biased leading questions, but you push on.	
Survey	Nothing	
Survey	I love the idea of having a small store, cafe, and shop within walking distance of my neighborhood. I hope that 36th street garden center adds an interesting business. I am sad it closed.	
Survey	Reduced vehicle traffic; walkability to services	
Survey	Nothing	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	More diverse neighborhoods
	Survey	Walkability, diversity of populations living in the same neighborhood.
	Survey	I frequent Bown Crossing and like the "village" feel that it has.
	Survey	Mixed use can be interesting when done well. The Villages, Bown Crossing etc but I don't see great plans being developed. I think we are shoving housing complexes into precious unique areas and saying it's mixed use because there are some national fast food places nearby. The housing development are not asked to provide adequate green space and habitat preservation.
	Survey	Better infill, hopefully more affordable housing for folks
	Survey	Proximity to restaurants/shops
	Survey	Nary a thing.
	Survey	Reduction of traffic and neighborhoods developing distinct characteristics.
	Survey	I do not like it. Build up in downtown Boise instead. Leave the suburbs alone.
	Survey	Would love to be able to walk to mixed use areas
	Survey	Ability to walk to restaurants and shops.
	Survey	Having access to local businesses and expanding affordable housing within our community. I live out by Lake Hazel and Five Mile, it takes too long to go into town to get goods and visit a cafe. I would like to have a more diverse area of services AND better walking paths within that are.
	Survey	Absolutely nothing. It's a terrible idea.
	Survey	They should be placed in already designated commercial areas. I'm not too excited about mixed-use.
	Survey	Pedestrian-friendly designs
	Survey	Less cars on roads- a small community feel in a larger community. Knowing the locals.
	Survey	It is a potentially good idea, but don't mandate it the way salt lake did. They force developers to build retail on the ground floor of all new multi family.
	Survey	Higher density housing is needed. Good upkeep of these will be needed to convince Idahoans that not everyone wants or needs a white picket fenced yard
	Survey	Not a single thing
	Survey	Creating opportunities for walking to necessary shopping.
	Survey	Nothing. Question assumes this is a done-deal!
	Survey	If done properly, not as a social experiment, a return to small neighborhood services for gatherings and community. Small stores and eateries and flexible housing.
	Survey	Better opportunity for others with lower income
Survey	I appreciate walkable communities that would limit the use of cars	
Survey	Nothing	
Survey	Unique neighborhoods and opportunities for people scaled commercial development	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	I'm not excited about mixed-use zoning in a single home residential neighborhood at all!
	Survey	Small commercial areas
	Survey	Providing more amenities to neighbors, reducing traffic, supporting local business
	Survey	Nothing it's sickening we chose single family for a reason
	Survey	Hopefully providing affordable housing for lower-income residents, without stuffing them into a 300 square foot apartment.
	Survey	It would allow greater diversity and a better use of land
	Survey	N/a
	Survey	more options for food/drink near me
	Survey	I live in the Central Rim and we have businesses mixed in with housing. When it is easy to walk or bike to a place we tend to stay local.
	Survey	Walk and bikeability
	Survey	Nothing
	Survey	Nothing
	Survey	Nothing.
	Survey	Possibility of affordable housing for long time locals.
	Survey	More access to things to do on evenings, less car dependent. Mixed income neighborhoods provide better living for new families.
	Survey	NOT IN EXISTING SINGLE FAMILY ZONES!!!!!! ABOMINABLE IDEA!
	Survey	Smaller buildings
	Survey	Additional mixed-use zoning districts, spaced such to allow neighborhood pockets to overlap neighborhood areas by biking / pedestrian distance (i.e., not be auto-centric) would be exciting.
	Survey	Changing the old outdated businesses with a more modern clean look.
	Survey	Everyone wants a hyde park or bown crossing in their neighborhood but that is not what developer deliver.
	Survey	A long term chance to let people live closer to work; reduce total miles driven in the city; perhaps build new neighborhoods and activity centers .
	Survey	I fully support these types of districts, they're always the most vibrant and interesting parts of a city.
	Survey	Only places like Bown and Roosevelt Market
Survey	I like the idea of mixing in businesses.	
Survey	I think live work districts make a lot of sense. We should have more multifamily housing near lower paying jobs (i.e. near retail centers) to reduce commuting and allow for pedestrian friendly commutes to the people that would use it.	
Survey	ease of access to businesses, increased use of multi-modal and public transit transportation options, more diverse neighborhoods, more compassion	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	I like the idea of more centers that attract people to an area and allow for more businesses. Having a place like Bown Crossing or Hyde Park within walkable distance from my house is very appealing.
	Survey	Restaurants and cafes close to housing
	Survey	I appreciate some of the existing mixed zones and visit them.
	Survey	I'm excited about the possibility of making it easier to create more dense and (hopefully) affordable housing. I also think this will help diversify so many neighborhoods that are predominantly single family residential right now.
	Survey	Anywhere that commercial activity is allowed should have be allowed to have apartments as well.
	Survey	Lessening the need for vehicles
	Survey	Getting more services close to homes so there is less need to drive. Having commercial on the ground floor, and residential on the upper floors of 2-3 store buildings with parking and proper bike storage (why don't we have bike garages everywhere?). This will reduce costs of units, increase density, and you could allow for one or two units of low cost housing per complex.
	Survey	Walkability!
	Survey	That people are actually thinking about public transit and activity centers. That mixed-use development will not result in mixed-use, but a lot of more dense development without needed parking, pedestrian, or other public facilities and access.
	Survey	The potential of more vibrant neighborhoods. Perhaps, having some services closer to residential will reduce number of car trips.
	Survey	Nothing I oppose it
	Survey	More opportunities for restaurants and retail in southwest Boise. There isn't much of anything over there. Seems like a miss.
	Survey	If residents can walk or ride their bike to their neighborhood businesses, there is less pollution from vehicles and neighbors will be more social with one another, which will lead to stronger neighborhoods and in turn, a stronger Boise.
	Survey	NOTHING EXCITES ME ABOUT ANY NEW DEVELOPMENT.
	Survey	Nothing
Survey	Walkable communities, more face-to-face connections, reduced car trips, meeting places,	
Survey	I would have to hear what the new mixed- use zoning would be. I think we are doing a great job with examples of the above areas like Bown Crossing.	
Survey	more pedestrian access to a variety of businesses and services in close proximity to residential neighborhoods. Hyper-local communities. Increased access to housing for people at a variety of price points. More class diversity in neighborhoods and schools. Access to housing closer to where people work, reducing transit costs and commute times to increase quality of life. Ability to increase housing supply while preserving open space and foothills for recreation.	



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	People do enjoy living close to shopping and restaurants.
	Survey	Diverse areas could be interesting to encounter.
	Survey	Goods and services more accessible.
	Survey	Nothing
	Survey	Nothing - limit mixed zones.
	Survey	Nothing good comes from these changes you are wanting. It will run our city.
	Survey	Nothing
	Survey	It would be nice to be able to walk to a coffee shop or restaurant or small business without having to drive.
	Survey	People can walk and drive less.
	Survey	Nothing excites me about this. (The 'push' wording of this question does annoy me, however.) If the existing plan allowed Bown Crossing, 36th St and similar developments then it does not need changing. It is working.
	Survey	They create character and identity. They're awesome for young families!
	Survey	Helping to make Boise a place where you can both live and work.
	Survey	It can be a place to meet. Build a strong community.
	Survey	Reducing need for car travel (hopefully), neighborhoods can have more character, adds flexibility and adaptability for different uses in the future
	Survey	Will create real neighborhoods rather than residential areas.
	Survey	nothing
	Survey	I am not excited, I am depressed that the city leadership and their consultant appears intent on ruining Boise neighborhoods and gentrifying every part of the city so it will be unaffordable.
	Survey	Not excited
	Survey	NOTHING ... We are totally against this. People buy homes in the type of neighborhoods they want to live in ... if we have a big lot we do not want someone building a fourplex next door. This is totally unacceptable.
	Survey	Diversity.
	Survey	Nothing
	Survey	The idea always has some attraction...
	Survey	You do not include the existing residential customers in the decision
	Survey	Variety of shops
Survey	Sounds good downtown, but keep it out of the North End and foothills!	
Survey	leaving our residential neighborhoods alone	
Survey	NOTHING	
Survey	Housing and shopping/dinning together is fine and such mixes are good for high rise and density, but don't force out existing tradition family housing.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	It's only good if the apartments and rents for business are affordable as in 800.00 a month. If they are more expensive than that you will see a n exodus of creative., artistic people. The people that made the city unique will be forced out. It's already happening. I can name several businesses that have moved due to soaring rents downtown.
	Survey	Bad Idea
	Survey	Not much.This is a way to kill neighborhoods beyond and near transit corridors, especially near the city center but also other already densified neighborhoods. Counter-balance infill with sprawl and force developers to pay the prive instead of residents paying both in dollars and peace of mind.
	Survey	creating neighborhoods that have a flavor to them, support diversity, equity and inclusion
	Survey	That they are only in newly developed areas so people can choose to live in a mixed zone or not.
	Survey	The prospect of having a closer tie between businesses and residential areas, making it easier to walk to truly local shops and cafes. I think these types of zones will increase community connection, provide opportunities for neighbors to get to know one another, and bolster the local economy.
	Survey	Creating more jobs
	Survey	More feasible for pedestrians.
	Survey	Nothing. You are trampling homeowners for density.
	Survey	Nothing
	Survey	Hopefully diversifying neighborhoods and cutting down on traffic. I hope Boise is mindful of gobbling up farm land.
	Survey	Not excited. Changing the character of a neighborhood so developers can easily profit isn't a goal that responsible zoning should allow.
	Survey	<ol style="list-style-type: none"> <li>1) Support/more patrons for (hopefully) local businesses</li> <li>2) I would not have to make as many big trips for the things I need (i.e. groceries, entertainment, misc.)</li> <li>3) More pressure to develop strong public transit and bike-able &amp; walkable infrastructure</li> <li>4) Reduced strain on traffic</li> <li>5) More options for amenities close to me</li> </ol>
	Survey	Mixed use zoning districts will enable the creation of vibrant neighborhoods and increased density throughout the city, support growth of local businesses, and build stronger informal community networks.
	Survey	Nothing
	Survey	People not having to drive or travel distances for common everyday necessities.
	Survey	achieving more diversity in our neighborhoods. getting away from all white neighborhoods and all white thinking; privilege and entitlement.
Survey	Nothing, I think this is a bad plan.	
Survey	Walkable and bikable shopping and entertainment.	
Survey	I've seen how well this can work in other urban areas, if done right. And it seems Bown Crossing has turned out pretty well.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Nothing. Do not believe this change is good at all. It is to the detriment of people who already live in Boise.
	Survey	That you might actually mandare truly affordable housing
	Survey	bakeries and coffee shops. Walking neighborhoods
	Survey	Live, work, and play planning results in less traffic, less pollution, and more inter connected communities.
	Survey	That this wrong headed scheme will cause voters to throw out DemocRats and restore sanity.
	Survey	NOTHING
	Survey	New business opportunities for locals. More vibrant communities
	Survey	Nothing
	Survey	Nothing. Absolutely opposed.
	Survey	Better use of existing neighborhoods. We need more dense and more affordable housing and fewer mega-homes as well as a more diverse population. And I like greater access to small businesses, walkable distances from residences.
	Survey	Mixed-use zoning districts seem to have failed to attract basic necessities such as grocery stores so folks are still driving around. I'm not sure what is left at 36th Street but am aware of failed and/or businesses that have moved away. Not excited for more failures!
	Survey	That they could include more mixed use within existing districts. Not just stringent types that are allowed now.
	Survey	Increased density, but you have to force the addition of parking spaces with the new development. Not just a flat 8 spaces out front. Do not create a strip mall effect.
	Survey	keep it dense instead of sprawl
	Survey	Nothing, I think you are overreaching to take control of private properties.
	Survey	I am excited about making interesting walkable places all over Boise
	Survey	I don't like businesses in residential neighborhoods unless it is truly small scale and won't disturb people needing sleep for work who enjoy peace and quiet
	Survey	Less travel by car to get needed items
	Survey	Allowing homeowners to maximize the utility of their home for their families.
	Survey	Nothing. Boise is already a mixed use city and works great .
	Survey	Commercial services within walking distance from homes creates more opportunities for people to walk more and drive less. Large subdivisions with house after house perpetuates the need for driving everywhere, creating more pollution and traffic.
	Survey	Nothing - it will destroy our City
Survey	Nothing excites me about it. Look at the city of Houston; it's exactly how that city is planned and it's not appealing at all.	
Survey	Nothing... it's fine the way it is.	
Survey	More crime, louder, unlivable.	
Survey	It allows for more housing, diverse households and smaller lots.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	Being able to walk to stores and businesses
	Survey	Not exciting for those existing residents/neighborhoods as they will no longer be a neighborhood and in fact they will eventually be pushed out and replaced by commercial use.
	Survey	More economic diversity in neighborhoods.
	Survey	Providing more housing options for livability to work in the downtown area.
	Survey	Nothing - I think you will ruins the fabric of our neighborhoods
	Survey	Nothing.
	Survey	Nothing
	Survey	Walkable neighborhoods with coffee and activities.
	Survey	Small markets near me. Restaurants near me. Fill in areas with near busy streets with multi family housing that includes a green area for them
	Survey	The new opportunities for neighborhoods.
	Survey	Mixed, diverse community. Ability to work shop and live in same neighborhood
	Survey	The opportunities for enjoyable experiences in residential neighborhoods
	Survey	Nothing
	Survey	The possibility of walking to a place of work, to purchase goods, or dine
	Survey	It would be so great to have more walkable mix-used development that really promotes and allows ped/bike access for all residents in the area. Development that allows us to get out of the car and enjoy human power (ped/bike).
	Survey	Nothing.
	Survey	More walking businesses found closer
	Survey	Nothing - huge apartment complexes should not be allowed to be shoved in single family housing developments.
	Survey	Pedestrian friendly and services provided in walking distance
	Survey	Creating small neighborhood communities
	Survey	Less driving, convenience
	Survey	Walking and biking accessibility - we need to start looking at lowering our car centric ways
	Survey	Nothing
Survey	Not much. It doesn't match Boise's history, or culture.	
Survey	The ability for more people to live there	
Survey	Possibilities for more micro neighborhoods that are walkable and promote sustainable transportation.	
Survey	More businesses = more jobs	
Survey	I'm hoping the new zoning will make more sense and allow local residents to have equal access to building functional housing that meets their needs in the way that only developers can currently get projects approved.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What excites you about the creation of new mixed-use zoning districts?</b>	Survey	walkability
	Survey	allowing more residential housing types in commercial districts. supporting people living and working closer together to minimize transit issues.
	Survey	More walkable destinations create easier access to businesses.
	Survey	I am not excited about more building in Boise, at all. Restrict growth by containing growth. Actively limit the size of Boise to maintain the reason people like Boise. Becoming the next Denver is not desirable.
	Survey	allows for live-work concept
	Survey	More robust neighborhood-scale communities.
	Survey	more availability for small businesses.
	Survey	More diversity of housing and income, closer businesses. I love everything about it.
	Survey	Nothing.
	Survey	Creating more friendly neighborhoods that provide amenities for the community.
	Survey	Nothing. This will make it easier for four-plexes to move in single family home areas and destroy property value.
	Survey	Usable, walkable areas outside of downtown core. Reduces food islands. Gives opportunities for accessible activities.
	Survey	Increased housing stock. More housing opportunities for first time homeowners/low income homeowners. Less sprawl into the foothills. Increased access to local businesses, increased ability to walk/bike to those businesses. More diversity within neighborhoods as different demographics are integrated into historically single family zoned areas.
	Survey	They are great for new development. Don't destroy existing ones.
	Survey	I would love to increase the vibrancy of my neighborhood (Central Rim). Mixed use zoning would get people out of their houses and into the streets, increasing community.
	Survey	People have mixed use time, so it makes sense to allow for mixed-use zoning.
	Survey	Coffee shop closer
	Survey	Very little. The current high-density units are destroying the neighborhood feeling.
Survey	Nothing unless it occurs in commercial zones. Leave established neighborhoods alone. So many cities have failed with this. Do a deliberate study. Preserve the stability and tax base of private home ownership.	
Survey	That there would be more opportunity for small businesses, more opportunity for people who live in the area to stay within maybe a half, to one, mile of where they live, when going to eat, shop, work, relax.	
Survey	People can live next to services and employment	
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Green spaces becoming smaller to accommodate housing. Loss of open land. Loss of farmland.
	Survey	Too many or poorly located defeat the purpose of a gathering point
	Survey	The charm of Boise is in its "surburbia-urban" lifestyle. That will be gone. I've seen it in every place I've ever lived
	Survey	Loss of landscape beauty, increased traffic/noise/artificial lighting.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	The concern is that insufficient neighborhood input is received for the types of mixed use services. People will still drive to the big box/mall stores so this is not a solution to fewer vehicles. The properties listed above are successful mixed use districts. Some mixed-use districts would not be a positive addition to a neighborhood.
	Survey	Homeless people causing crime, intimidating children. Noise, lighting. We want quiet neighborhoods. Stay OUT of Collister neighborhoods.
	Survey	Noise, parking, traffic, Vape shops, strip clubs
	Survey	Crime, schools over crowding, traffic, litter, noise, parking, property values....
	Survey	That it could get out of hand and favor commercial over residential
	Survey	I fear these are knee-jerk reactions that are not being adequately thought out.
	Survey	Areas like Bown Crossing, 36th Street Garden Center, and North Pointe on State Street are large and generate traffic to the area - it would be nice to see smaller mixed use developments encouraged. I would not like to have these types of mixed use developments in my neighborhood due to the traffic volume they would generate.
	Survey	Given the cities limited history on managing aesthetics and allowing an independently minded population, we would have great concern in the city's ability to shape a truly acceptable mixed use solution, as it would take modification to the now known aesthetics of the area.
	Survey	Forcing residential properties too close to noisy transit and busy streets. Lack of adequate parking. Developers claiming to be following these ideas, when they are actually putting in buildings too large to be appropriate for their own greater financial gain.
	Survey	Same as question 7. Traffic is going to be a bigger issue, possibly crime if places draw people in from other areas.
	Survey	Pricing, architectural design - or lack of it
	Survey	Based on the poor regulation of development in the southwest, I expect property value to decline
	Survey	Parking, however, with the right ordinances, this could be solved.
	Survey	Character of old neighborhoods negatively affected.
	Survey	You are trying to cram as much as possible into a small area which will impact traffic, which is already horrendous! You are destroying Boise!
	Survey	Developed without regard to existing residents
	Survey	That the areas that are residential only will no longer exist. It is a slippery slope.
	Survey	Too crowded
	Survey	Safety; noise; cars speeding and parking.
	Survey	Traffic flow around mixed-use districts must be carefully planned to prevent congestion in residential areas.
Survey	No peace	
Survey	Your fucking up MY neighborhood	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Less child/family friendly by bringing commercial into neighborhood... traffic into neighborhood is increased making it less pedestrian and bike friendly.
	Survey	Safety, crime and parking.
	Survey	There may not be sufficient planning before the zones are created. Input from all parties should be obtained in the planning process.
	Survey	That Hill Road will become a high-density area. Hill Road is still a calming pleasant drive now.
	Survey	Neighborhood appeal, congestion, noise, pollution, overall aesthetic. There is already far too much development, and building permits are given out like candy.
	Survey	Destroying beautiful large lot neighborhoods in order to cram mixed used zones into them.
	Survey	transportation and noise
	Survey	Safety concerns, crime increasing
	Survey	Noise and light pollution
	Survey	That there will be an impact on housing prices
	Survey	The potential for higher crime rates. It has just been shown time and time again that increased density typically leads to higher crime.
	Survey	the city in bed with developers who get their projects approved without viable input from existing property owners in the affected neighborhoods.
	Survey	Wildlife impact in areas close to the foothills and river, safety with traffic and local neighborhood
	Survey	Density of population in small areas. Allowing a little "green space" doesn't make up for the congestion. We already have shopping areas close to the subdivisions, it works fine.
	Survey	IT WILL JUST ADD TO THE NOISE,LIGHT AND AIR POLLUTION WHICH SHOULD BE REDUCED IN NEIGHBORHOOD BUT YOU ARE ALREADY ALLOWING FOLKS TO BUILD ALMOST OUT TO THE LOT LINES AND GARAGES AS BIG AS HOUSES WHICH TAKES AWAY SOIL, GRASS, PLANTS WHICH HELP MOTHER NATURE SO WHEN ARE YOU GOINT TO PROTECT MOTHER NATURE IN THE STATE WITH THE MOST WILD LAND OF THE LOWER 48?
Survey	too many transients in quiet neighborhood	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	<p>My concern is that many of these mixed-use zoning districts will be added to areas that are mostly single family homes at this time, and natural demarcation between commercial areas and the homes is will not be present. These commercial areas may be shoehorned into neighborhoods that have been full of single-family homes for years, and if a certain neighborhood does not want commercial development in their area, they will have no recourse. Since the bench has relatively cheaper lots and older homes in comparison to other parts of Boise, I fear that single family homes will be purchased and knocked down for commercial ventures that don't fit in the locations.</p> <p>Bown Crossing, for example, is not really that close to actual single family homes. It was built in an area without homes (or where there was already a buffer between homes and the businesses--for example, the elementary school already created a demarcation between neighborhoods and Bown Crossing itself. ParkCenter created demarcation between the neighborhoods on the river and the commercial area. The area South of Bown Crossing was just fields when Bown Crossing was built.) Apartments and townhomes that have been added since Bown Crossing was built market proximity to Bown Crossing as a positive, so people moving into those homes are on board. In established neighborhoods, development will feel very different.</p>
	Survey	None
	Survey	Currently established residents being pushed out.
	Survey	Gentrification. Too many fancy condos and upper-income amenities.
	Survey	A neighborhood changing from a place where people live/have homes/sleep at night, to a commercial zone that is primarily a place for doing business. Or the business portion of the mixed use development becoming too influential.
	Survey	We have already lost so much open space we are turning into a Seattle/Portland/California. All the places people are moving away from. When the Mayor was running for office she PROMISED we were not headed that direction and from her first day in office she has not discouraged the growth but instead encouraged. The more we build the more people will come our crime has increased road rages out of control the roads are not even big enough to handle everything and people have no respect for other people. People walk by my house all the time they think it's OK to throw their trash let their dogs poop in our yard and we have even witnessed them get off their bicycles and pee in our yard it is out of control and everybody within office thinks this is all OK
	Survey	Not considering of the area diversity & life styles of the existing neighborhood.
	Survey	Property Values declining because of unkempt properties.
	Survey	Terrible idea, keep housing away from commercial
	Survey	Housing reduction.
	Survey	Bar hours, local traffic. Have we learned how to encourage alternate methods of transport ( walking, biking, etc)?
	Survey	Traffic, noise, parking
	Survey	The throwing of existing residential property owner's under the bus
Survey	If the City fails to partner with ACHD and ITD to collaboratively build out a transportation network that works with this vision.	



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Dangers to kids walking to/ from school, playing outside, if this increases traffic in residential areas
	Survey	Displacing/eliminating pleasant and relatively quiet neighborhoods with their sense of community and the loss of tree cover.
	Survey	A home and the neighborhood a person buys into are usually that person's most significant investment. Existing zoning assures some level of what and what not to expect. Drastic changes to what were expected are an unfair and a big negative that could come with blanket upzoning.
	Survey	too much high-density growth with no appropriate controls. lack of concern for established neighborhoods.
	Survey	I would not like to increase the density of housing because it would cause traffic congestion and loss of the beauty of the open space farming.
	Survey	It will eliminate the neighborhood feel that has become a staple of Boise
	Survey	Too many.
	Survey	Traffic control and safety
	Survey	Loss of open space. Safety. Traffic
	Survey	None
	Survey	Ruins the neighborhood feel. That is what downtown is for.
	Survey	Increased traffic, relative loss of infrastructure, increased noise, loss of culture, loss of character, displacement of current residents
	Survey	Density can bring noise and crowding issues to neighborhoods so the type of commercial should be well thought out. Businesses that operate after 10 pm might not be appropriate
	Survey	The residents in these districts will have no meaningful input in the destiny of their neighborhoods - exactly as you have control over all of our neighborhoods right now. A 'managing entity' controls and decides whether the consequences of their decision born by the residents of an area are 'acceptable'.
	Survey	Not having proper parking, noise, congestion, disturbing the serenity of my residence.
	Survey	Reduction in green space, late night noise. parking
	Survey	parking
	Survey	Conflicts over noise, traffic and parking and privacy needs of residents.
Survey	Air quality, water quality, shared air space, shared plumbing, public safety, public health, noise levels, parking, pedestrian safety.	
Survey	An unhealthy amount of commercial activity to densely mixed into, what previously had been, relatively quiet neighborhoods. There must be well-defined rules regarding the type of commercial use allowed, as well as days and especially times of allowed operation for noisy, high traffic, or any other use that could be disturbing to those of us who already suffer from chronic insomnia!	
Survey	Developers will abuse it.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	The mere fact that you are using the words.
	Survey	Consumption of public space
	Survey	Too many close houses and business together.
	Survey	What were once quiet streets will no longer be.
	Survey	Residential/visitor parking battles
	Survey	What is being torn down to create these districts? How is that history being preserved or honored? How much neighbor buy-in or consideration is there (ie. who gets displaced?) Where do residents of the area park. I personally need a single-car garage/storage space for my family, but can others have underground parking garaged to limit exposed cars, increase security, and make for a more bike/pedestrian friendly atmosphere? How do we cut down on car use over all? (It isn't just by cutting parking spaces)
	Survey	That not enough high density and neighborhood businesses will be allowed. And not a good enough transit system to access them.
	Survey	Keep existing and proposed single family neighborhoods away from or buffered from such developments.
	Survey	Too much traffic, more noise, crime.
	Survey	They fall short, besides the small bistro 36th street is empty and the few businesses don't draw continuous interest. A dentist clinic isn't something I'm going to go visit and the nursery didn't survive the pandemic.
	Survey	none
	Survey	The current lack of mass transit, appropriate infrastructure (sidewalks, parking, safe roadways), and emergency services here in the North West Neighborhood (not to mention the further displacement of wildlife) would make the addition of mixed-use development DISASTROUS for its residents!
	Survey	Property values
	Survey	Non residential friendly businesses in residential neighborhoods and losing the traditional residential neighborhoods that people enjoy. Multi use is not for everyone.
	Survey	Not much. If they're walkable and easily accessible and support green open space then I think it will be an amazing change!
	Survey	I've lived in mixed use zoning districts almost as long as I've lived in purely residential neighborhoods. I prefer mixed use and have no concerns.
	Survey	It will be a lovely commyville.
	Survey	noise levels and landscaping
	Survey	It will concentrate undesirable components.
	Survey	Noise, incidents, safety, standards of conduct.
Survey	I think we have enough commercial right where commercial already is located.	
Survey	Parking	
Survey	not needed	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Older neighborhoods don't have the proper sidewalks and street width to be safe for walkers and bike riders. People choose the neighborhoods before you want to change the rules. Maybe going forward the newer neighborhoods can be planned for the mixed use to better serve the neighborhoods.
	Survey	It seems like a ploy to create additional density in Boise neighborhoods, which are already stretched past the point where they can maintain their livability and character.
	Survey	Noise
	Survey	High urban density that detracts from neighborhood feel
	Survey	See above
	Survey	Cars. Density.
	Survey	Congestion if not walkable
	Survey	Too many and repeat businesses
	Survey	Reduced vegetation and natural landscapes, more traffic potentially
	Survey	Changing the neighborhood. Most people live where they like the atmosphere of the area.
	Survey	Mixed use zoning/mixed use incomes areas can quickly start to degrade property values, if not maintained and policed, especially if there is a lot of low income housing involved.
	Survey	The possible conversion of my residential district to a mixed use area. I do not want a coffee shop next to my home.
	Survey	My concern is the impact it will have on existing old, semi-historic residential neighborhoods near downtown and how the character of the neighborhood will be altered forever.
	Survey	Noise and traffic depending on where and what goes in.
	Survey	Traffic issues
	Survey	Not having apartment complexes on my street popping up.
	Survey	Issues that come with high density development, access impediments, no parking, increased crime degradation of mom and pop existing operators, you end up with yogurt and T-shirt shops.
	Survey	Noise, parking, hours.
	Survey	Parking of vehicles. Are they close to established neighborhoods.
	Survey	It is simply a reason to increase density for the developer/investor to receive a higher return on their "product". It has made housing into a Wall Street commodity, which is disgusting. It will do nothing to address the issue of affordability for a majority of citizens in Boise where the State of Idaho has put in place crappy laws for the private sector that do not value labor, while simultaneously having extremely rich pay and benefits for those who work in the public sector.
Survey	Perhaps parking? But not too worried about it	
Survey	That this isn't just the mayor's or council member's ideas to recreate another Portland Oregon in Boise.	
Survey	The west end area of 23rd to 27th is a community primarily of historic one story cottage homes. People built their lives around that atmosphere and appeal. Re-zoning diminishes the fabric of the neighborhood, which arguably should be considered a historic district.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Traffic and congestion and home values
	Survey	We want to zoning of the Collister Neighborhood to stay as it is - R1-A. We DO NOT want dense housing in this neighborhood.
	Survey	Balance efficient and varied uses of space with ensuring the end result improves esthetics within the zoning district.
	Survey	Parking, traffic and pedestrian safety
	Survey	I worry about mixed-use development that prompts a lot of vehicular traffic to a neighborhood from outside the neighborhood. I think it needs to be small scale service/retail that adds to the livability of a neighborhood for it's existing residents. It should not be industrial, storage or automobile related. Design elements should nurture pedestrian and bicycle traffic as well as add opportunity for community interaction between neighbors as well as neighbor/employees.
	Survey	All of the above.
	Survey	More traffic, increased conflicts between pedestrians, cyclists, and motorized vehicles. Noise and pollution/excess trash.
	Survey	Influx of people and traffic.
	Survey	If too many parking spaces are mandated for mixed use areas resulting in large parking lots the pedestrian feel of residential areas is lost.
	Survey	Actually I worry more about other residential neighbors that would harass the business owners. Relaxing zoning laws would bring so much revenue to our great city. People worry about the look of it all but in a free market, home and business owners would take care of their properties to attract merchants/clients.
	Survey	Traffic increase, safety, and property values.
	Survey	Developers buying up huge blocks of land and making bock-sized buildings. Effective mixed use should be piecemeal with smaller parcels intermixed.
	Survey	New development not visually aligning or fitting in well with the character of the existing neighborhood.
	Survey	If you have to cross a four-five lane street to get to the grocery store or other services, it doesn't feel like it is very safe or pedestrian or neighborhood friendly. If a building is put in next to houses that is tall and over-shadows the surrounding homes, that does not feel neighborhood friendly, nor does bright night lights or late, noisy hours. My concerns are that these places actually enhance the neighborhood, not ruin or detract from it. We need trees and parking and bus routes too.
	Survey	Mixed housing in downtown Boise will cause parking concerns, mismatched housing sizes and it will ruin its charm. This will eventually turn into all rentals close to downtown and lose the family appeal. This will not create a family-friendly environment and introduce slum lords like any other big city.
Survey	The land grab and potential for greed to ruin the wonderful neighborhoods and mixed use areas of the city. Boise is so unique, with so much open and green space it would be a shame to lose the character of our city.	
Survey	I would like to keep my property and the properties on my street as single-residences with large lots. I am VERY opposed to mixed-use zoning.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Noise
	Survey	Too much traffic/congestion/trash around the neighborhood
	Survey	The look and style, blending into a neighborhood. Not a fan of the cold look on 27th street replacing existing retail with square concrete block with little appealing retail space.
	Survey	Increase traffic, parking issues
	Survey	Lack of intentional planning and design for long term impacts and the cohesion with neighborhood character (particularly in areas of Boise with older housing). Parking constraints and height of buildings creating safety, convenience and privacy issues.
	Survey	Stupid
	Survey	Transition of scale to adjacent surrounding neighborhoods
	Survey	Less residential feel of a neighborhood if a business comes in. I like my home and neighborhood when it's quaint, relaxed, cozy, and intimate. Adding businesses with rezoning can compromise this. I would also hate for businesses to tear down trees that are well established. Boise is unique for how many trees there are in the city which gives off a natural, cozy, and historic atmosphere. Please stop businesses or developers from removing old tall trees that help give the city this vibe.
	Survey	Need More info
	Survey	The new development at 27th and Stewart has a unit that is being used as an Air B&B. Right out of the gate there is no permanent resident and it's being used to make someone money/pay off their "investment". This isn 't creating community.  Don't want chain stores or franchise type businesses.
	Survey	Incompetency of our Board
	Survey	City council not listening to the public
	Survey	Layouts and designs that are thoughtful for pedestrian safety and the feel of the neighborhoods. Cheap, ugly buildings like strip malls all over Overland Road.
	Survey	Crime
	Survey	Traffic
Survey	The addition of increased vehicular traffic. The need for parking, which requires lots of pavement (and an urban heat sink).	
Survey	It concerns me that the city wants to rezone neighborhoods that developed over the years and that are currently functioning properly. If its not broke do not fix it.	
Survey	I am concerned with attempting to apply mixed use on top of an already built environment.	
Survey	li'm concerned about developers, etc.. not caring or considering the existing homeowners and pushing a project that doesn't fit the neighborhood's existing character and the homeowners' lifestyle.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	These areas thus far don't appear to cut down on car traffic and I'd prefer to retain a residential feel to neighborhoods; as opposed to mixing in commercial ventures
	Survey	Traffic, difficult parking, and overcrowded areas.
	Survey	Street landscape and parking, until mass transit is improved.
	Survey	My concern is that you don't know how to do it.
	Survey	My overriding concern based on what I'm seeing already is that our existing residential neighborhoods will be destroyed.
	Survey	Noise, traffic, parking, plus seeing more of those ubiquitous beige bland-modern loft apartments with one coffee shop in the bottom that I have seen in every urban city in the US. It would be better to have unique architecture that reflects Boise's heritage.
	Survey	where you put them, as I'm currently living thought 18 straight months of construction HELL of the Whitewater Station condos (mixed use abortion) and next up, I get the Chausee Swan complex construction nightmare one block away. You suck Boise P&Z. And all I'm getting out of this nightmare is a crappy coffee shop. At least you could put a real restaurant in.
	Survey	Oh my, why don't you come hang out at my house on a Saturday and I'll show you. Sadly, people are disrespectful, the do not respect people property. Having strangers continually roam around your neighborhood, blocking side walks, parking the wrong way, leaving trash, vandalism, destruction, noise, illegal use of property and Boise city officials hiding their heads in the sand and putting out their hands for money from investors and developers instead of REALLY caring about the REAL Boise residents.
	Survey	Really very few. I used to live near the Waterfront District in Garden City and loved the diversity of types of housing and mixed use.
	Survey	Traffic is already horrendous on Overland Rd
	Survey	That folks living here now DO NOT WANT THIS CHANGE. They are not being listened to. That only certain areas of the city are being affected. If the city wants to change code than it should be for THE ENTIRE city, the includes the north end historic district. That includes eliminating this nonsense historic district "value" a home has historically when houses in the west end and south east Boise are just as old if not older and just as valuable
	Survey	See above.
	Survey	They need to be walkable, pedestrian and bike oriented.
	Survey	Loss of neighborhood feel. Developers could care less about the aesthetics/ethics of a community long term and simply count doors for profit. This is NOT the way to address housing issues. Family homes are turned into vacation rentals whilst the working class (read: most everyone) is driven into crummy apartments built by the same investors. You are accelerating the problem by clearing the path to development. Regulate vacation rentals like most sensible cities.
Survey	That projects will be proposed as mixed use and be constructed as mostly residential (e.g. 27th St, so far)	
Survey	just make sure that existing neighborhoods can be preserved.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Businesses that; create hazardous wastes, do NOT enhance a neighborhood, remove local natural resources...
	Survey	The services and commercial aspects will be out of sync with the neighborhood and divide the community rather than foster it.
	Survey	Traffic
	Survey	Decisions made by incompetents.
	Survey	that they are truly representative of the majority of residents. Regarding commercial businesses, they should be places that will be used daily and frequently
	Survey	Everything. Builders will move in unchecked and make highly condensed multi family houses which will further ruin the city.
	Survey	I don't need anymore tradition shopping malls with excessive parking in a walker-centric business area. Consider the model of Seattle's Green Lake, Tangletown, Latona, etc. as examples.  I would love to think more deeply about these commercial spaces as places to build community—coffee shops, brew houses, restaurants—rather than bridal shops and the like that don't offer a real commitment to community.
	Survey	Increased traffic.
	Survey	Gentrification
	Survey	The certainly won't put any in the affluent neighborhoods. All will be put in the already poor neighborhoods. Concentrate the poverty so that the rich don't have to see the beggars.
	Survey	Not knowing the individuals, increase in traffic around neighborhoods with children, if the business is a food service and cleanliness is an issue, will cockroaches become a problem? I believe whomever created the zoning and it's pieces relevant to one another was smart.
	Survey	These business mixed in with people's lifetime homes is a horrible idea. I can see businesses not respecting homeowners and becoming trashy and unkept. What a horrible idea.
	Survey	Traffic in formerly quiet residential neighborhoods.
	Survey	36th street center is closed ? And have you tried to park at bown crossing in the evening ?
	Survey	infilling, noise, increased property taxes for us retired people who do no have new inflated monies
Survey	You are ruining our lives and our land	
Survey	No one is thinking long term ~ dreadful urban SPRAWL no smart planning....	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<p><b>What concerns do you have about the creation of new mixed-use zoning districts?</b></p>	Survey	<p>Continuation of tacky-looking, ill-built buildings you are allowing just for the sake of "mixed-use." They are terrible, and could be anywhere. Nothing that will last the test of time. Your design review process has failed.</p> <p>Light pollution. You MUST get a handle on all the incredibly bright signs you are allowing. They are blinding.</p> <p>Noise from bands, people screaming, and cars. Bown is a good example of how it can be done, but those buildings are away from housing.</p> <p>Parked cars everywhere. Beeping from cars as they are unlocked and locked.</p> <p>No input from neighbors on any of this. With all zones accepting anything, there will be no need for variances and you will approve everything administratively. Neighbors will all of the sudden discover that the house next door will be a bar.</p> <p>Trees. You're ripping down mature trees and putting in stick trees that provide no habitat, no shade, and invariably die quickly. These are trees in name only in the City of Trees.</p>
	Survey	That the current users of the districts have a significant voice in these decisions. Mixed use zones should not adversely impact current neighborhoods. It must be beneficial to all within the district to be successful.
	Survey	Parking, traffic, children safety
	Survey	Loss of residential property value. Loss of public safety. Loss of aesthetic qualities of existing neighborhoods. Homogenitization of our neighborhoods. Negative impact on public safety and services.
	Survey	No one wants to live next to commercial.
	Survey	Traffic and noise
	Survey	Clogged streets, people stuffed together. Creates stress instead of relaxation mood.
	Survey	Placement of businesses randomly placed in the middle of existing neighborhoods.
	Survey	URD monies go to support CCDC. Exploitation of areas of the City to get monies that don't benefit the area but our funneled to CCDC.
	Survey	none, this is great
	Survey	Keep it out of historic neighborhoods
	Survey	Changing established residential areas to mixed use that were not designed that way so that there are now businesses next to homes that did not choose to live next to the noise and traffic of commercial.
	Survey	The height and massing of buildings. Bigger is not always better and I would rather have areas that feel welcoming. places that you want to visit and hang out. The larger scale, tall buildings, that are built all the way out to the sidewalks so not create that feeling. They create congestion and wind tunnels, this is not the type of area that you want to sit and enjoy.



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Increased traffic. Loss of open space.
	Survey	Actual usability and flow doesn't seem to be a consideration. The plans and layouts always seem thrown together and the logistics are never fully considered. The safety of pedestrians doesn't seem to be the top concern.
	Survey	To many people adds congestion to the bad driving situation we already have.
	Survey	None at this time.
	Survey	Not all types of business contribute to the feeling of a community and instead make Residents feel like they are in a strip mall.
	Survey	everything
	Survey	That some neighborhoods will have their quality of life enhanced while others will keep getting corporate big box sprawl, but now rebranded as mixed use but has the same affect of prioritizing cars over people.
	Survey	Too much building, too cramped. It is so ugly to be able to open your window and touch the next persons house. Boise is not California, sop using every inch of land to put an apartment or house on.
	Survey	Destruction of open space. Some areas of open space e need to remain for preservation of wildlife and neighborhood characteristics.
	Survey	Inevitably, more automobile traffic
	Survey	I did not purchase my home with the expectation there will be mixed use zoning. Mixed use should remain in downtown and near busy streets. NOT in neighborhoods.
	Survey	Please consider carefully where you place these developments in order to protect residents who have been in their homes for decades and don't want businesses next door. It sounds like that is not part of the plan, but I think those of us who have bought and paid off homes in residential areas should be allowed to continue to live in actual residential neighborhoods.
	Survey	The amount of traffic it will create, the safety of our children, The overcrowding of our schools, and the loss of our flood irrigation
	Survey	It needs to be in the right location
	Survey	Crime, safety, traffic
	Survey	Do not want to see dollar store or mini Target store. I also believe Boise never provides enough parking or under estimates size of parking spots. E.G. you cannot park a truck in most of parking spots in Bown crossing.
	Survey	complimenting architecture. parking. lighting (Boise is using too many bright lights. we need downcast and not-so-bright ordinances)
Survey	The smell of fried food, noise, parking on residential streets.	
Survey	Traffic congestion. Drawing more cars into our neighborhoods.	
Survey	I live along the Hill Road corridor, which has seen significant increases in traffic over the last 5 years leading to many issues for residents (earlier this year a vehicle drove into my backyard, and through two adjacent yards). Several of the districts up for consideration for this mixed-use zoning classification would contribute directly to even more traffic, noise, and potentially dangerous conditions LITERALLY outside my backyard. I'm very concerned.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	That our local infrastructure will not be able to keep up with the pace of expanding housing.
	Survey	I wouldn't want it overrun with lots of commercial businesses but rather a community coming together to influence their surroundings
	Survey	Interpretation. If something is vague people will interpret to meet their needs/wants.
	Survey	You are going to have mixed incomes and current property owners aren't going to be happy about this. It's not right to allow this now.
	Survey	Noise and parking are concerns as well as space. We would need some thoughtful planning in order to not make the traffic congestion problems worse.
	Survey	traffic, noise, light pollution, asphalt parking,
	Survey	Parking. Less houses and more apartment/multi use structures. Empty commercial realstate
	Survey	property values
	Survey	Parking, noise, traffic, decreased property value, commercial chains taking over the space, decreased availability of homes
	Survey	Sufficient parking opportunities.
	Survey	Big roads will disincentivize walkability
	Survey	Crime will increase. There is no more private area for residents. Traffic will increase in residential areas.
	Survey	Noise and traffic levels
	Survey	Low income housing will continue to be replaced with outrageously priced cheaply made housing units. Who exactly are you trying to provide housing for? People who can afford the egregious rent hikes. People who are not from here. You gentrifying asshats don't serve any interests but your own.
	Survey	I don't want it to lead to a bunch of people get screwed out of housing that's affordable.
	Survey	Losing even more open space, pushing out businesses and residents already existing, etc.
	Survey	business proximity to home, noise.
	Survey	They bring poverty and crime, lower property values.
	Survey	My concern is a net negative for all parties. Most people living in Boise don't embrace high density development, that is why they are here.
	Survey	Density increase in established areas without regard for existing landowners. Lower quality of life and increased crime associated with high density -lower income diverse living accommodations. Boise infrastructure and transportation corridors can not support this. Ultimately a tax, financial and social burden to be placed upon average existing homeowners.
Survey	If they are added in an existing residential neighborhood that will devalue the neighborhood.	
Survey	They will be empty. Not enough foot traffic or sufficient businesses to bring in a lot of customers.	
Survey	By the time this code is written, there will be no more open space for such an operation. Every single piece of land will be high rent, high rise apartments without parking.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Some businesses attract a different crowd the type of business that I would like in my residential area are, some local restaurant/bar, a assail grocer or farmer markhairdresser/nail salon & perhaps a mixed service outdoors store. Maybe even a small mechanics shop
	Survey	Loosing the open land we have in northern Boise
	Survey	Loss of quiet streets
	Survey	Traffic and noise
	Survey	An example of poorly thought out mixed-use zone is the Harris Ranch area centered on Lucky 13. Started out well but then got super packed and tight with really only a couple businesses to serve as anchors.
	Survey	Noise, traffic, safety
	Survey	As long as the residential aspect isn't low income nothing.
	Survey	Loss of trees
	Survey	Puts local businesses out of business
	Survey	Unintended effects
	Survey	Traffic and parking
	Survey	Parking, walkability, uses, only in high income areas
	Survey	Gentrification and displacement of existing residents
	Survey	Displacement, very high density, how it affects property value of more types of buildings and people are crammed together.
	Survey	Poor choices--needs to fit in and enhance
	Survey	Growth over emphasizing quality "smart growth" development.
	Survey	Affordability of housing
	Survey	have low life's roaming our neighborhood. Crime
	Survey	It doesn't work. For example Bown crossing is mostly restaurants and high end shops. Does not serve lower income people.
	Survey	Vibrant activity center is not how a neighborhood should be defined. A quiet, sleepy residential street is the goal for where you relax.
Survey	Crime, parking, inappropriate businesses, noise.	
Survey	traffic, noise, trash, loss of privacy	
Survey	Everything, traffic congestion, negative impact to residential property owners, higher property taxes. ect.	
Survey	Home values, safety, congestion	
Survey	The loss of open space and packing ripple in like sardines on a lot.	
Survey	Bringing an inner city/urban area into a suburban area. Keep business separate from and away from residences.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Diversity of businesses (not all chains)
	Survey	Crowding neighborhoods
	Survey	None
	Survey	Lack of access unlicensed transportation
	Survey	messy, to congested
	Survey	So far, the mixed use areas seem to be unaffordable for the majority of Boise residents.
	Survey	Noise, traffic, crime, loitering, safety, parking, solicitors....the list goes on. I would hate it!
	Survey	Homeless and vagrants flocking to such businesses
	Survey	They only attract people who can afford to live there and push out people already living there—it leads to even less economic and ethnic diversity in neighborhoods and will continue to push people out of Boise and into Meridian, Nampa, and Caldwell.
	Survey	No thought about public transport, sidewalks, etc.
	Survey	Making sure it's not too close to residence, increased traffic/cars
	Survey	No question. Traffic. It's usually assumed that it encourages more foot traffic, and less cars. However, a mixed residential dwellings with commercial units will result in add to more traffic.
	Survey	Too many people. Too many cars. Our homes are our comfort and you want to make us a huge city. We aren't Vegas or LA. IF YOU WANT THAT GO LIVE THERE!!
	Survey	The city isn't accounting for parking areas
	Survey	You will have to be deeply involved in the development, pricing and management of any project if you intend to keep it affordable, thereby distorting the market forces usually in play. Won't work like you think.
	Survey	Sounds like you have already decided it is ok to ruin our community. So much for our quality of life.
	Survey	You are destroying neighborhoods, increasing traffic and making areas unsafe for children to play
	Survey	Will it fit in with what's there?
	Survey	I'm a proponent for transit, but the reality is m, the overwhelming majority of people are not using transit to access these mixed use zones. When mixed with residential out very close to single family residential, these areas always lack parking and leads to issues between residents and business owners.
	Survey	Traffic flow/planning
Survey	Crappy weird neighborhoods	
Survey	Property Taxes, Air Pollution, People becoming homeless, Being overcrowded everywhere and becoming like California. STOP IT!	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	The zoning is not as mixed use or flexible as it sounds. Ped friendly design works downtown, but most places are going to have people drive there and try to find parking in your neighborhood to go to the store. The burden of doing business is placed more on the residents than in a traditional neighborhood. I support more flexible and mixed used spaces but this is already possible with exiting zoning code. I also think that mixed use development is not sustainable if highly implemented.
	Survey	Mixed use will be primarily commercial! And more commercial!
	Survey	Too many people
	Survey	Parking
	Survey	A major concern is moving ahead with parts of a blueprint without all parts clearly understood and documented. An example would be to issue permits for higher density living with no alternate transportation solution planned and funded.
	Survey	Creation of commotion centers, drawing too many out-of-neighborhood people who use the mixed-use zoning district as a tourism outing.
	Survey	Noise, parking, safety
	Survey	Too many causing traffic and parking issues.
	Survey	The proposed development on the edge of Columbia Village does not include any restaurants or business that we would like to see. You have increased the unit amount from the mid 200s to the upper 400s which will increase our noise and traffic while decreasing our quality of living. How does this proposed development support your philosophy of growth? Also, there is NO PUBLIC TRANSPORTATION in our area.
	Survey	Everything and changing our beautiful city in a negative way
	Survey	Parking and road congestion! Also, who is to say they won't build large shelters in those areas?!
	Survey	Crime, noise, density, homeless camps...it's the start of the end!
	Survey	As long as it is in the downtown area, it makes sense
	Survey	No one pays attention to roads, access across the river. Infrastructure first! Schools another road across the river before any more homes or apartments Have any of you travelled glenwood at 8 am or 5 pm ?
	Survey	Height of buildings, parking, pedestrian safety
	Survey	Everything. This is a way for developers to make more money and ruin more land. Boise has gotten greedy and is fully in the hands of developers endless pockets.
Survey	destroying existing neighborhoods, increased traffic and congestion in residential areas	
Survey	Traffic, noise, lighting are my main concerns.	
Survey	More congestion, more out of place overly tall buildings ruining historic neighborhoods	
Survey	Somehow ending up with less desirable commercial properties to live above/beside, such as tattoo parlors and liquor stores.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	None. But only because I do not live in an area that is affected. If I did, I would probably hate it.
	Survey	Established areas were developed under specific assumptions, and allowing housing into quiet established office business parks is a dramatic shift and introduces access and security concerns after normal business hours.
	Survey	If I wanted to live near businesses I would have bought near a business. Most people who buy in a neighborhood want the quietness that goes along with it. If you introduce businesses you will introduce more traffic and noise. Do not mix them. The only exception I can think of is allowing businesses on the outside of a neighborhood and facing a busy street that no one wants to live next to anyway.
	Survey	Too many people in too small of a space
	Survey	Government intrusion and regulation.
	Survey	That you think central planning is a good solution. You need to stop getting in between demand and supply.
	Survey	That the traffic will increase and privacy will decrease.
	Survey	Businesses too close to residences
	Survey	Displacement of existing neighborhoods and residents.
	Survey	Overtaking residential neighborhoods in close proximity to downtown and BSU.
	Survey	Loss of open spaces for new neighborhoods
	Survey	The population density in these areas can be quite large. Many of the new residential properties in these areas have been purchased by large corporations as rental properties or Vacation rentals. The vacation rentals especially have created an increase of trash along the green belt.
	Survey	you people are turning this once gorgeous city into another portland and seattle. We do not want this... can't you people see this???
	Survey	Not enough foresight about development, handing out permits to anyone with no consideration to neighborhoods that exist.
	Survey	Traffic and parking, which are already issues in town. Any mixed-use districts should take special care to allow for parking, bike racks, bike lanes, sidewalks, and keep traffic flowing.
	Survey	Safety
	Survey	No concerns! Keep em coming!
	Survey	Where you allow them and whether you adequately address traffic concerns.
	Survey	I don't a bunch of apartments or multifamily residences in my neighborhood. If I did I would have moved there.
	Survey	Parking, traffic, property value plummeting because of the new development
Survey	I have no interest in having business located in neighborhoods.	
Survey	Traffic, public safety	
Survey	Too crowded for people living in the districts.	
Survey	Too many people roaming around!!	
Survey	Loss of livability within the expanding city limits.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Increased vehicle traffic. Need more police patrolling this area as there are far too many people speeding on a popular biking and walking route. The destruction of the natural habitat and open spaces which add to the beauty of living in the NW area.
	Survey	This will become CA
	Survey	Increased traffic.
	Survey	That we will be afraid to make drastic changes in order to please rich people, climate change deniers and car lovers.
	Survey	Pedestrian safety
	Survey	You are changing Boise and it is not appreciated nor welcome. I dont want to live next to a carwash nor dense residential. I want to be left alone in the home it took an entire lifetime to secure.
	Survey	That they will not go far enough. That the city will limit building too much. The focus will not be on walkability, affordability, and families.
	Survey	That it is condensing the number of people in any area and the loss of peoples rights to be involved in proses.
	Survey	Safety, quality of life, housing values. Most of all it causes the loss of these things and more to the elderly & people who have paid taxes and built homes & neighborhoods for 30 years just so realtors & developers can make money & Boise can have a bigger tax break. It would turn Boise into a big poorly designed city erasing all that people are moving here to find. It would forever designate nature.
	Survey	Large parking lots will take precious land away from potential housing or green spaces. Multi-level parking or park-and-ride areas near bus stops would be potential solutions
	Survey	None. I trust government leadership to do the right thing and use common sense.
	Survey	The new uses must ultimately create good neighborhoods that create a beautiful mosaic of Boise and its residents.
	Survey	I think it is a poor concept and results in urban sprawl and crime as the neighborhood ages.
	Survey	Interfaith sanctuary does not belong in a residential neighborhood! This is common sense stuff and don't need to have gone to school to be a city planner to figure that out
	Survey	What types of businesses will be allowed. The hustlers of Hollywood for example is horrible. Not something I want in my neighborhood.
	Survey	Biggest concern is pedestrian access and the impact it will have on the flow of pedestrian traffic
	Survey	Mass transit should be improved than parking problems will decrease.
	Survey	Destruction of trees and landscapes, environmental impact, traffic, and neighbors
	Survey	Traffic and people parking all around on the street
	Survey	Boise is growing so quickly it is changing so much from what we are used too.
Survey	Turning quiet residential neighborhoods into commercial areas or with mixed use buildings does no favors to the residents already there. The increase in traffic and noise and pollution will destroy the residential atmosphere.	
Survey	The current infrastructure is already difficult and crammed with the lack of parking and poorly planned roads/highways. Hopefully this will be addressed too.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Parking
	Survey	Traffic increases. Lack of oversight.
	Survey	Maybe noise?
	Survey	I don't want any big-box chains in my neighborhood, only locally-owned or independently-run commercial services.
	Survey	Types of businesses allowed
	Survey	None
	Survey	High density and road volume . Already maxed.
	Survey	none
	Survey	Cluttered or disorganized city planning that leads to less accessibility to both businesses and residential areas for pedestrians and/or motor vehicles
	Survey	Too many people and traffic. Concerns about increase in crime especially for senior citizens and children.
	Survey	Parking, traffic, safety of my children, crime. Stop trying to cram too many people into one space!
	Survey	noise, trash, too many people. this is not California
	Survey	noise, traffic property values, type of people mixed income housing would bring
	Survey	Prices are going to be too high in those areas
	Survey	Parking, increased neighborhood traffic and noise, drunk and disorderly behavior, increased theft and vandalism, gentrification
	Survey	Overcrowding, traffic, crime
	Survey	Safety of kids in neighborhood with business and random customers coming through neighborhood
	Survey	Parking lighting
	Survey	Negative Impact on current neighborhoods
	Survey	Street planning to keep up for pedestrian safety. Would like to see more public transportation options so people use cars less in these areas and to these areas
	Survey	Whether the current infrastructure can handle the growth and too many residents in too-small areas.
	Survey	Noise, parking and increased traffic. Increased crime.
	Survey	Management of expectations that it will be a panacea to solve problems without creating new ones.
Survey	You are allowing unchecked greed to run rampant by cramming as much onto one piece of property. There's no other way to spin it- it certainly impedes the quality of life foot th he sitting areas. It's just appalling.	
Survey	MIMBY	
Survey	effect it has on present home/land owners	
Survey	Keep downtown mixed let neighborhoods be neighborhoods	



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Parking. Until we have a robust public transit system everyone who lives in them and uses patrons the businesses there will still have to use cars and park them somewhere.
	Survey	Eliminating "single" residences allows approval of pretty much anything to go into an existing neighborhood, even when the development clashes with the neighborhood's character and destroys whatever it was that drew the existing residents to buy into that neighborhood years before. A big factor in people's choice in where to live and take on a 30-year mortgage is living in an area where are comfortable.
	Survey	Not maintaining the unique characteristics of each hood. For example, NW Boise should be more open and kept that way and more density should go downtown
	Survey	Noise, traffic, congestion.
	Survey	1. Safety for our children. Neighborhoods need to be safe.  2. I don't want to be worried that when my neighbor sells his home, it could turn into a coffee shop or any other kind of business.
	Survey	How well it fits in the neighborhood
	Survey	Maintenance of properties Property values affected
	Survey	PARKING
	Survey	Increases in investors buying up land over local buyers
	Survey	Making it look too modern and losing character. Increasing congestion and traffic.
	Survey	Increased crime and traffic
	Survey	Traffic will continue to be a continuing, growing problem, one that the city is struggling to deal with.
	Survey	Too densely populated - too much traffic - noise - crime.
	Survey	we need zero growth until the roads catch up which will take 50 years
	Survey	Parking and traffic on streets that were designed for limited residential use.
	Survey	Not in favor, low interest.
	Survey	Safety
	Survey	Noise
	Survey	Potential to adversely change the character of established neighborhoods away from places of quiet and being away from commercial operations.
	Survey	None
Survey	View obstruction, parking and noise	
Survey	That you aren't actually taking the feedback from residents, you are just taking federal monies and building what you want. It's not what the people want!	
Survey	Increased traffic, decreased property values, over crowding	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Nothing. Mixed use should have a place in every neighborhood.
	Survey	Developments that don't fit in with existing neighborhoods and create eyesores that lower neighborhood desirability.
	Survey	parking , traffic
	Survey	Too many people wait to condensed
	Survey	creating ugly strip malls with poor landscaping and too many cramped together houses and apartment buildings.
	Survey	Property values.
	Survey	Noise and lighting which impact quality of life and affects wildlife and our connection to nature. It doesn't do us or nature any good if we can't hear the bees buzz or there just aren't any bees since everything is hardscape.
	Survey	None other than backlash from from those trying to protect the racist exclusionary (by income as a proxy for race) policies of the past.
	Survey	Cars vs people and the lack of transportation infrastructure. School infrastructures.
	Survey	higher concentration of population in smaller neighborhoods will change cleanliness of streets (already seeing little and containers in streets) parking will be more difficult.atosphere of neighborhood will change.
	Survey	Increased noise polloution. Broadway is already an assalt to our senses. More traffic, more people will make more of Boise be like Broadway
	Survey	THE FAILURE OF OTHER DEMOCRATIC CITIES TO CREATE ANYTHING BUT BANKRUPT CITIES WHO HAVE SEEN THE RAVAGES OF DEMOCRATIC SCHEMES TO "IMPROVE CITIES." QUITE FRANKLY MS. McCLEAN I THINK BOISE IS A WONDERFUL CITY JUST THE WAY IT IS . WE HAVE DONE FINE WITHOUT YOUR SUPERSPENDING HAIR BRAIN IDEAS TO PUT BOISE INTO BANKRUPTCY THE WAY YOUR OTHER DEMOCRAT CONSTITUENTS HAVE DONE TO TOO MANY CITIES IN THIS COUNTRY.
	Survey	That it squeezes out the long time smaller businesses.
	Survey	Disrupting existing neighborhoods with more traffic, bright lights and safety of pedestrians.
	Survey	NEED PUBLIC TRANSPORTATION. FULL STOP.
	Survey	Adequate parking so it does not encroach on existing residential areas.
	Survey	The mayor is really only interested in the north end.
	Survey	36th strew seems to have died as a mixed use community other than a few businesses. How do we keep that from happening? Make it so there are multiple restaurants/bars/etc to draw people in?
Survey	Extra traffic, extra litter, extra noise.... There are plenty of commercial businesses near the Orchard and Franklin intersection. We don't need more businesses...we need more AFFORDABLE & SAFE housing for new families and senior citizens.	
Survey	none	
Survey	Everything feeling like city, increased people, traffic and noise	
Survey	none	
Survey	Changing the look of Boise....it is a great city and doesn't need to change.	
Survey	Horrible idea that does not work.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	the myth this will improve/reduce traffic. projects in my neighborhood have been deemed mixed use, but are 90% housing and apply the mixed use label for zoning/city support for the project.
	Survey	I am concerned that wealthy neighborhoods will get most of the resources while other neighborhoods will get only the ugly, "functional" buildings that were built with an attitude that it is natural that not so wealthy people don't mind ugliness and unsafe places for their children and elderly.
	Survey	Losing the feel of a typical neighborhood, noise, lighting, etc. Larger rental units with just exacerbate the already massive housing problem. We need people to own and have a chance to be prosperous, not just overpay to the same large entities that own all the property.
	Survey	Adequate parking is needed to ensure they do not burden nearby residential areas.
	Survey	The zoning thing I care about is getting fewer car dealerships on Fairview, especially Eastern Fairview. Any time a business transitions, it's replaced by a used car dealer. There are multiple used car dealers on each block. They take up street parking, sometimes illegally, create weird traffic patterns, are unsightly, and there's JUST TOO MANY OF THEM. Please find some way to build a car megacenter outside of the metro area and migrate all of these guys so that our neighborhoods along Fairview look better.
	Survey	"We believe that locating goods and services near where people can help support walkable and unique neighborhoods. is not a sentence!
	Survey	None. Our city needs this.
	Survey	Using builders who dont understand enviromental impacts will give you more buildings for more people only, which will negitively impact water, air and everyones health. More people, unless done very well, means more pollution, trash and various other issues. By the way, balancing the negitive impact dosen't mean planting a tree or landscaping, it means the buidling itself is balanced, will stay balanced, and that it's componends are not dirty AND landscaping.
	Survey	Removal of trees, frivolous business taking up space, noise.
	Survey	Noise and traffic
	Survey	No concerns
	Survey	Same as above I'm really sick and tired of these developers having their way with everything with little concern for the environment.
	Survey	I thought 36th Street Garden Center no longer existed--at least there doesn't seem to be anything there except housing. I could go on and on but why?
	Survey	The type/quality of businesses that come into mixed use districts really matters. If businesses are, for example, predatory lenders or junk food convenience stores, those do not contribute a lot to building community or bringing decent jobs closer to where people live.
Survey	Traffic, crime	
Survey	The lack of transparency and discussion of the financial impact and taxes associated with these proposals. See above.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Mixed use areas will start to all look the same
	Survey	Devalued property, noise, congestion too many people in a small space. You assume that all people want to be together sharing everything. This is a millennial idea and one that many people oppose. Those of us that want privacy, quiet, open space and nature away from mixed zones actually purchased homes that gave them just that. Who are you to assume that everyone wants this plan? You will devalue our property then raise taxes to fund your ill conceived plans.
	Survey	Parking and traffic.
	Survey	Parking and amenities. Bown Crossing needs a small market and there's not enough parking
	Survey	I see this as a back door effort to put low income housing in my neighborhood
	Survey	They will disrupt established neighborhoods and increase crime.
	Survey	see above
	Survey	Boise currently has enough small commercial density within reasonable distance within residential areas. I don't feel that increasing that density would be conducive to safe and comfortable family neighborhoods.
	Survey	It opens the door to bigger bus in residential areas Be strict about size, parking and noise
	Survey	The impact on neighbors(sound, light & safety). Lack of neighborhood services. Lack of public transit.
	Survey	Does such a district add to the existing neighborhood? Will the failure of businesses in these proposed mixed-use districts take the neighborhood down as well? At Bown Crossing, it took a few years and many failing businesses before seeing any success with this concept, which in the meantime cast a pall over the housing development. To date, "active transportation" has not been a visible component of mixed-use zoning at Bown Crossing or 36th Street Garden Center.
	Survey	Too much. Stop the growth.
	Survey	That the design will not attract the right businesses and it will not have safe access for residents to walk and bike. Five-Mile and Overland is a good example of an area that has great commercial and nearby residential but no safe, easy or enjoyable (not walking down Overland Road) to walk or bike to all this area.
	Survey	That they conform to the neighborhood they are building in. Height of building. Off street parking and how much traffic and noise will increase in their neighborhood of choice
	Survey	not impacting the existing neighbors and parking
	Survey	Not necessary
Survey	How will this affect traffic and pedestrian safety?	
Survey	Skyrocketing property taxes, gentrification, the fact that my parents (4th generation — recently retired Boiseans who worked hard all their lives to lose out to greed) are being priced out of their home, and you guys don't care, parking issues, rude drivers, speeding down our residential streets, destruction of our neighborhoods. Start taking care of your people! Listen to us! We are all being pushed out, we didn't ask for this!	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	I just hope we can get more mixed use areas planned and built before more areas turn into a sprawl of identical homes, too fast roads, and no services. The city should be incentivizing builders as much as possible to develop mixed use. It's easier to build and plan for those areas now than try to change neighborhoods in the future.
	Survey	Density
	Survey	That Boise and city councils does not take into considerations of complaints or concerns of citizens and it is all about business and tax revenue. Planning and zoning do nothing to help homeowners when new construction is allowed and decides they know best. Citizens should have more consideration when building in neighbor hoods.
	Survey	I prefer a distinct business district and a distinct residential district. Blending the two creates confusion and the loss of the safety and quietness of a residential district.
	Survey	Pushing out existing residences and businesses for something new and "better."
	Survey	Destroying home values in the name of diversity. This plan is horrible. Take it back to Boston along with neo-marxist Mayor McLean.
	Survey	Overcrowding, parking availability, increased noise and light at night.
	Survey	Developers and neighborhoods should strive to work together to ensure that the mixed uses reflect the neighborhood fabric and recreate services that are valuable to that neighborhood.
	Survey	Why destroy existing neighborhoods for new residents? Why do we have to lose our home value and comfort for new residents? We bought our houses with zoning on purpose. Is it fair to renege?
	Survey	NA
	Survey	The evolution of snobby and clique neighborhoods like Bown Crossing and Hyde Park.
	Survey	Parking and road infrastructure. Developers taking out old growth trees. Developers getting tax breaks on development. We are not seeing any actual affordable residences being put in.
	Survey	Big corporations. Chain restraurants.
	Survey	Increased population with limited and aging infrastructure. Rapid expansion with little long term thought at the expense of short term profits. Over development and crowding out of current residents. Increasing prices and costs of living. Send people back to Seattle, Portland, Bend, etc if they want that lifestyle seems to be working out well there (sarcasm). You are ruining Boise. Stop trying to drastically change what makes Boise great. Open spaces, fresh air, limited traffic, etc. Stop overdeveloping this valley to fill developer and politicians pockets.
	Survey	Make the standards understandable and as of right
	Survey	Need to plan carefully for traffic, parking, pedestrian mixing.
	Survey	No concerns. I just hope that they are not all upscale and we support neighborhoods to be creative on what these new mixed-use districts look like.
Survey	Business lights, parking.	
Survey	traffic, pedestrian safety, noise	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	The ability to NOT get run over by scooters, skateboarders, bikes and vehicles. The sideWALKS is our PATH. BIKES GET THEIR OWN LANE. Get that handled with the obnoxious sideWALK cafe that has STOLEN many families, disabled, and citizen's from enjoying OUR safe path.
	Survey	Traffic, pedestrian safety, parking issues, and property values.
	Survey	Traffic. Long time residents who want peace, not action. I think this is best for new developments than existing.
	Survey	safety and traffic
	Survey	Intent of making a more livable community isn't usually an interest of developers. Having these changes actually benefit the community.
	Survey	If people do not know that mixed uses are planned they can find this unsettling. Most Americans are very accustomed to residential properties being far from other uses. Property owners and renters (and would-be buyers and renters) need a clear sense of what is allowed in the area. As a cautionary tale, some folks in Harris Ranch didn't seem to realize that a central parcel was intended for commercial use and are frustrated by this. That's not the kind of situation you would want to see repeated. It seems like some kind of declaration in the property listing or deed could help clarify expectations.
	Survey	Adherence to the new standards.
	Survey	That they might encourage more non-useful services like tattoo parlors, vape stores, and bars.
	Survey	How well the commercial blends/fits into the neighborhood and how likely the business is to be viable with reduced parking options etc.
	Survey	In keeping with the housing around it. It has to fit in.
	Survey	How well they integrate into the neighborhood where they are located. For example, the new Whitewater Park apartments on 27th st. on the old Jerry's Market. The zoning was amended or a variance was allowed and the result is very little commercial sq. footage that will likely make it difficult for a business to support itself out of.
	Survey	Noise
	Survey	Affordable housing
	Survey	Noise and congestion
	Survey	changing to mixed use zoning to increase density and the city's tax base is a MAJOR MISTAKE. If the mayor and city council decide to increase density like the cities of Portland, Seattle, etc., you will destroy the very thing that makes Boise special and I will find another place to live!
Survey	Not much. People are so over-concerned about this. I've lived in other areas where this was one of my favorite things about the neighborhoods.	
Survey	I'm not sure	
Survey	I am concerned about large transportation options. I would not participate in a scenario where large buses and such are transporting people in mass quantities.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	None. If there is a coffee house next to your residence, and it is disturbing to you, move somewhere else. The argument that nothing should be built within stable single-family neighborhoods will lead to an unaffordable, car-dependent, boring, city. (See neighborhoods in the west bench)
	Survey	Safety
	Survey	That they are designed with smart growth planning principles for balance and they are regionally relevant to their neighborhood.
	Survey	Traffic congestion
	Survey	push-back
	Survey	the looks of my neighbors
	Survey	With the plethora of college students living 2+ people to a house in our area, parking is of concern. New development should be required to integrate parking into their building design or lot plan, ie like the Identity. I also want to see a diverse range of building styles, architecture and landscape design. It is a shame to go through some neighborhoods and be accosted by primary-colored row houses one after another. While themed areas are certainly appealing to some, a mix of industrial, modern farmhouse, traditional, etc architecture will stand the test of time as trends change.
	Survey	Too many apartments to rent.. with houses being the price that they are how do they expect people in Idaho to stay here? By renting??
	Survey	Bringing inappropriate buildings/uses into established neighborhoods
	Survey	Noise and parking
	Survey	none
	Survey	More light pollution directly caused by the installation of even more street lights with those ridiculously bright LED light bulbs!!!! Yes, LED lights are less expensive but I want to see ONLY warm-colored bulbs in those street lights and believe 100% that all existing (and bright) LED street light bulbs be replaced with these warm-colored bulbs. Here's a link - perhaps read up on this, please <a href="https://www.darksky.org/light-pollution/light-pollution-solutions/">https://www.darksky.org/light-pollution/light-pollution-solutions/</a>
	Survey	parking
	Survey	Safety cleanliness
	Survey	Inappropriate businesses located next to housing. For example a bar or auto repair shop or dog daycare/kennel, etc.
Survey	The destruction of our Boise neighborhoods	
Survey	I'm worried when I hear proposals of one of the biggest megashelters in the country in an already vulnerable residential area.	
Survey	Industrial type business in the middle of housing areas. You limit the city and the people's ability to say no to certain types of businesses next to their housing.	
Survey	Although I don't object to their existence, I don't want them to displace existing housing and be inserted into existing neighborhoods. I live near the 36th street garden center which, by the way, no longer exists and it was placed on land which had been a commercial greenhouse for decades.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Incompatible businesses for the neighborhood. Incompatible structures for the neighborhood. Poorly thought out traffic and parking impacts. Increased crime.
	Survey	Parking and noise (sound and light)
	Survey	Affordable housing is important, but the rezoning won't necessarily address/fix this issue.
	Survey	Safety
	Survey	Increased density will decrease our standard of living by increasing traffic and reducing parking.
	Survey	It really does not solve the problems we are facing which are too costly houses for residents and encourages out of state movement and investment that pushes out existing population
	Survey	I really really want an emphasis on parking. I recently lived in a city where parking was not considered at all. Zoning and planing assumed that making parking harder would force residents to not own a car. It was a mess and made walking and biking during commute times really dangerous and difficult resulting in fewer people choosing to commute by foot or bike. New development should be required to provide one off street parking spot per bedroom. A three bedroom townhome for instance should have a two car garage and a driveway (parking two in the garage and one in the drive.)
	Survey	Lack of infrastructure to support it
	Survey	Traffic and excessive speed in residential neighborhoods.
	Survey	None.
	Survey	density, crowd, traffic, cultural shift away from small town Boise that we love
	Survey	Density of population. Loss of open space
	Survey	Late night noise and light pollution.
	Survey	It does nothing for the everyday Idahoans who want Boise to stay the way it is!
Survey	Traffic, density, way of life, taxes, safety, beauty, need more?	
Survey	Rapid growth with the burden of said growth falling on current property owners and not on the developers that are causing the problems in the first place. The pitiful one time impact fee they have to pay doesn't offset the future problems their developments cause. But, what do you guys care? You won't be in office then so it's the equivalent of NIMBY, but instead it's NIMTYP Not In My Term Your Problem.	
Survey	Property values Crime levels Safety Aesthetics of our city Strain on public services Traffic	
Survey	Peacefull, quite neighborhood	



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Noise, trash collection, rowdy customers at bars/restaurants late at night, rodents from food waste.
	Survey	Hours of operation of businesses near homes.
	Survey	Parking...underground parking needs to be utilized in Boise more
	Survey	I am very concerned about the Interfaith Sanctuary move. All the gross motorhomes and campers all around the Main Post Office will now be in Willow Lane and all the other surrounding neighborhoods. The infrastructure needs to be in place before any creations and they should be only allowed in areas with all the new apartments - they are strung out all over town and the residents have to drive to get anywhere
	Survey	Allowing noise producing and poorly regulated commercial establishments next to housing as there is a fine line on how to do this without ruining the safety and quietness of residential neighborhoods.
	Survey	Creating new mixed-use zoning districts is good planning; implementing mixed-use into existing neighborhoods may reduce residential enjoyment of property. The increased noise and traffic impact otherwise quiet existing residential areas. Unfortunately, older neighborhoods are targeted for development because they have lower property costs. When this happens, our older neighborhoods are changed or lost forever. Developers are leading this strategy as a way to make money by "revitalizing" areas - this is another word for buying up cheap properties and building income-producing properties.
	Survey	Urbanization of residential spaces and the noise, congestion and crime that can accompany it.
	Survey	Less open space, noise, traffic, more pedestrian activity, parking issues.
	Survey	Too many high rise apartments or condos.
	Survey	There should be a focus on the Common architectural styles so that these areas are attractive to the people that live in them, as well as provide pride in keeping them clean, safe, and friendly.
	Survey	Parking parking parking. I really don't want to have yet another used car lot show up in my neighborhood. It would be great if neighbors juried allowable types of commercial businesses allowed.
	Survey	Cost. Pricing needs to be controlled
	Survey	Illegally parked cars, noise, chemicals, traffic, and the fact that you will do the conditional use thing and make the whole thing moot.
	Survey	Changing the dynamics of where people choose to live based on the life style they want to live. Making this across the entire city vs areas of the city is concerning.
	Survey	None. It is great and I like it.
Survey	Noise, other environmental factors not conducive to residential living	
Survey	Neighborhoods identity being stripped away along with traffic and safety.	
Survey	Safety	
Survey	Parking, noise, putting these in the middle of residential neighborhoods instead of focusing on the main thoroughfares only.	
Survey	Creating possible traffic/parking issues.	



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	It's forced destruction of what the American concept of home is- all in the name of "diversity". Ridiculous social engineering ploy!
	Survey	Retroactive change to existing property right. Increased prices and density in areas(never lowers, it just packs people in), traffic and water/sewer demands that cannot be met.
	Survey	parking and if walking/biking is encourages, then safe bike/pedestrian pathways
	Survey	I would still like neighbors to have some certainty on what will happen in their neighborhoods
	Survey	Should be kept single home only in certain older single home residential neighborhoods
	Survey	Quality of life - losing shade trees, increased noise, loss of darkness at night
	Survey	Parking, light pollution, loitering
	Survey	Single family is single family what don't you understand about that
	Survey	Not having enough parking, too much light pollution, forcing more traffic onto Hill Road, Harrison Blvd, and State St.
	Survey	Potential displacement of residents
	Survey	How much the population will increase and how original neighbors can get priced out of their own neighborhood.
	Survey	none
	Survey	<p>I'm concerned safe sidewalks &amp; bike lanes won't be installed. Orchard street is difficult to walk, riding a bike can be deadly, the buildings aren't all kept up. We have gone from strip joints &amp; massage parlors to tattoo parlors &amp; used car lots. CRNA worked with U of ID to create a mixed-use plan for Orchard &amp; Emerald and lost out to the North End. The businesses in the strip mall on Orchard are all separately owned it &amp; they aren't all kept up.</p> <p>My concern is the same could happen to new zoning districts.</p> <p>Keep green space &amp; less concrete/asphalt. We don't need more parking for cars, we need more mass transit, increase ease for biking &amp; walking.</p>
	Survey	Traffic, safety, loss of privacy, change in property value, noise
	Survey	Value of my property, safety, noise, traffic
	Survey	<p>It will increase traffic. You are trying to force Boise residents to live a certain way that goes against their actual desires. People want single family homes with large lots. Denser neighborhoods work great in Europe where it's the accepted norm, they won't work here. A few developers will build a handful of dense condo units that will neither be affordable or diverse. CBH has been building some row homes and townhouses, starting in the high \$300's for 900sf. If you want racially diverse neighborhoods, incentivize developers to build affordable single family homes. Let people sprawl. Widen the roads. Connect the bike lanes. Build a multi-use path that connects Nampa, Caldwell, and Boise. Stretch the greenbelt past Eagle to Star and Middleton. Build a new north south corridor to ease congestion on Eagle road. Play more Simcity.</p>
Survey	The use of this whole process as a means to create social justice warrior approved utopia.	
Survey	Losing semi-public greenspace. Possibly pedestrian safety, as there will be more pedestrians roaming the streets.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	You will destroy our way of life and property values. Mixed use zoning in commercial areas is fine: ie: add residential to commercial and you create a delightful mix. Add to single zones and you will cause blight and decay. People with families move to single family housing for a reason. And the way your survey is worded sounds like it is a foregone conclusion. How dare you. You represent us, the taxpayer.
	Survey	Taxes on my property. Affordable small houses..
	Survey	Sacrificing green spaces to create them. Would certainly prefer to upgrade/replace existing commercial-only to create these mixed use spaces.
	Survey	Businesses such as auto repair shops and welding shops trying to fit in with residences.
	Survey	It will be filled with national franchises or just be empty storefronts because the investors financing buildings will want so much in rent that no local businesses can even afford it.
	Survey	Heedless and reflexive opposition to something new. The city will not be sufficiently expert to present the case for it.
	Survey	Parking availability can be an issue with people coming in to visit businesses, particularly in areas where residents rely on on-street parking.
	Survey	I think nice places like Bown and Eoosevelt Market will go to expensive neighborhoods while apartments will go to Less wealthy neighborhoods and widen the gap between wealthy neighborhoods and the less than...ours is mid level small single homes with big lots. I see it deteriorating into where apartments are all put rather than sharing the housing crisis fairly. Single homes neighborhoods should not be allowed to have more Than duplexes. We bought here because we wanted quiet single family homes where we could know neighbors
	Survey	Traffic! Also, dislike the filling in of all the existing "green spaces" such as a natural field or pasture here and there with overly dense housing. Let people spread out instead of cramming them in like rats.
	Survey	Financing options are challenging sometimes when it is a mix of commercial and residential.
	Survey	conflict over noise, light, nuisance activities, infringing on others space, traffic, guns
	Survey	None really. I think they are great for incorporating a sense of place and community.
	Survey	Late night noise
	Survey	It is critical to have safe sidewalks and bikeways to reach these zones. I enjoy visiting these zones, however, I would not want to live adjacent to one of them. There needs to be proper consideration of the existing neighborhood. The laws already in place need to be better enforced. The Franklin House should have never been approved when they knowingly broke the law. Large group events should not be permitted in these zones.
	Survey	I think parking will be a huge issue just for lack of space. Hopefully, higher density will lead to better public transit solutions that will allow more people to rely less on cars. However, with our current public transit system, parking will be a big issue for achieving diverse, high density neighborhoods.
Survey	Parking minimums will drive up the cost of development.	
Survey	As a homebuyer, I'd want some level of assurance the neighboring parcel of the property I'm buying couldn't be developed into a night club.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Change zoning to allow low-cost housing complexes and some shopping in commercial warehouse areas. I have seen this done in other places and it increased the value for everyone and solves a problem. Adding too many low-cost units in high-cost land areas does not work. It will only breed resentment. Also, we need to make some new laws about short-term AirBNB rentals. They are ruining neighborhoods with people that don't care about the neighborhood or noise since they will be gone in a few days.
	Survey	Congestion.
	Survey	That there still won't be accessible ways to get to transit stops/centers, and that they will not include any needed amenities. That all neighborhoods will not be represented in the planning discussions.
	Survey	Inappropriate matching of type of business with the neighborhood. For instance bars staying open til 2 am should not be close to a neighborhood.
	Survey	I oppose pedestrian friendly designs
	Survey	Nice quality retail space and not junk.
	Survey	noise and vehicle pollution if not designed well, fire safety if not designed well.
	Survey	Conflicts between use, traffic, parking, congestion, I don't want a business in my yard, can drive down property values.
	Survey	Quality of development and impact of mixing uses
	Survey	I want to ensure we maintain small public spaces - pocket parks and urban plazas. Ensure we have true diversity in housing.
	Survey	My fear is that with new zoning we will have even more developers pushing planning and zoning to except projects that the residents of Boise don't want. The developers don't live here in our neighborhoods but want us to live with the increased taxes and pressure on the already exhausted infrastructure we currently have. We need to fight for our green and open spaces. Please let us maintain what we have left of open space.
	Survey	NIMBY opposition, fear of change, and the entrenched entitlement that exists in Boise for publicly subsidized parking for private vehicles on public streets. In other cities, people pay to park and store their private use vehicles. They do not expect all citizens to provide parking, snow clearing, and maintenance of their private parking spaces that believe they should have on demand in front of their residences. Citizens choose where to live, they can choose to buy/rent homes with off-street parking which they maintain. I was aware that I had cars and prioritized parking convenience. Therefore I bought a house with a driveway and garage. I paid for the land my private on-demand parking uses. I clear the snow myself. I cover all the costs of maintenance of my parking. I am tired of subsidizing parking for entitled citizens to park their private cars, vans, massive trucks, RVs, boats, trailers on public streets that impede vision of bikes and pedestrians, ignore parking distance from corners. They are public streets for all the public to use, and the priority should be street safety for all users and accessibility, not convenience of parking private vehicles. It's fine if people want to use public parking according to the city rules for public parking, but the insistence that residential access to priority parking on public streets has to be addressed.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Making sure neighborhoods are walkable. When do people get quiet time at home if they are next to a business like a restaurant? Not everyone is quiet.
	Survey	High traffic or businesses requiring a large amount of parking can be frustrating.
	Survey	Traffic infrastructure not in place before development.
	Survey	An influx of crime into previously safe neighborhoods
	Survey	Traffic.
	Survey	It will change this city into a cesspool, just like Portland, etc. We are leaving because of this nonsense.
	Survey	Developers cashing out and lower income people being displaced
	Survey	Ruin our neighborhoods
	Survey	Increased traffic and speeding through neighborhoods.
	Survey	Becoming a bunch of chain stores - find ways yo promote local
	Survey	This will damage or diminish the livability of Boise's established neighborhoods.
	Survey	The types of businesses impact the character of the neighborhood
	Survey	Disturbing the character of established neighborhoods.
	Survey	What if business/shops stay empty like on 36th Garden Center?
	Survey	Parking for the people that live in the neighborhood might be limited
	Survey	Housing will not be affordable.
	Survey	It's more for younger people and not families and older people!!!
	Survey	Loss of green space, increased heat, increased pollution, increased cost, ugliness, destroy historical neighborhoods, drive homeowners out.
	Survey	Low income housing in upper scale neighborhoods. Noise, traffic and air pollution from increased traffic and dense zoning.
	Survey	For years people have chosen where to buy based on the type of lifestyle that suits them. Some like small lots some like large lots. We in large lots should not be subjected to our neighbor building a fourplex as it ruins our peace and quiet and style of living.
Survey	The city and its consultant appear to be "going through the motions" rather than truly engaging and educating its publics and getting real community buy-in on some very sweeping proposals. I am very disappointed that with such a large "community engagement" staff, the city continues to use flawed "marketing" techniques rather than building the informed consent of its citizens.	
Survey	Crime,traffic,noise,people congestion	
Survey	Historically, this scheme has typically failed...failed example=lots at corner of law and Monterey (later developed with row of shoehorned residential), brown crossing is success, but needed critical mass of school and library. What will succeed changes with neighborhood and location. Owners-developers are not to be relied upon...	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Moving large multi-family into existence single house neighbors. Forcing government housing into neighborhoods.
	Survey	Traffic and noise
	Survey	Overdevelopment. Lack of ownership for residents. Condos and townhomes are MUCH better than apartments
	Survey	encroachment of commercial interests in neighborhoods
	Survey	Property values dropping/ruining neighborhoods
	Survey	That you will crowd out traditional family housing.
	Survey	See comments above
	Survey	It is hard to plan for transit and shopping. Work with other cities to get a unified vision of SW Idaho
	Survey	Bown Crossing, for instance, has a 4-way stop right in the middle.
	Survey	The people are not involved nearly enough. And this survey does not involve them more, but instead puts them in Clarion's boxes. Define through residents, not through investor incentives.
	Survey	too much cement
	Survey	That it will be allowed in a re-zone or special use permit.
	Survey	As long as the city proceeds thoughtfully with implementation and approval of projects, I don't have any big concerns.
	Survey	N/a
	Survey	Creating new districts required trampling on some property owners. You tend to let uses creep, regardless. Zoning enforcement currently is not well run, nor will it be well run in the future.
	Survey	Traffic, noise and pedestrian safety
	Survey	Traffic
	Survey	Boise has a car problem, I hope this doesn't make it worse.
	Survey	More rich people displacing long term residents and crowding new residents into mixed used developments so developers can make more profit.
	Survey	1) Affordability of the newly-developed areas 2) Safety for pedestrians/cyclists in the design of these areas
Survey	Parking requirements -- I think they are way too high everywhere except in the downtown core. The city needs to stop requiring parking, and encourage businesses and mixed use areas to share and consolidate parking and/or remove it so that neighbors are encouraged to walk or bike to these centers. A lot of the activity centers in Boise are very car-oriented and it makes walking or biking to them unpleasant and unsafe (e.g. Vista and Overland). We need drastic improvements to transit, bike, and pedestrian infrastructure to accompany mixed use developments.	
Survey	Degrading our city and safety	
Survey	white backlash; and entitlement which blames the "other"	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Only the garden center is still in business, clearly not a good location for commercial use or other kinds of business would thrive there. Could not even sustain a market, dentist or restaurant. Could've build more housing there, garden center could easily be bottom floor of three story apartment building.
	Survey	Congestion, noise, inefficient use of space and sprawl
	Survey	I've also seen it not work - in that case, it was far from any other infrastructure, transportation, etc.
	Survey	This should not happen.
	Survey	We need affordable housing
	Survey	Impacts to house values, pedestrian safety, and types of business that may locate there. If it's done like Bown Crossing and 36th Street Garden Center, that is fine.
	Survey	traffic and walkability
	Survey	NIMBYs
	Survey	Making neighborhoods conform to fake diversity quotas destroy cities.
	Survey	you are trying to breaking up residential areas to include multi family units and commercial. We want residential only and DO NOT want it mixed in with commercial or multi family units!
	Survey	Noise, traffic
	Survey	Unintended consequences. Crime. Ability and desire for renters to maintain and keep property looking nice.
	Survey	the infrastructure doesn't support, would eliminate historic nature, too much density
	Survey	That government is currently not skilled or experienced enough to take on this project
	Survey	Potentially ugly large buildings with inadequate parking. Increased traffic on neighborhood streets.
	Survey	That they will not attract the businesses and/or amenities desired by neighbors.
	Survey	Encroachment on existing residences. People made investments on the property based on what was there, not the potential for commercial use in the area.
	Survey	parking; loss of trees
	Survey	I don't like that the city is trying to do away with drive through facilities and create design standards that make it impossible to build convenient retail. The car is not going away and drive throughs are necessary for commerce. I don't think everything needs to be clumped into a mixed use zone either.
	Survey	That people afraid of change will stop this from happening
Survey	Attracting people who do not take care of things and turn the neighborhood into trash devaluing existing properties, also concerned about noise levels and quality of life. People choose where they want to live based on their lifestyle so it's not right to force existing neighbors to accept your whims and risks!	
Survey	Losing the unique character of the neighborhood. Increased traffic, parking and diminished peace and quiet.	
Survey	Commercial buildings don't belong within a residence area . Low income housing doesn't belong in high income neighborhoods . Totally different animals . Safety and crime has proven to go up when these low income housing get dropped into a residential area . Fact	



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Must match the vibe of the neighborhood. A McDonalds in the North End wouldn't match the neighbor. A bar or coffee shop in the middle of a predominantly mormon neighbor wouldn't match well with the residence.  Also making the commercial services too homogenous could be a buzz kill to a neighborhood. The neighborhood behind 17th st Albertsons is full of medical offices and homes. Some other type of business's in the area would liven up the neighborhood.
	Survey	It will destroy long standing existing neighborhoods.
	Survey	Residential areas are meant to be safe, comfortable, engaging for neighbors; they are not social engineering experiments.
	Survey	DO not want to mix commercial, low income in current areas
	Survey	It's terrible.
	Survey	R1-C doesn't ring "urban" to me, and I hope that the lot sizes under R1-C would be smaller for single family homes. While I am a big supporter for mixed use, diverse housing types, etc. These need to coincide with better pedestrian and bicycle infrastructure, and seeing some sort of cohesion with ACHD to make this happen would be ideal.
	Survey	I do not want AirBnBs and short term rentals taking over residential neighborhoods. They are businesses and should be treated as such.
	Survey	Existing neighborhoods will be forced out as it will no longer be a desirable area to live or raise a family. As people move, they will move out to suburbs and create more cars on the road commuting for work and shopping.
	Survey	Traffic, excessive light pollution & noise. I am for mixed use residential area, ie a coffee shop, however, I would not want a bar/restaurant that was allowed to play music next door or within ear shot, to go up next to my house.
	Survey	The charm and quirkiness and affordability of Boise has been lost to cookie cutter mixed use districts full of overpriced apartments, brew pubs, and corporate chains. Boise is selling out it's working class residents to be "trendy."
	Survey	Noise, traffic, parking, noise and light pollution
	Survey	Noise, traffic, parking, theft, lack of privacy
	Survey	Only one type of multi family housing that brings the whole areas values down
	Survey	The congestion and increase in people.
	Survey	Large scale retail or office creating into residential.
	Survey	If the mixed-use causes unpleasant living for residents
	Survey	Noise, traffic, crime, smells, etc
	Survey	parking availability
	Survey	We need to make sure the mixed-use zoning districts are not car-centric! Ensuring the city required developers to develop mix-used developments in a way that allows safe ped/bike access.
	Survey	Everything
Survey	Poorly planned huge apartment complexes being constructed next to single family houses taking away the uniqueness of Boise neighborhoods.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	Parking
	Survey	Bringing in businesses that negatively a neighborhood (large buildings, loud, parking issues)
	Survey	Too much traffic, noise,
	Survey	Ensuring that all works cohesively with the existing neighborhood -
	Survey	Established neighborhoods will become less desirable for the sake of mandatory mixed-use zoning requirements.
	Survey	The impact it has on traffic. No more apartments!!! It offers zero equitable advancement for Boise's citizens.
	Survey	The fact that you have to kick out the current residence without paying them to find a new home
	Survey	Loss of Boise culture and the forced exodus of Boiseans. The ever-increasing desire to incentivize for developers but not necessarily for those who are from lower socioeconomic statuses. The fact that the new zoning code is being pushed through somewhat silently without talking with community members. The lack of transparent processes and discussions that occur at the city in general and for developments.
	Survey	I don't want them in existing neighborhoods.
	Survey	People can be very defensive about their neighborhoods, and what should happen there. Many of this defensiveness leads to discrimination and disparities. I hope the code can be informed by community need.
	Survey	parking, noise, alcohol use, trash
	Survey	height and mass of buildings should complement existing areas, structures, and neighborhoods.
	Survey	Increased traffic and noise in mixed zoning districts and lack of available parking for residents in those areas are concerns.
	Survey	Too many people in Too small an area. We do not need to accommodate newcomers. If there is no place for them to move to here, they will move on....capping new residents is something I would strongly support.
	Survey	educating the citizens
	Survey	The long-term viability of the commercial/retail uses in these districts need to be protected to avoid constant turnover or the office spaces becoming undesirable to the types of businesses neighbors want in their communities.
	Survey	way too much traffic that the infrastructure cannot handle!
	Survey	None.
	Survey	Parking and disturbances to the homeowners.
	Survey	Increased traffic, crime and less open spaces.
Survey	My home value, schools, My neighborhood aesthetic, traffic and safety. I have went years in my neighborhood with no crime. As these apartments and four plexes move in the crime has increased substantially. Also looks like trash. It makes me want to move to Eagle where they are particular about these things.	
Survey	Taken over by garbage franchise chains that hurt community instead of strengthen	
Survey	Parking issues, pushback from neighbors, concerns about decreasing property values.	
Survey	They can severely impact neighborhoods	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What concerns do you have about the creation of new mixed-use zoning districts?</b>	Survey	I want them to be walkable and bikeable!
	Survey	None. I'm all for it.
	Survey	The Franklin house was allowed to cheat. They should be closed direct and banned from owning businesses in Boise
	Survey	You make it sound like the 36th St Garden center or Bown Crossing are successes? They have always been businesses that were barely holding on financially and ultimately did almost nothing to actually increase the livability of the neighborhood.
	Survey	Everything that involves impact on established residential neighborhoods. Not enough developer responsibility. Too much impact on residential quality of life. Too little investment in supporting infrastructure, especially alternative transportation modalities.
	Survey	I'm concerned that in many R1-Cs adjacent to mixed-use zones the streets have been so badly thought out - so deeply "cul de sac'd" - that people will still largely drive to these mixed-use centers because the walk's too serpentine, too far. I would love to see efforts to revise some subdivisions by buying single-family-homes in adjacent subdivisions, turning them into smaller residences with a pathway to address this kind of problem.
	Survey	The transition into existing neighborhoods needs to be done well.
<b>What Blueprint Boise principles resonate with you?</b>	5/21/2021	Transit options - more bike / ped friendly development and better protection from bike lanes
	5/21/2021	Increasing mobility choice - not everyone wants to / can drive
	5/21/2021	Environmental stewardship is important to me because of the threat of climate changes
	5/21/2021	Environmentally friendly. We have to take care of our earthy
	5/21/2021	Put people near their jobs and what they want.
	5/21/2021	Density must be tied to infrastructure available in a zone. Master plan of each zone should include maximums for units/sh, etc in order to not allow new development to exceed local infrastructure capacity.
	5/21/2021	Incorporate technology infrastructure into new neighborhoods that can be adjusted to meet needs in the future
	5/21/2021	Do not allow more density without allowing the needed services in order to reduce traffic/parking
	5/21/2021	Allow a mix of uses in neighborhoods/zones in order to have services within walking distance to housing and employment
	5/21/2021	Predictable Development. Everyone should have to same rules
	5/21/2021	Include quality over quantity
	5/21/2021	Stable neighborhoods (to me this includes housing access)
	5/21/2021	Stable neighborhoods to me also means having diversity in each neighborhood
	5/21/2021	Keeping our existing neighborhoods intact. Growing in a manner that respects current character.
	5/21/2021	Vibrant neighborhoods that have multiple transportation options
5/21/2021	Vibrant activity centers resonates with me because having goods and services in each neighborhood is good for social, physical and environmental health.	
5/24/2021	Connected, healthy community	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What Blueprint Boise principles resonate with you?</b>	5/24/2021	Connected community
	5/24/2021	Zoning that encourages people to share community space (gathering places in neighborhoods where people can connect and feel like community)
	5/24/2021	Love Whitewater Park! A gem in the middle of the city. People are out there the entire year
	5/24/2021	Biking on trails is important – we like how we’ve tried to keep development out of the foothills
	5/24/2021	Outdoor recreation is special in Boise
	5/24/2021	Connected community – bike commuting is difficult with mysteriously disappearing sidewalks. Nice to not have to rely on my car. Sidewalks complete networks, walkable streetscape
	5/24/2021	Opportunity / strong economy
	5/24/2021	A strong diverse economy is important
	5/24/2021	Exceptional outdoor recreation
	5/24/2021	What do we mean by sustainable?
	5/24/2021	Sustainable is: trees in a neighborhood, close to amenities, ability to bike
	5/24/2021	We need a wider variety of housing types that people can invest in them.
	5/24/2021	When you build for density, there’s a difference between building “just buildings” vs building homes? Are you building houses or are you building homes & neighborhoods?
	5/24/2021	Mixed-use activity centers
	5/24/2021	More small markets are needed.
	5/24/2021	We should grow our commercial areas with our housing areas
	5/24/2021	Walkable small commercial areas
	5/24/2021	Predictable development
	5/24/2021	Predictable development pattern
	5/24/2021	Blueprint Boise gets overridden because someone wants to do something that’s not allowed
	5/24/2021	Some of the Blueprint Boise language
	5/24/2021	Enhancing quality of life – character, amenities, vibrancy
	5/24/2021	Stable neighborhoods & mixed -use centers
	5/24/2021	Community of stable neighborhoods and activity centers. These make Boise special
	5/24/2021	Stable neighborhoods
5/24/2021	The North End is stable because they fought to make themselves a historic area.	
5/24/2021	Driving is tough south of the freeway and in Meridian. Are we trying to be Meridian?	
5/24/2021	Grid neighborhoods are walkable and don’t have to use a car. Our problems are because we have to drive where we’re going.	
5/24/2021	Vibrancy	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What Blueprint Boise principles resonate with you?</b>	5/24/2021	Community value, culture, history
	6/7/2021	a connected community - get people around safely
	6/7/2021	Sustainability, connectivity and housing diversity
	6/7/2021	Strong, diverse economy
	6/7/2021	A strong diverse economy. Stop separating the haves from the have-nots. We need neighborhoods that allow more than one type of housing project.
	6/7/2021	Environmental stewardship, being a connected community, mixed use
	6/7/2021	Predictable development pattern
	6/7/2021	History is so important
	6/7/2021	culture, education, arts & history - Boise's culture is what makes it special - small town feel in a midsize city
	6/7/2021	safe, healthy and caring community. With COVID and climate change/fires, this is more important than ever!
	6/10/2021	Environmental Stewardship
	6/10/2021	Environmental stewardship is important. But, in the Northwest, we're seeing high density development on hillsides, tearing out sensitive lands for houses.
	6/10/2021	Environmental stewardship! Stop chopping down trees and destroying ecosystems for new developments. Planting little trees does not replace what you are allowing to be chopped.
	6/10/2021	Affordable housing. We have a housing crisis. Rising property taxes, needs to be addressed.
	6/10/2021	There's a mismatch between what Blueprint Boise says and what we see. This has all been brought up and said to Council, but City Council keeps doing whatever they want.
	6/10/2021	We didn't have a voice in Blueprint Boise. We were forceably annexed, which is not a nation-wide best practice. We have no voice at City Council / no vote from our area. This is not fair. We don't get the same services because no one speaks for us.
	6/10/2021	Predictable Development pattern. City Council doesn't seem to have to stick to any of the rules. Is that true? They seem to be able to do whatever they want. The Corey Barton development is a great example.
	6/10/2021	When was Blueprint Boise written and how was our input used?
	6/10/2021	What was conducive in 2011 and what is needed now are different. We need to make Blueprint Boise right for us. Isn't it time to update Blueprint Boise? We have a really different population than we had in 2011. <Note: Many people at the meeting agreed verbally.>
	6/10/2021	The city is not be completely honest. You keep saying the zoning code hasn't been updated in 55 years, but there was a major rewrite in 2013. A lot of the details in the code were lost at that time. Please go back and re-find those details.
6/10/2021	We have changed the code but what is the public process?	
6/10/2021	Add the "why" to Blueprint Boise, not just the what. It needs to be clear and objective. Need to explain why it says what it does	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>What Blueprint Boise principles resonate with you?</b>	6/10/2021	What does Blueprint Boise actually say about density? R-1A is in Blueprint Boise, so we really don't have to remove it in the code.
	6/10/2021	In Blueprint Boise, we need to add ordinance references. Right now we can't see the ordinance numbers. If we can't see them, we are misled by the City and uniformed. The 1997 Comp Plan had those references and it was much more useful. Blueprint Boise is vague.
	6/10/2021	Blueprint Boise alignment to this new code isn't clear. Blueprint Boise is 'legally flat' - so if R-1A is on the map on Blueprint Boise, isn't it legal?
	6/10/2021	Blueprint Boise also says things about farms.
	6/10/2021	We need stable neighborhoods.
<b>How do you think the zoning code changes will meet the needs of our city into the future?</b>	5/21/2021	Don't forget about the corridors like State Street. Activity centers are important but there are commercial uses all along State Street and other roadways. We want to be able to enhance those areas as well and create sidewalks and pathways to get people to these places.
	5/21/2021	Our open space and outdoor areas is more important than ever. We need to have safe places to be able to walk, bike, roller skate, long board and be outside. Our parks are also great and should be preserved and enhanced.
	5/21/2021	Pathways and sidewalks are a key component to a city. We have to have ways to be able to access goods and services in a safe way.
	5/21/2021	The greenbelt is fantastic. Build upon it to create other areas for people to commute and recreate.
	5/21/2021	Provision for open space and public spaces – “nothing but density”
	5/21/2021	Idea of creating a ratio of density based on context of the site – need to meet open space requirements
	5/21/2021	Combining zones/merging areas may lead to discretionary approvals
	5/21/2021	Changes may not go far enough to meet our needs
	5/21/2021	Cottage courts could fit into an SFH neighborhood
	5/21/2021	Number of units not as important but the design of the building
	5/21/2021	The Design Review process is really important. Design is probably more than ever as we have started to see poor quality construction. Follow up – Design includes setbacks, open space but really should focus on building placement and quality building materials the most. Those are very impactful.
	5/21/2021	Design is a key component. It must take into consideration the context of the development, does the development make the neighborhood better and will it become a part of the larger community.
	5/21/2021	The multiple residential zones and allowed housing types are great to acknowledge that “one size doesn't fit all.”
	5/21/2021	The City of Boise is a big city (and the capitol of Idaho) why is the City proposing a suburban residential zoning (R-1B) District. In the interest of simplifying the code and acknowledging the city's size and importance, the suburban zoning district should be eliminated and combined with the urban residential zone (R-1C).
	5/21/2021	Access to affordable housing is vital.
5/21/2021	R1 / R2 changes – Addition of housing choices might help housing diversity. Might relieve burden in R3 zones due to limited R3 that exists.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>How do you think the zoning code changes will meet the needs of our city into the future?</b>	5/21/2021	New development must pay for the full cost of their proposed developments. Don't place additional financial burden on exiting residents.
	5/21/2021	Balance stopping housing/new development without just accepting density for density sake
	5/21/2021	This is a huge improvement. Would love to see it go even further. More density / infill.
	5/21/2021	I like the direction it is going! I just need to get my HOAs / CC&Rs modified so that we are allowed to take advantage of them. Currently we aren't allowed to have ADUs here in Columbia Village. I wonder if other neighborhoods might have similar challenges.
	5/21/2021	Can be potentially "ugly" side of density if infrastructure does not keep up.
	5/21/2021	Learn from communities who struggle with infrastructure when there is high growth
	5/21/2021	Technology infrastructure may be needed – how do we incorporate this into new development. Can we be proactive and require conduit to be accessed into the future. Just as important as water/sewer/gas.
	5/21/2021	Mixed use zones make better sense for our needs.
	5/21/2021	Mixed uses – helps to decrease car use and putting everyday needs in walking or biking distances.
	5/21/2021	Fostering more social capital – places for people to meet and interact
	5/21/2021	Love the consolidation of the residential districts and the creation of mixed-use zones.
	5/21/2021	Can we get rid of parking minimums?
	5/21/2021	The City of Boise has done a great job with this entire process and rewrite.
	5/21/2021	West end – Very high proportion of R3 or R2 and no R1. This seems disproportionate, given the nature of the neighborhood. If we are looking at redrawing boundaries, could we please look at the Idaho to Bannock area from 19th to Whitewater Blvd (vicinity)? This is zoned R3, but that was designated before the Connector was built. Could we rewrite that area into R2 for the sake of the neighborhood character and preservation? It mirrors the neighborhood style of the North End and East End, where they are R1 and/or R2.
	5/21/2021	A lot of respect needs to be given to existing communities and residents.
	5/21/2021	Don't diminish the reasons why people chose to live here.
	5/24/2021	Need walkable connections
	5/24/2021	All housing types should be afforded to all types of people
	5/24/2021	Subdivisions with mix of housing types (new types)
	5/24/2021	If I took a picture of the "proposed changes for housing diversity" slide and put it on Facebook, there would be an uproar. We need to be clear that there are design rules for duplexes, triplexes, fourplexes, townhouses
	5/24/2021	Proposed changes – I love the eclectic choices of housing types. This will make our neighborhood areas less homogenous.
5/24/2021	The City went as far as was acceptable with this proposed zoning release	
5/24/2021	We are missing mixed types of houses in subdivisions. Like Columbia Village or Lakewood apts have single-family homes small and large, senior center, apts, etc	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>How do you think the zoning code changes will meet the needs of our city into the future?</b>	5/24/2021	Make barriers to making new neighborhoods unlike the North End. That way we can see more of the North End type development across the City of Boise.
	5/24/2021	Generally this is the right direction. It's not "perfect" but it's "good".
	5/24/2021	Lower the barriers to creating "unique" places
	5/24/2021	We should make the townhouses and triplexes/ fourplexes – we should require variation in appearance, height.
	5/24/2021	Module 1 seems to allow more types of housing. There are some down sides, but in general, this module has more up sides. Overall, I think the idea and intent behind module 1. Hopefully it's not set in stone.
	5/24/2021	More benefit than not in module 1
	5/24/2021	I'm concerned about affordability both in the future and now. I don't see it getting any better.
	5/24/2021	Large scale developments should be forced to put in a variety of different sizes and types of homes. So you have people of different economic levels are in the area. Encouraging diversity of housing in the new developments.
	5/24/2021	Blueprint Boise is great, but it's not what is happening. It does not feel like responsible growth.
	5/24/2021	Building is overtaking and no longer quality
	5/24/2021	Quality is the important thing to consider as we grow. Quality of life – Parks, character, small markets
	5/24/2021	It's a building frenzy right now
	5/24/2021	We need to be clear where we protect vs where we grow
	5/24/2021	This is good but when will we address more density? (answer: module 2)
	5/24/2021	When you allow triplex/4 plex/townhouse allowed by right, you're going to put pressure on teardowns. You'll see re-development hit the "gas pedal".
	5/24/2021	What about neighborhoods experiencing a lot of infill? We need to be careful we're not putting disparate dwellings in the neighborhoods. Bulldoze a small house on a large lot and put in 3 skinny houses – traffic becomes a problem, parking becomes a problem.
	5/24/2021	Fourplexes might be OK as long as it's similar to the house next door.
	5/24/2021	New development / infill needs to be integrated with existing neighborhood
	5/24/2021	Existing neighborhoods with stable / older homes have cultures. If you allow 4 plexes to pop up, you should require commonality to the single family homes that are in the neighborhood. We need to knit together the higher density homes into the cultures of neighborhoods that already exist.
	5/24/2021	I disagree with allowing triplexes and fourplexes by right. Developers will work really hard to get several lots and then really change the neighborhoods.
	5/24/2021	Small, old homes will get rid of and be replaced with bigger, 3-story homes. Three stories is a problem in a single-family neighborhood. It doesn't fit. It doesn't work.
5/24/2021	Will need to rethink strip malls	
5/24/2021	Don't limit use too much (example – coffee shops that have no food). Try to meet neighborhood needs	
5/24/2021	We need small, locally owned businesses	



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>How do you think the zoning code changes will meet the needs of our city into the future?</b>	5/24/2021	In looking at the commercial proposed allowed poster, I love the top half. I hate the bottom half – that is anywhere USA.
	5/24/2021	The age of the strip mall is over.
	5/24/2021	We can look at 70 years of development in the US. Take the best and leave the worst.
	5/24/2021	Could we allow neighborhood businesses to do more? Aka coffee and sandwiches, not just coffee. Or beer and dinner, not just dinner.
	5/24/2021	We want to concentrate on adding neighborhood amenities with multiple uses.
	5/24/2021	It's exciting to add activity centers
	5/24/2021	We've got to stop the drive-thru coffee shops
	5/24/2021	If the market demand is there, we hope it will come. But, could we force the large developments to build out commercial?
	5/24/2021	What about when a developer builds a mixed-use center but doesn't ever fill the commercial space on floor 1?
	5/24/2021	What about all the empty commercial buildings in Boise?
	5/24/2021	Small retail – will these be allowed to get established in older neighborhoods? <If R2, could be a conditional use>
	5/24/2021	Small retail – In family neighborhoods, we should disallow things like adult stores. What do we do about things that are in place that will no longer be allowed based on the new zone? <If use remains the same, it will be a "legal non-conformity" and will be allowed>.
	5/24/2021	Small retail – in neighborhoods, would need to be limited in hours, noise and neighborhood-appropriate / limited food and drink. BUT how to do you handle parking? I wouldn't want to be the next door neighbor.
	5/24/2021	Consider allowing small commercial in R-1C
	5/24/2021	Don't congregate a lot of small scale commercial in one place – will make a traffic issue
	5/24/2021	Maple Grove / corners – might make sense to have more commercial
	5/24/2021	COVID 19 impact on workplace / repurpose of commercial areas is not yet known. Many of those might be empty permanently.
	5/24/2021	Too much parking will not meet our needs
	5/24/2021	How do we actually get the "market" to provide us what we want? Regulations?
	5/24/2021	Development pattern needs to be more stable
	5/24/2021	The "Large Lot" name of the new R-1L is confusing since there used to be a large lot that meant something else
	5/24/2021	Gathering spaces – give amenities similar to existing neighborhood "culture"
	5/24/2021	Allow front yards to be used. No rules that would prevent front yard patios / decks.
	5/24/2021	Drive-thru coffee shops – do we actually need any more?
5/24/2021	Focus on creative	
5/24/2021	Boise is not creating the quality of life that the Bench area enjoys out in the outer areas with new development.	
6/7/2021	Zoning districts seem fine	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>How do you think the zoning code changes will meet the needs of our city into the future?</b>	6/7/2021	Are you rezoning some neighborhoods within city limits? <Staff: We are mapping current zones to the new zones as displayed on the slide. Then, the project team will check to ensure there are no anomalies. >
	6/7/2021	Character of neighborhood; no tall buildings within areas of single family homes
	6/7/2021	One other thing...I think there definitely needs to be a priority for low and moderate income housing if we're adding density. I wish I was seeing more of that in our neighborhood.
	6/7/2021	I so agree with the low/mod income housing, and that the few available lots ought to optimized for multi-family housing as much as possible.
	6/7/2021	How would the 4 plex's be applied? Could they occur in any existing residential zoned district? <Staff: The proposed new zoning code allows for 4 plexes in all residential zones as long as they meet the conditions for the zone. >
	6/7/2021	One other question that may not make sense for this meeting, is the city still considering requiring owners to live on the property if they are renting out a unit? It was discussed a few years ago. <Staff: Accessory Dwelling Unit ordinance (2019) – aka "mother-in-law units" - requires the owner to be living on-site. Community has reinforced this ordinance and it still stands at this time. Helps with noise / maintenance over time. This is for maximum 700 sq ft and 2 bedrooms or less, which is the definition of an ADU. >
	6/7/2021	Tall buildings that look down on single family homes doesn't fit with some neighborhoods.
	6/7/2021	Just as a bit of reassurance, my neighborhood (north end) has a mixture of single, duplex, triplex, and fourplexes (+ a few ADUs) , and it provides some of the best intergenerational and diversity for all of us.
	6/7/2021	More flexibility in infill development, need to do a lot more outreach so people understand. For example, putting a 4-plex into an existing neighborhood could be impactful. This can change existing neighborhoods. Can be a parking issue. Seems like this needs to be done, but we need to find the sweet-spot for new development.
	6/7/2021	Small scale commercial is OK
	6/7/2021	Small commercial is great in the appropriate neighborhood.
	6/7/2021	Parking can be an issue, more traffic, people driving faster, only enough space for 1 car at a time. Safe transportation is important.
	6/7/2021	Small commercial is doable, but the parking needs to be handled. The parking really becomes a big issue with infill and/or small commercial. Bonus that allows less parking due to location to transit locations causes issues in the street parking. Creates a problem when multi-family developments only allow 1 parking spot per unit.
	6/7/2021	This is the first we've heard about this. We need more information sharing. Some neighbors don't understand what this project is; some people also don't understand that their zones can change. Some people will not go online to get information.
	6/7/2021	Suggestions on communication from participants: at a school in the neighborhood, advertising on TV, suggest a larger number of attendees allowed,
6/7/2021	Would like more information and more transparency	
6/7/2021	Please share more widely and with more notice.	

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>How do you think the zoning code changes will meet the needs of our city into the future?</b>	6/7/2021	Will this zoning code rewrite allow the public notification of planned land uses to be expanded upon the current 300 feet (I think that is the current distance)? Currently it seems very small and many people can be left out of the public participation process.
	6/7/2021	In the Sycamore District, our neighbors will be very unhappy. We are currently R-1A and this change will make us R-1B. This is a historical neighborhood and we live here for the 1 acre properties. Do we have any say in what our neighbors do with their 1 acres with these new changes? Who will make the rules? <Staff: Urban Agriculture would still be allowed. The new zoning code will set the rules. We haven't designed the set-backs, height, building rules, etc, but as soon as we draft that in our "module 2", we will release for everyone to see. >
	6/7/2021	What about if you are R-1B but near a major travel corridor, will that affect the zone? Or, will R2 areas be changed to R3 if near a major street, like State Street? <Staff: These will be evaluated on a case-by-case basis. We will also be creating a transition map to show any difference in zoning from current to the new zoning districts >
	6/10/2021	Shouldn't developers have to do some give-back for affordable housing? Residents could actually benefit.
	6/10/2021	How much does this new code benefit developers instead of residents? <Polled the crowd and at least 90%+ of the 60 people present agreed>
	6/10/2021	The Housing Bonus Ordinance looked like it catered to developers.
	6/10/2021	How do we preserve what's here?
	6/10/2021	How many dense housing developments do we need?
	6/10/2021	we need rent control. Someone has to say it. Maybe gauge the increases in rent to the property tax increases to that rent can't go up so much, so fast. It's too much right now!
	6/10/2021	Principles are esoteric. All the infill happening now is not sustainable. All infill is high density and that doesn't seem to match Blueprint Boise.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	6/10/2021	We need safe walking. We need connected paths. How do we make it happen? No more talking. It's frustrating. Just get something done to fix it.
Comment	6/10/2021	Sidewalks can be dangerous because they just end. Can't the City make the developers actually connect the sidewalks? Make it a requirement for new developments.
Comment	6/10/2021	There are 2 consequences of changing density - the property taxes will go up and people will get forced out. Property values will skyrocket over night, causing unintended affects.
Comment	6/10/2021	Seems like you're only changing the zoning to make density easier.
Comment	6/10/2021	For every develoment, there should be open space required to be preserved.
Comment	6/10/2021	The Northwest has done more than our share of density.
Comment	6/10/2021	We have the most to lose of any area in the city with this change (in the Northwest).
Comment	6/10/2021	The open swale code is conflicting between the City and ACHD. It's hazardous.
Comment	6/10/2021	How do we maintain what we have and get some new housing variety too?
Comment	6/10/2021	Infrastructure is needed. The Northwest needs a fire station.
Comment	6/10/2021	Align with public services
Comment	6/10/2021	The Mayor and City Council need to come listen to us more.
Comment	6/10/2021	How do we enforce decisions made? AKA - when Council approves based on some conditions, then other things happen. Where is the accountability?
Comment	6/10/2021	We spent \$50k on getting a neighborhood plan written because the City told us we needed one. Was it all a waste of time and money?
Comment	6/10/2021	City Council can arbitrarily changes the zones. Is there more check and balance so that they can't? Seems like they get to make their own rules.
Comment	6/10/2021	We'd like to sit down with the City, our neighborhood association and ACHD to discuss how to balance all the growth out here (in the Northwest).
Comment	6/10/2021	This seems already decided. Why are you even here?
Comment	6/10/2021	How do we help mixed use be possible for developers? I heard that Bown Crossing wasn't even profitable for the developer, but you're using it as an example of what you want more of.
Comment	6/10/2021	Will other types of commercial be allowed (like a tire store)?
Comment	6/10/2021	We need to have enough parking for the density of new developments. If not, the quality of life goes down. Are we requiring more parking or less parking with the new code?
Comment	6/10/2021	Parking! It's a developer perk to be able to provide less parking. Cars are crammed on the street and across from the developments on Bogart. The new 72 hour parking ordinance is not enforced. Cars are blocking sidewalks.
Comment	6/10/2021	Put more parking into module 2! Less than 1 spot per unit isn't good. But, the City caves to developers. This isn't a Boise "For Everyone". It's not equitable to not give renters a place to park.
Comment	6/10/2021	To solve some of the parking issues, could the City partner better with VRT, ACHD, the Downtown Boise business groups, etc?

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	6/10/2021	Predictable development means it's predictable FOR the developers, not for us residents. You're just making it easier for the developers.
Comment	6/10/2021	Page 104 in the Use Regulations of module 1 - Using the word "or" allows the developer to get what they want
Comment	6/10/2021	MONEY buys the word "ALLOWED" in zoning.
Comment	6/10/2021	How do we make our voice heard? If someone who is articulate and can afford the time to participate can't affect any change, how can we expect people who are less able to spend time and money to participate? They can't. It's that simple. This process is not equitable.
Comment	6/10/2021	What will be the new process and procedures? Who will get informed of the process?
Comment	6/10/2021	Please take our ideas. You come and ask us what we think, then you ignore it.
Comment	6/10/2021	It's frustrating when no one listens. What do we need to do be heard??!!
Comment	6/10/2021	How robust has this process been so far?
Comment	6/10/2021	What are our mechanisms to protest this? Or make our objections clear?
Comment	6/10/2021	This is a citywide upzone. Developers won't have to have hearings. Appeals will be harder. Our voices will be shut out.
Comment	6/10/2021	Suggestions from the crowd on how to better spread the word : NPR advertising, Radio Boise, meetings advertised on the Sewer Bill,
Comment	6/10/2021	What is the timeline of these changes?
Comment	6/10/2021	If we create an Homeowner's Association (HOA), the City can't override it. We could preserve our land that way.
Comment	6/10/2021	Density - Where is R-1A?
Comment	6/10/2021	There is a mismatch between Blueprint Boise and the new zoning code in the agriculture area.
Comment	6/10/2021	Our reality doesn't match Blueprint Boise.
Comment	6/10/2021	We need a historic farming district. We couldn't we preserve what we have and protect remnant farms?
Comment	6/10/2021	R-1A is important to the Northwest. We don't have to get rid of R-1A when it's 1.5 miles from State Street. I could see right next to State Street. But it doesn't seem necessary to get rid of it all.
Comment	6/10/2021	we want large lots here!!! (in the Northwest)
Comment	6/10/2021	Are there any oppportunities that would allow keeping of animals?
Comment	6/10/2021	The survey is frustrating. It was clearly written for the City's use, not for residents to tell you what they really think. It's for YOU, not for US.
Comment	6/10/2021	We need better surveys for the resident's benefits, not for the City's benefit.
Comment	6/10/2021	How long can we comment on the survey? <June 15th>
Comment	6/10/2021	Planning on streets is so poor. How do we absorb all this growth and density without dealing with the streets? VRT doesn't even come down State Street to Northwest Boise, so there's no way to even avoid driving.
Comment	6/10/2021	City needs to partner better with ACHD. We want a cohesive plan between all agencies that are in charge of dealing with growth.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	6/10/2021	Streetlights in the Northwest don't exist and it's dangerous.
Comment	Survey	Please do not allow lots smaller than one acre to be subdivided. This will ruin existing neighborhoods.
Comment	Survey	Maintain some agriculture zoning or overlays. Balance and variety are important.
Comment	Survey	I'm all for growth - we need it additional housing. But it needs to be affordable and even possibly rent-controlled. Too many Boiseans are getting squeezed out of even the rental market. SO many middle-income folks are finding themselves homeless for skyrocketing rents or houses turned into Air BnBs
Comment	Survey	Start making builders pay for roads. Sidewalks, parks
Comment	Survey	We in collister neighbor do not want homeless invading our neighborhood. We in Collister do not want urban renewal programs
Comment	Survey	Combining the R1A and R1B will significantly increase infill which reduces the value of some of the larger properties, both financially and esthetically. It will drastically change the neighborhoods that have the larger lots. Most of these neighborhoods have either been part of the city for a very long time or were recently annexed. The owners of these properties chose to live in those areas based on the current zoning. Those that bought into the properties know what the zoning requirements are. This includes developers that are going to make a lot of money to the detriment of those living in the neighborhoods and the city. These neighborhoods add to the diversity of the neighborhoods. The city should not become another developers paradise where they leave after getting their profit. The land cannot be replaced after the city essentially sells it. R1A should remain a zone with it's current definition and property limits.
Comment	Survey	Stop!! Do not allow more multi family/high density buildings in single family residential areas! Do not rezone to allow developers to ruin neighborhoods- the traffic, schools, crime, quality of neighborhood/living! STOP! Say NO to developers - and yes to tax paying home owners that care about this city!
Comment	Survey	No additional row houses on depot bench, without neighborhood support/approval
Comment	Survey	WATER should be the first concern, before housing density zoning is established. A rate of growth that aligns with water capacity growth should be established. Without that, density will choke the city and the Treasure Valley. Conventional lawns should be outlawed in favor of desertscape/xeriscape given our geography as high desert. Water is precious, it is our future.
Comment	Survey	Some large multifamily structures are accessible only by very narrow streets. They do not have adequate parking so overflow is going on to these narrow streets impacting existing homes. In case of fire these tall building would require latter fire engines, yet they are not designed for adequate access by these trucks.
Comment	Survey	Allowing too many residents/homes/etc in the far reaches of the city is a bad idea. We don't have the infrastructure, we don't have the medical or police coverage. Urbanization is meant more for the central part of the city, and towards downtown. I have seen growth like we have now in Mesa AZ, Chandler AZ, Phoenix, Las Vegas, St. George Utah, and parts of Northern California, and several other cities over the last 25 years. It has never ended well for quality of life for the residents, traffic and crime increased a lot, quality of the schools decreased. You need to ask yourself what is the point of all the growth if it isn't managed and sustainable? Is the city just simply looking for the money (taxes, etc)?

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	Survey	Keep senior rental cost low.
Comment	Survey	STOP the growth! It's out of control!
Comment	Survey	We need to keep some open spaces.
Comment	Survey	There needs to be follow through and consequences when rules, codes, etc are not followed
Comment	Survey	I am very concerned about inadequate parking required for multifamily buildings when mixed with single family homes.
Comment	Survey	Fuck mclean
Comment	Survey	During this zoning change, the current incentives allowing less parking near transit needs to be reconsidered. I live near transit and nearby infill was allowed to use less parking with city council saying people will use transit if they live in these areas. That is not so...I am witnessing that cars are parking in front of existing neighbors mailboxes, pulling into private drives to turn around and park along street as there is no parking in their developments. WAKE UP...it is Idaho..winters are cold. They will make a car payment before they save to buy a home.
Comment	Survey	Negative impact to EMS response times. Increase in crime and accidents.
Comment	Survey	We need to keep the semi rural feeling to our community. Do not make us feel like California with all freeways.
Comment	Survey	The Pierce Park Ln area and Hill Road should continue to have open space and a 25 Mile Hour speed limit all the way down these two roads.
Comment	Survey	We need open space in other areas of the city besides just the north end and the foothills. Save Morgoito Park!
Comment	Survey	More affordable housing/ rentals under 1000 and new restrictions on air bnb
Comment	Survey	We don't need Ghetto Plexes. You have made enough already.
Comment	Survey	Impact on wildlife
Comment	Survey	THIS SURVEY IS RIDICULOUS BECAUSE SOME IMPORTANT THINGS ARE OF EQUAL WORTH
Comment	Survey	My biggest concern is that allowing denser properties on certain parcels (more density on a lot surrounded by single family homes, for example) will not fit with the character of established neighborhoods. They will likely make it easier for developers to push for even more density and changes in zoning for specific projects. Instead of upzoning multiple levels to drastically increase density, they will only be jumping one level, which will be easier to rationalize in proposals. This concerns me. It brings to mind the three-story super-dense townhomes a developer wants to build on Palouse St., which are currently surrounded by single family homes. I believe the lots in question with their current zoning would allow for 16 homes, but they're trying to put in 40 in the same space. For that project, they are trying to jump to commercial zoning. One of the best arguments those who oppose the project have is how drastic the change would be versus what's currently allowed and the area does not have the proper infrastructure (sidewalks, etc). The city's willingness to allow these types of projects already makes me fear that more housing that doesn't fit a particular area will be allowed more often in the future in established neighborhoods where the changes are not compatible.
Comment	Survey	We need denser, more diverse housing - keep up with this!

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	<p>The City of Boise should be held to a standard. Esther Simplot Park has completely changed the neighborhood that it is in. It has been more impactful to the neighborhood than any other zoning change or policy. There isn't enough parking. There isn't enough parking enforcement. There isn't enough event security.</p> <p>How do I keep my neighborhood a neighborhood, and keep it from becoming a part of Downtown? It sucks because it is constantly inundated with people from outside the neighborhood. It is very trafficked and I hope that the City keeps that in mind as they rezone places, how that will impact neighborhoods.</p>
<b>Comment</b>	Survey	Increase Sq. footage of ADU's for HOMEOWNER'S FAMILY only members. Streamline the permit process, lower the costs & impact fees for homeowners.
<b>Comment</b>	Survey	You need to listen to the current residents and not just give us lip service. A lot of us have lived here for years and that does not seem to matter. It appears you are more worried about making the developers and people moving into the area happy than taking care of the True Idaho Residents
<b>Comment</b>	Survey	You just want to crowd the city even more with ugly houses etc. This is a terrible plan and most think the city is fine the way it is. Agenda 2021 anyone???
<b>Comment</b>	Survey	N/A
<b>Comment</b>	Survey	The whole survey so far is pretty vague and choices are not really enough nor descriptive enough.
<b>Comment</b>	Survey	To manage higher density housing we HAVE to invest in high quality and affordable public transportation, safe and connected bicycle commuting options, and incentives for workplaces to support alternative commuting. Traffic in the valley has gotten much worse in the past 3-4 years, and that comes with air pollution, and quality of life concerns. For every new residence there needs to be a plan for what type of transportation that resident will use, and incentives to go car free.
<b>Comment</b>	Survey	Resining our open spaces for high density residences has a highly negative impact on the neighborhoods and the people currently residing in those areas. Single family homes on medium to large lots is necessary due to infrastructure including roads, ems services, recreation.
<b>Comment</b>	Survey	Neighborhoods will not be diverse if people who prefer lower density rural are forced out by higher density urban. A "variety" of neighborhoods will be systematically eliminated in favor of high density. That isn't diversity.
<b>Comment</b>	Survey	We would like to maintain the unusual and beautiful character of Magnolia park - particularly the farm land.
<b>Comment</b>	Survey	This is simply a ploy to make it easier for developers to do as they wish. Why not just come out and say that and save us all some time. It's no secret that the only people the city cares about is them.
<b>Comment</b>	Survey	To take away all open spaces, trees, and animal habitats is not the most important thing. We are the City of Trees but pretty soon we will be known as the City of High Density Housing. Shame on you, Boise City Council, Planning and Zoning, and Mayor McLain.
<b>Comment</b>	Survey	Fire Station non existent
<b>Comment</b>	Survey	Save the historic home, buy more open space before it is gone, have a good planning department to oversee building style



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	most important is to retain the current pastures, low density, and natural character of the area
<b>Comment</b>	Survey	This rezoning seems a bit of a joke since you already approved the BVA rezoning that will significantly impact an entire neighborhood without the be end it or all this work you are doing to look at rezoning. On one hand you say you want input and on the other you preempt the entire process. These survey become suspect as a PR tool and nothing more. You should ensure that your processes reflect the integrity of your actions.
<b>Comment</b>	Survey	You are trying to change the unique nature of Boise by trying to make it a despicable 'grown-up' city like Portland and Seattle. Think again of the unintended consequences of this high density plan.
<b>Comment</b>	Survey	We need to retain public green and natural spaces
<b>Comment</b>	Survey	Many if not most residential intersections allow cars to park right up to the intersection. This creates a dangerous situation for people trying to enter the intersection and should be addressed. New construction should require parking structures off the street to alleviate the problem of street parking
<b>Comment</b>	Survey	Open spaces and landscaping should be firewise in neighborhoods adjacent to the foothills
<b>Comment</b>	Survey	Parking is a big issue at complexes! They need to quit building Cul-de-sacs and go back to blocks. The cul-de-sacs are the reason our public transportation can not be fixed!!!
<b>Comment</b>	Survey	We cannot afford to have large houses with two residents taking over our open space. The wealthy are changing our city to a place that has become less livable.
<b>Comment</b>	Survey	Better indoor air quality for new places being built, which means less shared air space between neighbors, so as to protect against pathogens during traditional flu seasons, occasional epidemics, and relatively rare pandemics.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	<p>In the current economy and dwindling affordable housing conditions, new construction of, and remodels of larger homes and buildings into, multi-family/ generational residential properties would pave the way to helping relieve some of the homeless numbers in our communities. I, for example, would welcome the opportunity to separate the upper and lower floors of my ~2300 square foot split level to rent the lower floor to a couple or a small family. Not so much to line my pockets, but more to help those who aren't currently as blessed as I've been!</p> <p>The thing that could negate making affordable housing from these is the greed of some who might split a residence and charge the same rent prices for each unit that they previously charged for it as a single unit. I'm not advocating for any mandatory rent controls, because that never turns out well when owning and operating costs inevitably increase. What COULD work, however, would be tax cuts and/or other incentives for the owners who agree to an affordable housing program and keep their rent prices at or below specific prices per square foot, with a few different levels based on property condition, residential size, location, or whatever factors seem fair and reasonable to use.</p> <p>There are virtually unlimited ways to make it equitable all the way around for renters, buyers, owners, and our government and infrastructure needs. Those who gouge others, pay in the end. They'll pay higher taxes, fees, and etc. And, to keep that income stream fairly consistent and reliable, if any person, entity, officer, manager, voting member of a recognized entity or group, or any combination of those, waive the option to any affordable housing program for a property, they'll be subject to a waiting period of a few years before becoming eligible again to apply for the affordable housing program for that property. New property acquisitions by any of those listed above, that previously refused for other properties, should be made to wait for 2 to 3 years before eligible to apply to the program for the new acquisitions, unless they agree to remodel, improve, and/or make the property certifiably energy efficient to a specific rating (with incentives to offset some of the costs) prior to applying for an affordable housing program.</p> <p>If they own more than 1 property initially, they could be free to apply the program to one but not the other. Any residence sharing a common land deed with another (i.e. duplex, triplex, apartment complex, and etc.), however, would all be required to have an affordable housing plan under the program.</p> <p>It's late, I'm rambling, I should probably delete most of this, but there's always a slim chance of finding a diamond in a mountain of broken glass!! I'd love to hear any thoughts, good, bad, or indifferent about anything in here.</p> <p>Be well, be safe, and stay healthy.</p> <p>Obediently yours, Jon Hetherington</p>
<b>Comment</b>	Survey	Put infrastructure needed for new development in first , after approval and before they are built. Fire stations, bus routes including park & ride areas, sidewalks, hawk lights & lighting.
<b>Comment</b>	Survey	You are just plain stupid. Go live in the Baltimore getto. Take all your friends.
<b>Comment</b>	Survey	Infrastructure, ecosystem, quality, noisy vehicles, infrastructure
<b>Comment</b>	Survey	Consider affordability - i know you can't control the market, but if four townhouses is displacing two currently-affordable rentals that is a tough sell for me.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	Survey	Downtown from Ave C west to Garden City should be designated high density / high rise areas. And areas around St. Als should be designated high density mid-rise upto 10 stories
Comment	Survey	No large apt complexes in or near single family urban and suburban neighborhoods.
Comment	Survey	Businesses within neighborhoods causes major traffic concerns for me.
Comment	Survey	Combining these and simplifying the process does seem like a good idea, but it takes way the ability for neighborhoods to have any input on how things are developed. It also does not place any checks and balances on developers to help pay for needed improvements.
Comment	Survey	Not all neighborhoods should be treated the same. One of the things that makes the Collister (Sycamore overlay) special is the large lots with only single family homes, multiple trees, and walkable streets. Maybe some subdivisions would benefit from zoning R1-B, but some should retain their original charm and unique aspects of the city.
Comment	Survey	The North West Neighborhood does not currently have the infrastructure OR emergency services to support the higher density housing that would be allowed in ALL residential zones with the new plan!
Comment	Survey	Plan for density and diversity. It ultimately helps transportation and property values!
Comment	Survey	Density in residential zoned neighborhoods not adjacent to main roads with public transit is my biggest concern. In this housing environment going larger than a triplex or single family home with an alternate dwelling unit brings the potential to overrun traditional residential neighborhoods with multi unit development. Money should not drive development.
Comment	Survey	I support any changes that reduce travel distances and make it easier to get around through means other than a car.
Comment	Survey	Leave everything like it is. Just fix what you have.
Comment	Survey	"If it's not broken don't fix it!!
Comment	Survey	Traffic concerns
Comment	Survey	Noise level and density. Ideally have a block of townhouses, fourplex and duplexes surrounded by block(s) of single family dwellings. There are currently neighborhoods on warm springs and parts of the north end with a nice mix. Having blocks of fourplexes and duplexes would make for dense and potentially noisy areas.
Comment	Survey	<p>Ensure that in a large development labeled mixed-income that the medium and low-income residential units are not in a side building or accessible only from the back, AKA the poor door. It's better to have modest attractive buildings for all than a luxury high rise. A difficult scenario for developers, I understand.</p> <p>If the land is public/city-owned consider the Ellen Wilson Dwellings in Washington, DC or the EYA townhomes on the former Capper/Carrollsborg site, in southeast DC.</p> <p>If we live in a city it's okay for the properties to result in denser housing. The alternative is to build denser housing outside of Boise and leave Boise the same.</p>

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	Survey	Yes. You are proposing changes (in opaque language) that may negatively effect the character of existing neighborhoods, and it is disingenuous to create a "survey" that doesn't address that candidly. There has been way too much development in and around Boise, way too fast, and it is detracting from quality of life. The City's words and choices invite the inference that enhanced tax base is the only consideration. Slow it the heck down.
Comment	Survey	Older neighborhoods have no room for sidewalks and streets are narrow. I don't think the projected information will be good for the older neighborhoods. More calming ideas can help keep those neighborhoods safer.
Comment	Survey	If you build sustainable cycling infrastructure (see Portland) it will make this transition easier and increase utility of existing spaces and make a more live-able city (also for bikes and decrease parking needs for downtown)
Comment	Survey	Allowing high density housing into suburban neighborhoods is a mistake. This type of density has been allowed much too often in Boise. We're losing what is special about this city...livability, space, character. The Harris Ranch developments are a prime example. The Barber Valley should have been developed in a responsible way to preserve the surrounding beauty. Instead the nature appeal of the barber Valley has been destroyed by over development
Comment	Survey	Boise has had a position of increasing density and not looking to keep open spaces or size of lots for quality of living. If we dont start opposing density we will all end up on tiny lots, having to take our kids and meet friends at tiny parks to feel open spaces or end up paying extreme values for these qualities
Comment	Survey	Green space needs that could be shared (neighborhood parks). Developer should help enhance infrastructure of streets, lighting and safe pathways.
Comment	Survey	Please take into account water usage and irrigation water. Think we are over building and will have more water shortages
Comment	Survey	Let's use available land inside the city and limit growth new growth. That way schools and roads can keep up with the growth
Comment	Survey	I live in the foothills and have a beautiful view. I would not want a tall building erected near my home that would block the view.
Comment	Survey	Mixed use typically results in lower standards for the existing typically single resident homes. Not all mixed use development belongs in every subdivision
Comment	Survey	Living in an area where they have added a lot of in fill it has changed our neighborhood. There is more noise, trash and theft.
Comment	Survey	Being able to exit your subdivision safely.
Comment	Survey	Why do you call a zone single-family residential, then allow multi family units within that zoning designation. Why not call it anything goes.
Comment	Survey	What happened to the design review provision for buildings in residential zones? For instance, R3-D is no longer one of the categories.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	Survey	The city's push toward higher density has already impacted my residence. A 5 unit condominium project has been approved to replace a single residence next to my property. Allowing more of this type of development will destroy the nature of my neighborhood and likely others. The apparent elimination of the design review process will likely result in less ascetically pleasing structures (IE big boxes).
Comment	Survey	You are doing away a persons right to primage and owning a home if you want apartments move to N.Y or a big city.
Comment	Survey	Cramming people into neighborhoods doesn't make them better. It just really angers the people who already live there and the people who live in those conditions move as soon as they can get the heck out of that situation. So, the neighborhood is stuck with people who are constantly moving in and out and are not there to invest in and improve the neighborhood. Why don't you people get this????
Comment	Survey	The City needs to have in-person Open House events and slow this process down. Many people do not have access to technology and are being left out.
Comment	Survey	By widening the definition of residential zoning and blurring its perimeters your are conveniently changing what was known as a "neighborhood" to justify your type of new development meeting your socially acceptable trends - a sleight of hand.
Comment	Survey	We bought our home in the Collister neighborhood 30 years ago, because of the large lots and country feel of the neighborhood. That is why we still live here and why our adult children want to raise their families in this neighborhood. We do not want the zoning changed from R1-A to more dense housing.
Comment	Survey	New growth is becoming a taxpayers burden. Investors should be carrying more of the cost of development.
Comment	Survey	Allowing tri- and four-plexes and townhouses in all residential zones should *always* require a design review for impact to the immediate neighborhood and to the broader area. Design requirements need to be spelled out in detail and then enforced, which would in effect create a Boise neighborhood HOA.
Comment	Survey	The R1-A zone is important to maintain for many reasons, including preservation of open space, farmland, and pastures. Creating greater density without context or ways to get developers to adequately pay for developments is misguided and contrary to the betterment of Boise residents and the city's neighborhoods.
Comment	Survey	Regarding my response to #2: Though I believe that 3- and 4-plexes as well as townhouses could be a beneficial mix to any neighborhood, I had to select "oppose" based on the question as is. I believe that to add those as generally allowed there would need to be a height restriction included. I do not believe either of those types of housing should be allowed in all residential neighborhoods unless they are restricted to 2-stories max. I believe anything higher than 2 stories should require neighbors be notified so they have opportunity to impact whether it is permitted and if so, the design of the permitted structure(s).

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	I agree we do need more mixed use, affordable housing across Boise. Many of the new developments are occurring in neighborhoods outside North End, causing an influx of disproportionate housing types and needs for the city. All new developments should be spaced out across the city and not concentrated in neighborhoods that are already experiencing new development. Additionally, something needs to be done about current and future AirBnBs. The amount of properties turning into AirBnBs from out of state investors has skyrocketed and is concerning, especially for people who are trying to find affordable homes in a desirable area.
<b>Comment</b>	Survey	I strongly appose changing my area from R1-A to R1-B. you have already messed it up by allowing the homeless shelter on state street.
<b>Comment</b>	Survey	I believe cottage courts should also be allowed in all residential zones if townhouses are allowed.
<b>Comment</b>	Survey	I personally live in West Downtown which is currently zoned improperly as it is, this seems to make things even worse. I understand the need for mixed housing but letting developers from out of state come in and ruin the existing neighborhoods is unexceptable. I have been to many board meetings and most of these developers are proposing architectural changes that aren't even from Idaho! I am continuing to advocate for existing zoning to make sure Boise neighborhoods aren't destroyed by tearing down our charm with cheap, cookie-cutter housing.
<b>Comment</b>	Survey	Without the details for these proposed new zones it is impossible to know what effect they'll have. I don't see much that helps Boise be more 'green.' We need more current housing conversion and less new housing getting built. We should stop all new single family and greenfield development, there is an adequate supply, until people start converting our too many, large homes (3000SF+) to duplexes/triplexes/fourplexes. Allow this in all neighborhoods rather than new. I don't see any mention of building small cottage, co-housing allowed in any zones. This does not rethink what we build only where we build what we currently are building. We really need to keep A Open as a zone. I think a more balanced approach to retain character and what makes Boise livable and unique is missing from what is currently proposed. We should reduce our housing for cars and increase housing for people.
<b>Comment</b>	Survey	These items presented above (1-4)are very hard to evaluate without more information. Trees and open green spaces, and putting things on a human, community scale are very important. I have concerns about how increasing density will impact schools, road use (traffic is already such a big problem), parking, and fire and police. These things HAVE to be addressed BEFORE approving more housing.
<b>Comment</b>	Survey	The proposal would ruin a true Boise gem, the Collister neighborhood. The large lots so close to the city are something unique to Boise. Micro farms, horses, goats, chickens, llamas, all within a bike ride from downtown. Don't ruin this wonderful part of the city.
<b>Comment</b>	Survey	My husband & I live in the Collister neighborhood. We are STRONGLY opposed to rezoning our neighborhood. We have lived here for 7 years and love the large lots and green space so close to downtown. We are passionate about not allowing the lots in our neighborhood to be divided and will do whatever it takes to prevent this travesty from happening to our beloved neighborhood.
<b>Comment</b>	Survey	It doesn't seem fair to only rezone some neighborhoods (I.e. West End, Veterans Park) and exempt others (I.e. North End, SE Boise). If we make these changes, they should be across the board.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	The dimensional standards need to be outlined before a person can vote on condensing and creating new zones. They are otherwise voting blindly.
<b>Comment</b>	Survey	STOP building good dam apartments !!!!~
<b>Comment</b>	Survey	<p>Creative, higher density projects can be achieved with less of a fight from neighbors if there are well thought out guidelines regarding character of the neighborhood and parking, as well inviting the neighborhood to be a part of or provide suggestions during the design process.</p> <p>A triplex or fourplex adjacent a 1 story, 600 SF house can be pulled off if the aesthetics, layout and height requirements are thought out. Neighbors typically have more of an issue when a multi level (above grade) design appears to swallow up the neighboring properties, including diminishing privacy (i.e. upper levels look down into a yard). Instead of going 3 stories above grade, could they go one below grade? Cost is certainly a factor, but overall success of a project with support of the neighborhood in which its build will strengthen the community and lessen the chance of fights between those that live there.</p>
<b>Comment</b>	Survey	Stop ruining Boise! Continuing to build in the foothills as well as tearing down 1 old house to build 4 new houses on the same lot is ruining the city. If these changes continue I will consider moving. The city is beginning to look so cookie cutter with all the new builds looking exactly a like. Every new town home or new home that is built looks the exact same and is taking the character out of the community. If possible, the city needs to regulate the design of new builds since everything is looking the same.
<b>Comment</b>	Survey	I support adding more diversity in housing types to R1 neighborhoods. However I do not support adding high rises and mid rises to R3. If they just be included they need to be low income, affordable housing. As an R3 homeowner I feel I will have no choice but to sell my home in the future.
<b>Comment</b>	Survey	I think cottage style housing should be considered within your redefined category of single family zoning. If you're going to allow town houses and condos in that category, it does not make sense to exclude it and cottage housing provides small spaces for individuals who find it next to impossible to find these types of residences. Allow them to be purchased not rented. They would be similar to tiny houses.
<b>Comment</b>	Survey	Boise has done a terrible job assimilating our planning and zoning. Just look at the board. We have individuals on the P/Z with literally no background in this, more less, a chairperson whose only experience was planning a 'snowboard festival.' Please tell me how this is a transferable skill to trying to structurally plan and envision how Boise should look in the next 100 years?
<b>Comment</b>	Survey	You are broad brush rezoning all existing neighborhoods, many that are functioning properly. Placing a multiplexes and multiple townhouses can have significant impacts on established these neighborhoods. These rezoning issues should be made on an local neighborhood level.
<b>Comment</b>	Survey	I moved to Boise from New York to live in a small home in an older neighborhood. I do not understand why built neighborhoods would be rezoned. This only lets the City claim it is working to provide affordable housing, while allowing developers to focus on profit. I am extremely disappointed.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	Residents safety and comfort is a concern. Noise pollution is a concern. Sunlight and sky not be block by structures is a concern. Light pollution is a concern. Too much traffic and off-street parking is a concern. Fast driving through neighborhoods as a shortcut is a concern.
<b>Comment</b>	Survey	I strongly oppose high density buildings in old neighborhoods.
<b>Comment</b>	Survey	The zone rewrite confuses. It suggests that is an equivlency in terms that is not present. Is a large lot the same as a suburban lot? Why are they mixed. Is it to allow developers to fool the planning and zoning board?
<b>Comment</b>	Survey	I am strongly opposed to demolition of existing neighborhoods, which rezoning in the matter described will encourage developers to do more of and not in the name of affordable housing. If the city allows for a developer to build townhouses in an area cohesively built of existing single family homes, the developer will knock homes down and build townhouses. This is already happening in the area inappropriately zoned R3 in the West End. While I am fine with high density and mixed use, I only support it where land is empty in areas that already allow for it.
<b>Comment</b>	Survey	STOP PUTTING APARTMENT BUILDINGS in residential areas. They BELONG near commercial and arterial roads for traffic concerns. You are destroying the West End. You do nothing to protect residents from the noise, disruption and dishonest developers. P&Z disgusts me and the city planners are worthless and in the always side with the developers, regardless of what residents reasonable requests. And unless the North End Nimbys and city council members living in R1 Historical get a 65 unit apartment complex smack dab in their neighborhood, they will never care about what the rest of us have to deal with.
<b>Comment</b>	Survey	You do such a horrible job you guys should be ashamed of yourselves!
<b>Comment</b>	Survey	I live in the West End and am concerned by how much NIMBY-ism there seems to be. I support building more housing as we are in a total crisis situation. As a neighborhood near downtown and infrastructure, we need to do our part.
<b>Comment</b>	Survey	Regulate air bnb. Limit the amount of people who stay to 4, no matter the size of the house AND only one car per air bnb. Limit the amount of days they can rent per year.. Owners of Boise air bnb must be a full time resident of Boise. No street parking for air bnb. Higher property taxes on air bnb property. Short term rentals cannot be used as an event/conference space. Make air bnb a lottery only 1 air bnb per 2 mile radius. These questions, absolutely are driven to favor developers and investors. Changing city code does not cause affordable or diversity.
<b>Comment</b>	Survey	We don't want to be a "mini" Portland, McLean



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	The cities plan to allow more variety of housing is ridiculous, poorly thought out, benefits only investors, is slowing pricing out the existing Boise population and will not actually provide more housing or affordability. Consider the following: bank loans are NOT easier to get. Diverse or low income neighbors CAN'T GET A LOAN. So the current market allows for either rich or investors to move in. Now the city is allowing to build 3 townhouses where there was one house. The person that buys that townhouse very likely had a second home or is downsizing, NOT NEED8NG AFFORDABLE HOUSING. this home will be either a long term rental at exorbitant amounts if money or an airbnb. None of these options actually creates better, diverse, affordable neighborhoods or living. The city changing the code will NOT change the price of housing. HOUSE PRICES are what drives affordability. NOT city code. Your efforts are in vane. You are will do better if you leave things as they are.
<b>Comment</b>	Survey	Question 4 and 6 give the impression that the proposal is already a done deal.
<b>Comment</b>	Survey	Consider access to public transportation and bike routes.
<b>Comment</b>	Survey	My neighborhood is one such residential neighborhood allowing these large apartment complexes, four -plexes etc. the increasing density makes me want to flee. Parking is bad, many of the residences are rentals and depriving the neighborhood of a community feel. Infrastructure systems are already struggling. Why do this to other neighborhoods? Consider the reason residents might have purchased in a given area and I can all buy guarantee it was not because a gargantuan condo project was planned next door.
<b>Comment</b>	Survey	Please make sure that all neighborhoods are impacted. It is not fair that some people with large lots get to keep them. That is not fair. Impacts should be shared, especially when they are near a bus route, downtown and key places where people grow. That is where we need the infill.
<b>Comment</b>	Survey	These questions lack context. Why, for example, are townhouses allowed anywhere but not cottage courts?
<b>Comment</b>	Survey	Do we think that a 'large lot' in the middle of a neighborhood should be replace with a four-plex? How do we get the neighborhood to have a say in the matter? What if the neighborhood wants to put in a community farm?

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	<p>This one-size-fits-all approach across the city does not work. Different neighborhoods have different identities. Northwest Boise's agricultural roots are still visible in Northwest Boise and parts of Collister. We don't want to become Meridian East, but as we continue to allow large developments that cost more than most Boiseans can afford, we lose our neighborhood characteristics.</p> <p>By contrast, the State Street corridor would make a great spot for mixed use and a variety of residential unit types.</p> <p>This shift to townhomes and close proximity homes in "affluent" areas does nothing but support high-income earners. The new developments on Hill near Lassen and on Hill near Harrison have price points that likely exceed what most neighbors in surrounding single-family homes paid for their homes. We continue to support the very wealthy and new-to-town folks, without creating solutions for our struggling neighbors.</p> <p>The loss of open hillside for more homes is just vile. That's nit adding homes for low income an middle income families. We are just allowing the destruction of our views for some Uber-wealthy few. Our Mayors Office an do better to serve the community.</p>
<b>Comment</b>	Survey	You are trying to pack too many houses in small spaces. The developments will negatively impact traffic and overcrowd our schools causing children to be bussed to other schools. Permits are being handed out and work being done even when developments haven't been approved.
<b>Comment</b>	Survey	Affordable, accessible
<b>Comment</b>	Survey	Moving IFS to State St is dangerous. Too large of a shelter on a heavy traffic road. Will be ghetto soon that you created and will be known for, Shame on you.
<b>Comment</b>	Survey	<p>The space we utilize within our city is well established. We have to consider that we are a city surrounded by national forests and other naturally occurring anomalies, and trying to fit into a mold of electric and concrete powerhouses just might not be our mold and maybe we should look at our situation differently than what we would consider updated. Perhaps we should level up the update. Educate on natural resources. Educate on agriculture. Educate on mental wellness and positive psychology. If you have yet to hear about that then, well then you have some education to do of your own. We have the potential within the state of Idaho to create a bountiful Haven and it's because of the space and outdoor activities. Decreasing those would be devastating blow to our own social ecosystem.</p>
<b>Comment</b>	Survey	Research Austin, Texas and do the exact opposite of what they have done. Also, please refrain from making veterans park the slum of Boise.
<b>Comment</b>	Survey	Neighborhoods in Boise are neighborhoods. Developers should not be able to insert high density residences in the middle of single family residences. Do not take away R-1A zone. I get the feeling that The City Council and Planning and Zoning cares very little for long time Boise residences.
<b>Comment</b>	Survey	Do not change. Traffic will increase too much and will drive down quality of living in Boise.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	Survey	Don't let the big money drive this new zoning
Comment	Survey	Quit building houses and taking away our land! We live here for the wildlife and a quieter life. You are ruining it for all the people that grew up here. Quit! Quit! Quit!
Comment	Survey	Please DO NOT REMOVE the R-1A ZONE .....
Comment	Survey	Your schematic shows that some forms of housing will not be in certain neighbors, but your question asks if they all should be. This makes the survey faulty from the start.
Comment	Survey	Do not eliminate the R1A designation for larger lot residences. These properties are grandfathered in and should remain with the low density designation. This provides diversity within some neighborhoods within the city.
Comment	Survey	Schools, schools, schools. I ranked pedestrian safety and lighting low. BUT, every student deserves a neighborhood school within safe walking distance. Since schools are brick & mortar, this must be a factor.
Comment	Survey	This plan disproportionately impacts current residential property owners. Negatively. The character of our existing neighborhoods is one attribute that makes Boise unique and it would be lost with this sweeping rewrite. Too much sanctioned opportunity for abuse by development that is not sensitive to neighborhood dynamics.
Comment	Survey	We need a water plan. Less water use, consider zero scaping mandatory or encourage with incentives.
Comment	Survey	How are you going to put all types of housing in all the neighborhoods?
Comment	Survey	Keep R1-A
Comment	Survey	develop more! if we don't get more development to accommodate everyone, it will feed into sky high housing prices and lots of homelessness. Stop the issues before they happen, because other cities (Seattle, Portland) are biting bullets because they didn't develop enough.
Comment	Survey	We need to preserve the historic neighborhood
Comment	Survey	Our neighborhood is already experiencing an increase in building which is increasing the number of cars on the street making it difficult to see if there is oncoming traffic as drivers, pedestrians and bicyclists cross. This should be addressed with marked setbacks for parking on corners.
Comment	Survey	You are asking tough questions, all of the above are important, this will shape the fabric of our neighborhoods. Some of these, if not well thought out will have a negative impact. At this point, I don't trust Planning and Zoning and City Council to look at the bigger more long term side effects of some of their decisions.
Comment	Survey	Why build huge apartments in open spaces when there is plenty of empty lots and run down hotels that could be torn down. The green space in boise is already disappearing. Also saying that this will create diversity when the so called affordable housing isn't affordable to most idaho residents. For instance the condos on 27th and Stuart are \$2500, yeah the neighborhood is diverse, two blocks from a welfare apartment that has been there for ten plus years. Gentrification at its finest.The area to be rezoned isn't in an area where lower income people tend to be concentrated. So it would be incorrect to assume these developers would be building "affordable" housing. Considering the lack of employment and public transportation in that particular area. Boise is slowly becoming unrecognizable and it seems the overall long term goals have nothing to do with the interests of long term residents.
Comment	Survey	Allowing these kinds of structures will bring in to much traffic in an already strained infrastructure.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	Please stop catering to developers and stacking our city with houses! Keep the R-1A!
<b>Comment</b>	Survey	R-1A property and natural habitat is also of community value. Higher density housing with reasonable parking is important, but the existing culture and nature-scapes of a neighborhood deserves equal merit (even for those of us outside the North or East End).
<b>Comment</b>	Survey	R-1A zone for open space, farmland and pasture should remain
<b>Comment</b>	Survey	These survey are written to get only the Info the city wants to justify it's intentions. Absurd!
<b>Comment</b>	Survey	Stop ruining Boise!!! Especially the NW Boise country, and it is country. I understand growth but what is going on is simply greed.
<b>Comment</b>	Survey	State street, west of Glenwood, is turning into 'apartment city.' Enough already! At least address the lack of infrastructure first. Can our current roads handle the influx of additional traffic? No. Schools? No. Emergency services? No. How is it that a handful of developers can get seemingly whatever they want despite the concerns of hundreds, if not thousands, of current residents? You're pushing more apartments, a homeless shelter, crime, and traffic further west with reckless abandon. Enough already.
<b>Comment</b>	Survey	Upzone all residential - it is the most important issue in Boise
<b>Comment</b>	Survey	<p>We were incredibly fortunate to have been able to buy my husband's grandparent's home. His grandfather couldn't have been more pleased for the family home to stay in the family. As more and more homes are bought as investment properties, meaning that we no longer have neighbors, we will lose the sense of community that those of us who have been here long-term value as part of our quality of life. We will also lose the modicum of privacy we may be able to create in our tiny yards. Many of us live where we do because we enjoy the urban wildlife interface. We will absolutely lose that. We do not have enough on-street parking in the North End as it is. Not everyone has the luxury of a driveway let alone a garage. Our property values are going up significantly which isn't actually a benefit to those of us who have no plans to sell our homes. It is a hardship as property taxes increase without any added value to us in improvements in our neighborhoods or compensatory increase in wages/salaries. We only need more housing to accommodate those 1 in 5 investors who want vacation rental properties or those who can now work remotely. This does not benefit our community. At this point, I am honestly counting the years until I can retire and move out of the state. The quality of life I once valued here, which makes up for the lack of income we could earn in other as states, is slowly being ripped from us. The irony, of course, is that this "quality of life" that everyone is moving here for (or buying investment properties for) is the very thing those same people are destroying. I understand a need for progress, but this isn't progress. This is simply destruction. Perhaps the focus should be on affordable housing. Does anyone honestly believe that three/fourplexes or townhouses in many of our neighborhoods will help young people buy their first homes?</p>

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	We have lived in the Collister neighborhood for over 25 years. People live in our neighborhood because they like the historical significance, country living in the city, and The sense of community. Everybody knows each other and watches out for one another. We chose to live in this neighborhood because of the open space and country atmosphere. We But City Hall 20 years ago to maintain the sycamore overlay and they are one a zoning. We are not interested in changing to our 1B and having townhomes and infill in our neighborhood
<b>Comment</b>	Survey	Impact fees need to be increased to pay for parks, open space. City of Boise downtown is no longer city of trees
<b>Comment</b>	Survey	the new structures should be required to blend with existiting residences. A question I have is how are "rooms rented" fit into the description of Single family. There are several single family homes that are renting rooms long term to occupants.
<b>Comment</b>	Survey	I haven't seen the rest of the survey yet...but for my neighborhood specifically, the above are my comments, they may not be how I feel about all areas of town. This survey is vague so far...but back to my neighborhood which is foothills and WUI, the #1 criteria is FIREWISE!
<b>Comment</b>	Survey	I disagree with the removal of R-1A. This will lead to gentrification of our older neighborhoods and displacement of our older neighbors. The people who will profit from this are the developers, who will purchase houses that are currently affordable places to live, demolish those structures, and put up million dollar McMansions for the people moving in from out of state. How does that make this a City for "Everyone"? By jerking the zoning out from under the older, more established neighborhoods, City leaders will just prove that those of us that have lived here for years have even more reason not to trust our elected officials.
<b>Comment</b>	Survey	Open space is rapidly disappearing. Look to places like the front range corridor in Colorado, and you'll see that cities have intentionally left open space, some developed for recreation use, and some simply left alone. While it may not be "fully utilized" or "commercially valuable" it contributes to the well-being and quality of life for residents of those communities. You are talking about rezoning which will have a major impact on those of us who LIVE IN these communities. We vote, we belong to Boise just as much as any North-ender, and yet our interests are barely considered as you bulldoze our open space BEFORE REZONING HAS EVEN BEEN APPROVED.
<b>Comment</b>	Survey	I also feel the restrictions on ADU size should be slightly relaxed to make a 2 bedroom adu more functional ie rather than a maximum square footage of 700 square feet maybe consider bumping it up to 900 - 1000. That way it helps 2 roommates to live comfortably together and split rent while providing a homeowner greater options to help make their monthly mortgage more affordable as well. The added bonus is that if done right you can still make it look like 1 single family home
<b>Comment</b>	Survey	Privacy is an important value for many. We love to have more diverse neighborhoods, but we do want our own yards/lots.
<b>Comment</b>	Survey	require any removed trees to be mitigated, enforce speed and noise code
<b>Comment</b>	Survey	Ideally people want to live in a house or condo, not an apartment. Less apartment buildings and more residential homes
<b>Comment</b>	Survey	Multiplable housing is ruining single home property values and creates more crime

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	It appears you are taking 100 years of development and establishment of the City of Boise residential areas and trying to homogenize it. Taking the existing character of neighborhoods and changing them. But the residents who moved into these neighborhoods made their choice based on the existing character in the first place. Most folks don't want to purchase a home in residential neighborhood to find out that the neighbor next door is going to sell and the buyer is turning the house into a duplexes, tri plex, four plex or town houses etc . It appears that you don't give any thought to the existing neighborhoods. How hard the people worked hard to get into a neighborhood 5, 10, 20 years ago and then established something. You want to change its character. "Not everyone can live on the northend", if you change it so they can, no one will want to live there.
<b>Comment</b>	Survey	Get rid of the historic districts. The design review and size limitations are inconsistent and unpredictable.
<b>Comment</b>	Survey	Roads are a liability, not an asset.
<b>Comment</b>	Survey	You are destroying Boise. Please stop.
<b>Comment</b>	Survey	High density development encourages crime, devalues property for existing home owners, increases our existing traffic problem. It will overwhelm current infrastructure and sounds like a cash grab for connected developers at the expense of existing homeowners.
<b>Comment</b>	Survey	I want a more comprehensive list of density increases per specific Boise areas. Also please provide more public notice and response time.
<b>Comment</b>	Survey	By allowing 4 plex homes to be built on existing lots in a neighborhood of single family homes you will disrupt the neighborhood.
<b>Comment</b>	Survey	Design should reflect the existing neighborhood.
<b>Comment</b>	Survey	We can bulldoze and rezone every single lot in the Northend, Sunset, and Eastend neighborhoods and build disharmonious 5-story cement cubes that would house 50,000 taxpayers. This sounds insane, but it's also the wet dream of all developers. Please think to the future - not of profit, but of living in a great neighborhood filled with a canopy of trees and beautiful architecturally interesting homes, with sidewalks and off-street parking, and with a density appropriate for the space, not the potential wealth for a few.
<b>Comment</b>	Survey	Allowing higher density on small R1C lots is a bad idea.
<b>Comment</b>	Survey	There are many great examples of mixed use residential areas that are already in existence across the US and in other countries. In Boise we already have Bown crossing, Harris ranch with lucky thirteen etc etc. I believe the key would be to make driving from bois etc meridian for anything just ridiculous, create mini communities within the city that are self sustainable and supported by the folks who live in the neighborhood.
<b>Comment</b>	Survey	Maintain and increase public open spaces
<b>Comment</b>	Survey	Apartment complexes in an already developed older neighborhood would have a negative effect. I believe leader should do something about Boise being over crowded and keeping our city from being like California!!
<b>Comment</b>	Survey	Please explain how this will benefit current residents and tax payers. DO NOT MAKE BOISE INTO ANOTHER PORTLAND!!!!!!!!!!

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	The city needs to explain what value this adds to the people already living in these neighborhoods. Seems like a great way to spread crime around to all neighborhoods.
<b>Comment</b>	Survey	More people per square foot the worse the attitudes, crime, indifference - Boise can do this better than early days San Fran and Portland, Seattle
<b>Comment</b>	Survey	You need to build better roads, with turn lanes and good lighting BEFORE allowing high density residences.
<b>Comment</b>	Survey	I don't want my neighborhood to become a major thoroughfare. I would want to retain walkability, would like commercial space like they have in north boise neighborhood.
<b>Comment</b>	Survey	All of the above (question 4) are very important - each is key to neighborhood viability and livability!
<b>Comment</b>	Survey	If the previous list were presented differently many of the ten items are of equal importance, not varying importance. If you look at what is special about the residences in the City of Boise, it is all of these things, with the top being, trees, open, space, good parking, pedestrian friendly front yard, and ability to have animal companions. Is Idaho Smart Grown involved? The smart growth principles allow for long term growth that are proven in other cities to work.
<b>Comment</b>	Survey	I do not want duplexes or townhouses in our subdivision
<b>Comment</b>	Survey	Tearing down affordable housing and building high density luxury buildings does not solve any problems
<b>Comment</b>	Survey	The proposed districts are too vague. The current ordinance allows the objectives of the proposed, but the staff don't know how to implement nor are they able to guide developers in a manner that leads to the city's vision.
<b>Comment</b>	Survey	The new build should feel consistent with the established neighborhood vibe. Not larger or tall or more density.
<b>Comment</b>	Survey	on the above question #4 what is your assumption on the numbering, that a low number is most important or a high number is most important? it is not defined in the question. I have a single family home i don't want the zoning to change so that I wind up living next to a trailer park or my neighbor decides they need to put up a bunch of tiny homes intheir back yard and all of the sudden i'm living next to a million people when I bought a house in a low density area so that did not happen. I also don't want to end up lving next to a businss that has a bunch of traffic coming and gong from it at all hours of the day.
<b>Comment</b>	Survey	The last thing this Boise needs is more high density housing. Boise also needs to stop allowing buildings over 2 stories tall in or near single family housing and on the bench area south of the Boise river. For over 70yrs the bench area has remained 2 stories or less, there is no reason to change this as doing so destroys the quality of life for the existing residents.
<b>Comment</b>	Survey	Don't do it.
<b>Comment</b>	Survey	This is a terrible idea that seems to aim at bringing an an inner city/urban development into a pre-existing suburban area. (I.e. apartments next to single family homes).
<b>Comment</b>	Survey	Boise should learn from other large city's and not turn into them! Be different, be a leader not a follower!
<b>Comment</b>	Survey	Multiple family housing should never be allowed in all residential zones

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	Survey	Until you get more specific about which types are allowed in which residential zones, it's impossible to answer this survey. I have no problem with the change allowing fourplexes in all residential neighborhoods. I have a major problem with taller buildings and larger "complexes" that house a lot of people being allowed. But since you don't say WHICH zones you're talking about those being allowed in, I can neither agree nor disagree.
Comment	Survey	Taking away public land (zoning for large homes instead of foothill) is a horrible idea and takes away much needed recreation area (have you SEEN ridge to rivers trails at 5pm!?). Also, adding mixed housing in rural areas is stupid and we don't have infrastructure. Take the new 200+ units going onto hill and Bogart. It is ruining gorgeous open space that boiseans pride and the light at state and bogart is already a mess. More traffic in that area will be a nightmare as it's already busy. Additionally, more cars is unsafe for all the children that love nearby. Boise doesn't have the space to grow, we honestly should focus on building infrastructure like roads and freeways.
Comment	Survey	1/2 acre lots only would help the impact on the infrastructure and the carrying capacity for the safety and well being of our community.
Comment	Survey	Leave Old Hill Road alone!!!!!! Too much of Boise's historic landscape has been bulldozed by greedy developers; this unchecked growth and removal of farmland is ruining the Treasure Valley, especially since only extremely wealthy people can afford to live here anymore. Support lower cost housing THAT ALREADY EXISTS and quit building expensive new housing at the expense of our already established neighborhoods, or in a few years this town will no longer be the Boise we all love.
Comment	Survey	It seems most of the development in Boise is in the northwest. The eastern side of Boise has a lot of open space and far less traffic. More development should be focused there. Would also like to see hundreds of trees added to state street west of 36th to eagle city limits. Really ugly stretch of road.
Comment	Survey	The impact of traffic through residential neighborhoods & what effect will the increase in population density have on our infrastructure.
Comment	Survey	Stop tearing down history and building ugly houses that are California types! Stop packing the houses together so tightly! Parking in the city and neighborhoods suck!
Comment	Survey	I do not agree with how the Harris Ranch area was developed. This is everything that I don't want to see with the changes to the zoning code. Affordability is hands down one of my least concerns in already established areas. There are plenty of other options in our market.
Comment	Survey	It is time to put the greed on the back burner. Boise does not have the roads to accommodate the kind of building that is happening against the foothills and to expand would ruin the reason most of us bought on this end of town. The huge number of apartment buildings built along state street is irresponsible. Lets not even talk about the fact that the number of schools needed for these huge increases is going to require a huge influx of money to the school districts, which we know isn't going to happen. Stop ruining our quality of life!
Comment	Survey	Do not destroy single-family neighborhoods by allowing multi-family units to be built just about anywhere. Government attempts to socially engineer the housing market in order to satisfy diversity, equity & inclusion goals have been abject failures everywhere they are tried. Google Caprini Greens Chicago for proof.



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	Stop over building, stop destroying and building on farm land and open spaces.... you are destroying Boise and our lovely environment.
<b>Comment</b>	Survey	Adding more units in areas of Ada County not able to accommodate added traffic is already creating horrible traffic jams and backups. Is someone studying this and determining what can be done? Glenwood, for example, is horrible. The city as a whole needs more N/S routes over the river.
<b>Comment</b>	Survey	Strongly support long term environmental planning.
<b>Comment</b>	Survey	The denser existing neighborhoods become, the less livable the City will be. Forcing density down our throats is appalling. Many folks live and thrive in Boise because of the beauty and space that allows for comfort and the physical and mental health for citizens. Pushing density downtown makes sense, but forcing density in existing neighborhoods is not the answer.
<b>Comment</b>	Survey	Please allow for more density!
<b>Comment</b>	Survey	Why didn't you plan for this? Taxes are going to destroy this city and others around it. More houses are going up but I do not see more business being built. The air quality is going to get worst and the environment is going to be change for the worst. What was once a beautiful city is going to become over populated. Which is going to lead to a lot more problems you are not ready for. You said it was coming and we where told but you where not ready. The fix it as we go solution is not going to work. The need to put a stop on the building needs to happen or you are going to become like California . To much growth in a small area is not good and taxes are going hurt alot of people. Especially people that have been living here all their lives.
<b>Comment</b>	Survey	higher density housing will not lead to the city becoming more diverse or with more mixed income classes as the zoning suggests. Further development of townhomes, fourplexes and even small ADU will attract mainly higher income individuals that can afford the property. Diversity is not supported by a zoning law, zoning law states what can be built on the land. It is up to an individual if they want to move into the neighborhood or not. Finally, boise does not need this because it has been largely built out already with the existing zoning code. changes to the zoning code will severely hamper the flow and original layout of the city. Property will continue to inflate further with the zoning changes. Public transportation cannot support the commute for additional residents to work. The more people means likely more cars to get around which will make streets unable to support the economy. The best thing that boise can do is fill out further S / SE, coordinate the plan with other cities, and establish better highways for travel.
<b>Comment</b>	Survey	The rezoning that you are proposing will make everything the same---highly concentrated residential! No farm land! Just like every other city--- Boise, Meridian, Nampa---one long, strip mall with apts. interspersed!
<b>Comment</b>	Survey	CBH houses do not look good years done the road and are made from the cheapest building material. While I know you won't allow the land to go undeveloped, which is a shame, you can at least decide that MORE CBH HOMES are not suited for this area.
<b>Comment</b>	Survey	Leave Hill road the way it is!!
<b>Comment</b>	Survey	Lower price on rent. Lock the price for 2 years would help.
<b>Comment</b>	Survey	Eliminating preservation zoning A1 is completely absurd for a town who presumably values outdoor activities

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	Zoning city wide needs to be determined by current and future traffic limitations. How do you plan allocate tax spending to ensure that areas with less tax assessment do not fall in to further disrepair. I would be interested to understand the limitation around mix use codes to avoid "bad" fit commercial business in residential areas, ie. car lots or other non-foot traffic, social business.
<b>Comment</b>	Survey	I am opposed to ADU's
<b>Comment</b>	Survey	Existing neighborhoods should not be included in these changes. Apply to new subdivisions and developments. People have worked very hard to earn enough money to purchase the homes in the neighborhoods they are in and there is no reason to change that or force them to live in an neighborhood that would no longer be the one they bought into.
<b>Comment</b>	Survey	Parks are important.
<b>Comment</b>	Survey	The infrastructure cannot support this growth. Traffic and commutes are increasing and becoming more stressful. In southeast Boise (Columbia Village) there is no bus to support the proposed apartments planned to be built on Highway 21. Columbia Village is a residential neighborhood and this will ruin the traffic. Please consider traffic calming and public transportation in Columbia Village!!!
<b>Comment</b>	Survey	Allowing more larger structures and in turn more people will create concentration which will put strain on our overcrowded roads. It will also create parking issues such as in the north end...they have historic preservation, but they aren't preserving historic lot sizes and allowing 3 homes on 1 lot (a lot of times with no garages) and thus creating parking issues
<b>Comment</b>	Survey	Too many new housing units taking open space and farmland
<b>Comment</b>	Survey	The beauty of Boise & her surroundings areas are the openness, feeling of space, groomed parkways, open fields/farmland, not crowded along with the lack of high rises/multi-structures. Keep it Idaho...you continue down this road, there is no turning back. You're just another New York, California, Washington & Michigan. Please reject the zoning proposals!
<b>Comment</b>	Survey	I is my highest 10 being lowesr
<b>Comment</b>	Survey	Do not annex the last existing farmland and nature habitat in northwest Boise. Corey Barton and any other development wants to make money and that is the bottom line. They do not care about anything else. The people and more importantly, animals need this last existing habitat and no money could be worth getting rid of one bit of it. Boise used to be great. Let's keep the last bit of greatness.
<b>Comment</b>	Survey	Please do not destroy existing neighborhoods and open spaces to create more housing for people moving here. Higher density on areas other than downtown can lead to crowding, excessive traffic and decreased quality of life.
<b>Comment</b>	Survey	Why can't we shrink the R-1C setbacks so we can have an ADU? We have a pie-shaped lot, and can't use our land efficiently. Please take making setbacks smaller into consideration. 30 feet to the rear is a ridiculous amount of wasted space.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	Adu - ruining historic areas, creating way more traffic, parking issues and unfair tax situation. Dont add more, it ruins old neighborhoods.
<b>Comment</b>	Survey	It's not a matter of if, but when this city will be bursting at the seams and costs only rise over time, so please focus on mass an alternate methods of transit. Can the green belt be more than a single artery going through town? Are you making sure developers shoulder the costs of paying for the infrastructure? Will you consider enclaves of zoning for townhouses only with shared green spaces instead of sprinkling many various residential property types all over our streets? What problem does the re-zoning solve if the city doesn't manage these options more closely and ends up with numerous neighborhoods of misfit toys? Entire blocks of areas should be built around a model that supports local businesses on the first floor of multi-level buildings with upper floors to support residential needs. Build smart neighborhoods through zoning...do these new plans go far enough to nudge in those directions?
<b>Comment</b>	Survey	No
<b>Comment</b>	Survey	When granting building permits to developers, the city must demand that the developers are charged with providing the proper infrastructure and that they actually implement that infrastructure (that they pay for it). This is not something that should be put on the taxpayers in any form.
<b>Comment</b>	Survey	Immediately adjacent home values and sizes should be similar
<b>Comment</b>	Survey	Although increasing density of housing may make sense moving forward for new development areas, existing commercial zoning should not be rezoned for housing in established business parks.
<b>Comment</b>	Survey	Stop destroying existing green spaces for more commercial use
<b>Comment</b>	Survey	Diversity is not always a good thing. Sometimes it creates more problems then it solves. Everyone likes to be near people who think like them and live similarly to them. If you force diversity in a neighborhood it will lead to most people having strife as they are not able to live closely with those that are similar to them. I know this is not a PC perspective but it is one that history has shown works. No matter how diverse you make a neighborhood it will eventually reinvent itself so that most of the people have similar beliefs. By diversity I am not referring to skin color but to beliefs about how to live life. Frequently this ends up being expressed in the types of houses people choose to live in.
<b>Comment</b>	Survey	None of this is your job. Central planning never works. Throw all these idea's out and let builders build. If there is demand for townhouses, someone will build them. Your job is to get out of the way. Your central planning is going to screw things up. Always does, always has.
<b>Comment</b>	Survey	I do not want my life-long home city to look like the cities proposed by Agenda 21. If the Mayor and City Counsel want to live in a city like that, I invite them to move on. Relocate to Idaho if you wish but leave your liberal, intrusive, "progressive" narrative where you came from.
<b>Comment</b>	Survey	Boise is a great city in part because our current density allows trees, easy parking and private back yards. Nothing is wrong with high density housing per say. However, if I wanted to live in high density housing with no yard, challenging parking and limited trees, I would be living in Portland or San Diego. Don't ruin what makes Boise such a great and unique town.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	Survey	We should not sacrifice our larger lots and farmland.
Comment	Survey	New, denser housing options should be added in a way that preserves the existing character and building style in a neighborhood as much as possible and also minimizes the demolition of existing housing.
Comment	Survey	Boise citizens do not support this direction.
Comment	Survey	Keep R-1A it is critical until you have provided services, done studies, and figured out how to save farmland.
Comment	Survey	We're afraid you're going to move us out for skinny houses. They don't take care of the lawns; and park on the streets, not in driveways or garages making the streets single lane. Not safe for kids, bikes or cars!
Comment	Survey	The idea to rezone open spaces for residential building is a slippery slope. People want to move here and stay here because of the amazing access to open spaces. Rezoning these areas will only degrade Boise as a city and community.
Comment	Survey	Please consider the people who live and support our beautiful community already. The influx of high density housing has already been felt negativity to many of us
Comment	Survey	city council needs to be more pro homeowner rather than siding with the developer 100% of the time. We are the ones that have give up more and more while the developer reaps the rewards on our backs. This needs to stop right here right now. You people will be getting voted out I hope. To many liberal demoRATS in city council...
Comment	Survey	Seems like a great idea for mixed income neighborhoods, hopefully preventing people from being displaced out of Boise. Traffic is already an issue in town, so it should strongly be considered when zoning.
Comment	Survey	I like the idea that people can build mother in law units on their property.
Comment	Survey	How are you planning on handling the Sycamore Overaly of the Historic District? This new zoning would totally ruin both of these areas as a fourplex in the middle of any of them would ruin what the residents bought in the area for. This is a dangerous change unless current restrictions are retained in these areas.
Comment	Survey	No one wants an apartment complexes, townhomes or multifamily residences to be built in established neighborhoods. I.e a 43 year old neighborhood should not have a new multifamily complex allowed to built there.
Comment	Survey	Do not have dense living within single family homes!
Comment	Survey	The destruction of open space, fields, and pastures in NW Boise is not the desire or vision on any current residents. No one in our neighborhood wants to see high density apartments and speeding motorists completely change the look, feel, and safety of our area. Please, please, please stop approving building permits for high rise apartments in NW Boise. Single family housing is reasonable, but unless we manage the growth, there will be nothing different or special, or safe about our environment. We live in Boise for it's beauty, safety, and atmosphere. If we desired to live in a large, crowded, dirty city, we would move to California. Please consider local homeowners and Idaho NATIVES when approached by Corey Barton, and tell him to build in areas that do not disrupt existing NW Boise neighborhoods.
Comment	Survey	Neighborhoods are being destroyed as open spaces and farm acreage are being removed.
Comment	Survey	ADUs should be allowed regardless of HOA restrictions, much like California recently did.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	Survey	Hill road parkway is already a dangerous road. Need decreased speeds! I have nearly been rear ended several times turning from HRP south onto Duncan and its getting worse. There are many people walking and riding bike in this area and the cars are going way too fast.
Comment	Survey	This is a horrific idea- we don't want to become CA
Comment	Survey	I just don't want the character of our city to be erased. We should be able to maintain quality of existing neighborhoods and be thoughtful of future development to maintain our quality of life. Can't say we can stop what is happening but I remember my aunt's neighborhood in Bellevue WA that is now all high-rise housing. Is this what we want?
Comment	Survey	Wake up Boise. Our city is being ruined by greed.
Comment	Survey	We need better mass transportation. Actually we need an actual functional mass transportation. We need to encourage people to rely less on single user vehicles. Denser neighborhoods with more local and smaller shopping options nearby. We don't need more strip malls and big box retailers. We need to stop prioritizing CARS.
Comment	Survey	<p>Currently rezone application appear to be a rubber stamp process and once the rezone is approved P&amp;Z and city council can do little to influence the developers design. I'm deeply concerned about all the NW Boise rezone for high density especially north of hill road. We are seeing distressed and displaced wildlife. What's the plan? Some rezone for mixed use is acceptable but where does it end? Can we mandate that mature landscaping be preserved or replaced. Mandate for every x acre of mixed use x% of open space is allocated. I believe the current leaders will be poorly remember as those who allowed historical buildings town down for a mall that never happens. I beg you to show us a plan that allows for affordable mixed neighborhoods that also honors the agricultural heritage in NW boise nsirakirwin@gmail.com</p> <p>This survey is poorly written and forces answers into the policies the city wants</p>
Comment	Survey	Maybe you could leave unbroken stuff alone, and fix what is broken such as the overrun roads and traffic problems. Stop trying to zone everyone out, and start trying to fix infrastructure that is already here but not sufficient. Either that or zone your own neighborhoods as super dense and leave the rest of us alone.
Comment	Survey	This should be put to a vote of the people.
Comment	Survey	More density is needed downtown. Give even more residential building options in every neighborhood downtown. Our city will be more walkable and affordable. Make some of those dense apartments and condos bigger, 4 bedroom, for families, not just young and old people. Give as many options as possible.
Comment	Survey	Affordability would be #1 if an option
Comment	Survey	People need a say in a live hearing on what happens to their land.
Comment	Survey	I applaud increased density so that our city can grow in a reasonable and more affordable way. Sprawl helps no one.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	<p>Boise has been wiped clean of all connections to historical Boise.</p> <p>Let's make Boise a new city that is NOT tied to a central downtown urban core.</p> <p>Let's make Boise a city of many wonderful unique and vibrant neighborhoods and districts.</p> <p>Let's STOP the focus on everything downtown. That was the old philosophy to attract new people to Boise. That's no longer needed. People are coming to Boise without enticement.</p> <p>Focus on many neighborhood hubs Expo Idaho, for example. That area can become world-class and the surrounding neighborhoods will all benefit.</p>
<b>Comment</b>	Survey	<p>This will lead to more crowding and less natural spaces. Also will increase the amount of pesticides and herbicides that are used and will contaminate our air, soil, and water. We must protect our agricultural areas and the aquifer, not to mention the air quality of the Treasure Valley which is already suffering due to increased population and vehicles. Building should be done on lands that are not usable for agriculture, whether large or small and do not have irrigation access. Boise is sprawling and it is become unkempt with the aesthetic of being called The City of Trees.</p>
<b>Comment</b>	Survey	<p>No IFS shelter on State St!</p>
<b>Comment</b>	Survey	<p>Bringing high density living brings crime. Lowers home values. Negatively affects neighborhoods.</p>
<b>Comment</b>	Survey	<p>We need to have open spaces, natural areas, and space intentionally preserved for other species, not just for humans. The Hill Road area must not have more housing and roads.</p>
<b>Comment</b>	Survey	<p>We can't handle this much growth this quickly without taxing newer residents at a higher bracket. The roads, parking and recreation areas are struggling with the influx of people. No more high rise apartments or buildings that have no parking. Thank you mayor for that one.</p>
<b>Comment</b>	Survey	<p>The charm of Boise is going away, sad to see. Many open land areas are now being build on. Sad to see what the new mayor is encouraging.</p>
<b>Comment</b>	Survey	<p>Those of us who currently reside in the Northwest section of Boise (recently annexed) off Hill Road and Hill Road Parkway are suffering from the destruction of the farmland, wildland, access for wildlife, loss of quiet neighborhood and the sheer beauty of the fields, because of the rush to develop our farmland into houses. We have no voice, you do not listen to us when we talk to you or write to you of our concerns. Please don't turn our Northwest corner into an urban neighborhood with too many poorly built houses, jammed into an acre.</p>
<b>Comment</b>	Survey	<p>Stop destroying our open fields who are enjoyed by many different types of wildlife to create a out of control housing market that doesn't have the roads/ parking to support it!</p>
<b>Comment</b>	Survey	<p>Stop ruining the open spaces of northwest Boise. My neighborhood and Hill Road are being destroyed.</p>
<b>Comment</b>	Survey	<p>More mixed use everywhere! Thank you! Also more roundabouts. Very impressed with the growth at Harris ranch</p>

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	I think a zoning rewrite to allow more types of buildings in residential areas will really help with boise's housing crisis, and enrich neighborhoods with economic (and other types of) diversity.
<b>Comment</b>	Survey	As a homeowner I want to live in a home neighborhood, not a mixture of apartments etc. I want a safe area for my children.
<b>Comment</b>	Survey	Stop packing in high density. When economy changes you are creating slums - high density with no way to travel equals unemployed then disaster
<b>Comment</b>	Survey	Please Please learn from Washington state and Los Angeles these draconian ideas will Not make Boise better
<b>Comment</b>	Survey	Why the expansion? Why allow more housing? Let's try to keep Boise from turning into another big city. Please.
<b>Comment</b>	Survey	I do not want a bunch of apartments where I live in my neighborhood. There are too many cars on the street as it is and people not watching out for kids. We moved to a residential neighborhood for a reason. To be away from big apartment buildings.
<b>Comment</b>	Survey	We need to control the amount of people in the city not add more. We also need to respect the rights of those all ready here. We live here for a reason. Because we like the way it is. Not to just become another big city with all its problems. Like crime, litter, too many people, noise, ect...
<b>Comment</b>	Survey	on question 4 you don't define if one is the most important or if 10 is the most important. that question is going to be useless.  Its important to me that my neighbors don't just get to decide that they are going to run a business from their house that disturbs the neighbors. Its important to me that my neighbors can't just decide to allow someone to bring in one or two RV's on their property with people living in them. These can greatly affect how I feel about living in that area and could affect how others would as well. ultimately making my house less valuable in my opinion. I would not buy a house next to a business or a trailer park/tiny home park. too many extra people and noise traffic vehicles everywhere
<b>Comment</b>	Survey	Incentivize builders to use existing structures vs new construction
<b>Comment</b>	Survey	Each neighborhood should have a section where buyers must have been an Idaho resident for 10+ years. This would allow them to not be priced out or lose out due to inventory.
<b>Comment</b>	Survey	I especially support housing for varying income levels in all parts of the city, especially walkable to places of employment and groceries

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	SLC Millcreek area has done a good job of taking large residential lots and increasing housing density, in my opinion, while still preserving historic homes onsite. I'd like to see Boise do that. I dislike historic neighborhoods being torn down to accommodate high rise residential - old quality homes should be preserved. Also, the city should focus on partnering with other agencies to build Boise's mass transit future, or our traffic problems will become unbearable, regardless of urban housing density improvements.
<b>Comment</b>	Survey	The proposed zoning is simply greed at its finest. Do better Boise.
<b>Comment</b>	Survey	Provide complete transparency and full disclosure of the decision-making process; avoid the historical perceived/actual tendency to prioritize developers' goals over preferences of existing residents; strive to maintain integrity of neighborhoods; manage change for the benefit of the majority living here now, with a nod to the future, knowing that the best laid plans can change. Finally, establish a policy and fund programs to assist displaced residents.
<b>Comment</b>	Survey	NIMBY
<b>Comment</b>	Survey	The height of new construction will degrade the views of those who have purchased their home for such views (ie Mountains).
<b>Comment</b>	Survey	Higher density is the only answer to our housing crisis, but it must be accompanied by improved public transportation options. This means the highest density areas should be limited to those within close proximity to robust public transport options in the future while keeping other areas that will not be as close in proximity to the main public transport options less dense.
<b>Comment</b>	Survey	Increased density will add additional loading/demand on existing utility infrastructure buried underground (water, sewer, gas, etc).
<b>Comment</b>	Survey	To allow triplex, fourplex, and townhomes in areas where today are, at max, duplexes, is going to create congestion and greatly reduce the charm of Boise neighborhoods. Don't destroy the good while trying to solve this housing problem. There is plenty of land in the state of Idaho.
<b>Comment</b>	Survey	I strongly oppose putting a 200 bed homeless shelter that includes emergency beds with no requirements for sobriety or treatment protocols including meds for mentally ill clients, ESPECIALLY abutting family neighborhoods. I strongly oppose rezoning Old Hill Road or increasing density. We need to stop catering to developers and big money interests from outside the state who are getting rich while paving over foothills, forests, and farmland. Shut off the building craze, and the tsunami of people moving in will slow. It is destroying the quality of life.
<b>Comment</b>	Survey	I strongly oppose changing the zoning codes. Changing residential zoning and giving more leeway to builders will negatively urbanize our charming city. Builders will build anywhere and everywhere they can without taking into consideration the ebb and flow of our already crowded neighborhoods. I don't want Boise to become like Seattle or Portland. Urban; sprawling concrete jungles with ridiculous traffic. Don't pave paradise to put up a parking lot!



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	Survey	Some of the neighborhoods are historic. Some of these new rewrites will allow new developments inside existing, historic neighborhoods. If the new developments reflect the historic values it would make it easier to accept. But often times the developers strive for quantity over quality and cheap over well built.
Comment	Survey	This plan does it address the increased crime or traffic in current single family neighborhoods after the proposed changes allow low income high capacity housing in all neighborhoods.
Comment	Survey	Various multifamily structures do not have enough parking currently. This has significant impact on neighborhood streets. Traffic and appearance on my street is sometimes seriously impacted. When planning the required number of parking places, it should be assumed that residents will have more than one car. Guest parking also needs to be built in.
Comment	Survey	Too much growth leads to more crime and congestion. Boise life style will diminish further, and situations of road rage will increase. We are a very different animal nowadays with political tensions high. I have worked in the service industry for over 13 years and I have seen how people are and react on a daily basis. Needless to say I am glad to be retired and away from that situation. I have lived in Boise for over 32 years, please be smart with the growth and planning.
Comment	Survey	Do not want to see existing character of neighborhoods near downtown changed to be more dense in terms of dwelling units per lot.
Comment	Survey	PRIORITIZE CARBON NEUTRALITY
Comment	Survey	This idea is awful. There is no reason that all neighborhoods should have a variety of housing types. It ruins the charm of Boise and is not necessary.
Comment	Survey	A bunch of cars parked on the street is preferable to a sidewalk dominated by driveways. Alley loading is best.
Comment	Survey	Please don't allow a lot of growth into our foothills. Please use strong restrictions and do everything you can to preserve these very important areas. This is my biggest concern about Boise development-preservation of natural areas. Second concern is intelligently developing existing areas into higher density areas that will work for all Boise citizens.
Comment	Survey	We also need to preserve open spaces and green spaces - people need to interact with the environment for their health and wellbeing. We need to allow room for wildlife and reduce human impacts on the environment. Density is great as long as there are connected open spaces and a way to connect with nature.
Comment	Survey	What we permit today will be around for much longer than 20 years. <a href="https://www.businessinsider.com/no-one-will-own-a-car-in-the-future-2017-5">https://www.businessinsider.com/no-one-will-own-a-car-in-the-future-2017-5</a> Let's suffer through a decade of difficult parking and end up with a city built for the future.
Comment	Survey	I'm very concerned about the development in the foothills. I'd rather see more mixed use neighborhoods in downtown and north and east end so we can keep the open space in the foothills.
Comment	Survey	Boise is a desert, meaning there is limited water. There is not enough water to support all this growth. Also, Boise is in a valley, and the air quality is not good - especially during the winter. With all this oncreased growth - our air quality will cintinue to decrease and for longer times throughout the year

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	Survey	Mixed income levels will create problems like theft Intimidation unsafe atmosphere police problems. Do you wish to create Cabrini Greens Boise? Safety of residents is something you Ms McClesn cannot guarantee. Raping the public on Boise build job prices as a return of favors to contractors and others brought in to make a fortune on these Boise jobs is NOT ACCEPTABLE!! What you do in Boise affects all of the Treasure Valley as far as Crime, taxes for indigent people, schools, Quality of life. Take a page out of your Democratic Agenda and heads up mam on what has happened to DEMOCRATIC CITIES. MY SISTER LIVES IN MINNEAPOLIS AND THE 80,000 SOMALI S IMPORTED INTO MPLS/ST.PAUL BY BARACK BANKRUPTED MPLS.! ARTICLES ABOUT HOW THESE PEOPLE HAVE ASSIMILATED INTO SOCIETY ARE SHEER DIRTY DEM HORSE CRAP FANTASY!!!!!! WE OF COURSE WOULD EXPECT AT LEAST 15 OF THESE FAMILIES OR PEOPLE TO BE LOCATED WITHIN 2 BLOCKS OF YOUR PERSONAL RESIDFENCE. WITHOUT FAIL!!! AND NO SCREENING THEM TO GET THE BEST ONES FOR YOURSELF
Comment	Survey	I'm concerned that the exclusive neighborhoods will duck out of these changes. They will become more exclusive and create much more density for the rest of the community.
Comment	Survey	A lot of these are related- height/size/closeness/landscaping/look/lights and are all very important. Lumping those together would be number one, followed by safety and parking. All of that changes the look and feel of an established neighborhood and are extremely important when considering expanding housing. It's already unsafe with people speeding down 20mph residential streets and scooters riding on the sidewalk.
Comment	Survey	<p>In-fill on substandard lots is making areas too crowded and ignoring existing zoning codes in historic districts. It is also replacing trees and outdoor space. The limited requirements for factual and detailed building plans, and follow-up on the execution of those plans, are non-existent. Case in point, my neighbor built a garage with a dwelling above that overall is higher and broader than the house. Someone walking by asked me if it was an additional house. It has a three-car, extra high garage in the Northend and fits with NOTHING in the area.</p> <p>I walk all over and see this historic neighborhood going downhill as people add additions and above garage dwellings simply so they can have an Air-BnB. They are ugly and do not seem to have any oversight other than - let them build, let's create infill and density so people can access downtown!</p> <p>A better idea would be to build/increase public transportation for areas farther out that are less crowded, create small commercial areas and open spaces in outlying areas, etc.</p>
Comment	Survey	I totally disagree with allowing more multi family housing on a single family lot, 3 4 plus story apartment buildings, and further crowding and displacing single family lots in SE Boise area bordered by Capital, University Dr, Broadway to freeway. With a 3 or 4 family dwelling you are looking at 4 to 8 cars for one lot, Where are they going to park? Parking is already critical here! I never see any representation or concern shown to the residents of this area.
Comment	Survey	Where children in the neighborhoods play. Many play in streets and don't like moving for cars - it's almost like a game of dare. Not at all safe for children or drivers!

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	High density properties should not be allowed on good agricultural (irrigatable) ground. Eventually we won't have enough fertile ground to grow food, crops, and animal feed because the ground with water rights is under asphalt! Where is the common sense in all this growth?! Second in line to greed and bribes perhaps?
<b>Comment</b>	Survey	The current zoning codes are working for the city of Boise. Changing the zoning to allow high-density housing is such a bad idea will change the demographics of Boise. Don't change the city to look like other failing cities like Portland and Seattle and Los Angeles.
<b>Comment</b>	Survey	Absolutely against these changes
<b>Comment</b>	Survey	This survey is very incomplete, and too generic to address character match with a specific residential neighborhood. it doesn't address single family residential neighborhoods incorrectly classified as R3 being addressed and zoned appropriately; it feels those zoning areas are doomed as single family residential and are slated for urban gentification under this plan.
<b>Comment</b>	Survey	I approve that we create neighborhoods that help reduce the dependency on cars: It is healthier for us to walk and bike, it reduces pollution, it is cheaper, neighbors start getting to know each other, children are safer when playing on the streets because there are less cars, all users have access to live-work-play communities and are not automatically excluded because they can't drive, etc.
<b>Comment</b>	Survey	Too many apartments are being built that look institutional. They have no aesthetic appeal. Traffic is a huge issue because of the infill of too many apartment complexes. Townhomes and condos are more appealing aesthetically with landscaping. All of the above are important. The metric is confusing.
<b>Comment</b>	Survey	<p>Front yards are an underutilized resource. Please make sure zoning allows people to use their front yards for gardens and entertaining space. Much like the front porches in days before air conditioning, front yards could make it easier for neighbors to encounter each other while walking through a neighborhood.</p> <p>Some elements of the traditional residential zoning should be preserved as it's expanded to other building types. For example, having large trees and having open space for gardening and social gatherings.</p> <p>We want people in multi-family homes to feel like they can fit-in culturally with neighbors who live in traditional single family homes.</p> <p>Adequate parking is important to ensure existing neighbors are not burdened by new multi-family structures.</p>
<b>Comment</b>	Survey	It is important to preserve the ability of existing residents to have input on zoning changes in their neighborhoods, a right that is denied if their neighborhoods are up-zoned.
<b>Comment</b>	Survey	As my understanding goes of urban booms I seriously believe that this town is building too much and too fast, giving into current trends that will do very little for the future. This town needs to understand new economics, move forward slowly and stop bowing to real estate. Hope you can do that.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	All developers and all the new people moving into our city need to pay the bulk of the taxes and infrastructure improvements due to the influx of people moving into this area.
<b>Comment</b>	Survey	I find it interesting that the zoning code rewrite is taking place now.
<b>Comment</b>	Survey	Question 3 is vague and value laden.
<b>Comment</b>	Survey	Why does this proposal say nothing about the financial implications? Where is the cost/benefit analysis. This proposal says and does nothing for people who are about ready to lose their homes due to rising property taxes.
<b>Comment</b>	Survey	Some residential areas should require density and therefore not allow sf homes
<b>Comment</b>	Survey	This plan has not been vetted properly prior to proceeding as "the new plan". Mixing residential density and mixed use buildings will devalue our neighborhoods and property values. I strongly oppose this new plan and object to the loaded questions and answers in this survey.
<b>Comment</b>	Survey	Access to bus routes is important
<b>Comment</b>	Survey	Availability of Public transportation is sadly lacking in Boise.
<b>Comment</b>	Survey	"Social engineering" at its most earnest.
<b>Comment</b>	Survey	I do not support any effort by the city to change zoning in my neighborhood
<b>Comment</b>	Survey	Boise does not need to have multi family infill housing, this will only serve to disrupt established communities.
<b>Comment</b>	Survey	Stop trying to change our rural town too many people are already moving here the streets are not accommodating
<b>Comment</b>	Survey	Allowing multi-family/lower income housing into established single family neighborhoods will lead to increased crime and safety concerns for children/families. This places a disproportionate burden on middle income families that are already being priced out of the Boise housing market.
<b>Comment</b>	Survey	Affordable prices. Prices keep going up no income. Boise doesn't have the income necessary for all high prices. What are they to do work4 jobs to make a living
<b>Comment</b>	Survey	You should have included something like "most efficient use of land and resources as city grows" in the above. That is what's most important
<b>Comment</b>	Survey	Protect the character of North End and of Boise's historical district

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	Off street parking should be encouraged, especially if a residence has a garage/carport or driveway. Possibility of increased traffic needs to be a part of decision making, and neighborhood presence of police to enforce speeding laws and the safety of residents in crosswalks should be mandatory. Code enforcement needs to be more of an active presence and force to keep code violations in check. That has not been happening in our neighborhood at all!! The impact of traffic of all new development on existing residential neighborhoods needs to be a serious component of any planning decision making. ACHD and the City of Boise need to establish a working relationship! There has been a lot of wasteful spending as the two government bodies operate separately, one completing work to only be dug up by the other to accomplish their own goals/needs! The resulting waste is upsetting to watch! Transparency by the City is crucial. I watch heavy construction machinery and double trailer trucks filled with soil use Warm Springs Avenue, our residential neighborhood, to access the ongoing massive development at Harris Ranch! We were told that the construction of the Park Center bridge would direct traffic to use Park Center instead of Warm Springs, and that the new development would be a simple extension to the Harris Ranch. NOT! St. Luke's expansion was put forth as a project that would not impact the East End. And then we watched their trucks full of soil travel east on Warm Springs for disposal, then only to return down WS for another truckful. Complaints led St. Luke's to the commitment that they would stop using Warm Springs as their traffic route to dispose of their soil, and use Park Center as a result. That lasted for about 2 weeks, and then they were back to traversing WS to reach their destination! The City needs to be proactive in protecting our neighborhoods. That is not happening at all! Our quality of living has been negatively impacted as a result! Our front yard is lost to our safe use, and we will not allow our grandchildren, or dogs, to play there for their safety! Gardening in our front yard is just a stressful undertaking, instead of the meditative and enjoyable outing it should be.
<b>Comment</b>	Survey	Stop the growth! 5 year moratorium on all new construction.
<b>Comment</b>	Survey	One of the biggest concerns is placing higher story new residence next to single story. If we increase density, with City support areas with sidewalks and parks to support growth. Finally, in Southwest Boise there is a concern with access to water, I'm seeing many wells go dry and there is no access to City Water. If drilling a new well the lead time is more than 6 months and costs \$30K!
<b>Comment</b>	Survey	Care about efficiency so that there is affordable housing available, also want to see appropriate accommodations for public transport/ biking/ lessening amount of drivers on the road or parked.
<b>Comment</b>	Survey	Neighborhoods with primarily single family residence should be limited to no more than 2 story buildings and should take into consideration the look of the neighborhood in designing new residences Especially the more urban areas. Keep hi rises downtown where they fit in better
<b>Comment</b>	Survey	CCRs important
<b>Comment</b>	Survey	As Boise grows, we desperately need more mixed use areas and higher density options. Combined with pedestrian, bike, and public transport, that will significantly lower traffic and other density issues. We can't let the city just continue to sprawl.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	The issues of most citizens is that they do not understand the zoning codes and how zoning codes allow for mixed use. First you must get input from all areas of Boise and inform citizens what each zoning code allows. City council should be more receptive to citizens and the concerns they are having. You do not allow for the disruptions different types of housing will have on residents or create open spaces to separate med to high density housing. With med to high density they overflow into single family residence because they do not have enough open spaces, green space for the high number of people, pets and cars forcing them into other single family neighborhoods. It contributes to more trash, animal waste, congestion on sidewalks, safety concerns and expensive clean up. Apartment resident are transient that increase the unknowns.
<b>Comment</b>	Survey	The importance of perseverance of historic buildings, not enough affordable housing for working class, etc
<b>Comment</b>	Survey	This plan will ruin Boise. People love it here because of the way it is now. Mayor McLean is a neo-marxist bent on destroying Boise. She and this poor plan need to go. Expect her to be voted out and this awful plan scrapped.
<b>Comment</b>	Survey	Noise should be considered
<b>Comment</b>	Survey	Frankly & honestly; I do not support the city injecting apartments with disrespectful, loud, party people into my quiet single-family neighborhood and taking my property value, and hard earned equity down to depressing levels.
<b>Comment</b>	Survey	Living in the West End, the city should be more responsive to neighborhoods. It is ridiculous that the city is approving projects with no room for trees, parking, and zero lack of respect for neighbors.
<b>Comment</b>	Survey	Stop trying to stack more and more people into congested areas. Our current infrastructure cannot support your plan to bring more people into an already packed valley. These new codes are obviously being pushed through by wealthy developers who care about nothing but money. You are one step away from the corrept politicians who are already ruining Boise. These new codes seek to pack more people into the valley per square mile to increase profits for developers and builders. Our roads, schools, and basic infrastructure cannot support your corrupt plans. Look at what happened in Phoenix and is currently happening in Las Vegas. Stop letting the politics of "equal housing" funded by greedy developers ruin our city.
<b>Comment</b>	Survey	It is all about great design
<b>Comment</b>	Survey	Sufficient parks and sidewalks.
<b>Comment</b>	Survey	Consider infrastructure like roads and traffic before add any building. More busing and/or 'metrorails' should be put into effect to reduce traffic before adding more people!
<b>Comment</b>	Survey	Height is RIDICULOUS. SHAME ON OUR MAYOR!!!!
<b>Comment</b>	Survey	Land and lot development needs to be posted ON ALL property informing of development with P&Z & city council meeting dates addressing same. Keep boise's Greenbelt from becoming an alley of high rises, blocking river views; ensure greenbelt green space. Preserve Boise's historical homes, neighborhoods and buildings. Neighborhoods and neighbors need be given greater consideration; developers less decision making impact. Intact single family neighborhoods should not be razed in favor of high rise multiple housing and businesses. KEEP BOISE BOISE

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	Survey	Let's keep Boise safe please- this is a terrible idea.
Comment	Survey	Focusing on standards for development in new areas could be useful. Thoughtfully designing denser housing from the start can be much easier than infill. Underground parking for dense developments should be required. Public transportation that is functional can ease the strain on neighborhoods. Existing homes should not be used for vacation rentals when housing is such an issue in our city. This is a good start, but different existing neighborhoods probably need different standards to reflect the variety of existing and new housing.
Comment	Survey	Adjacent/nearby open spaces matter as well as parcel-level open spaces
Comment	Survey	<p>Your explainer says that certain types of high density housing such as high rises will only be in certain neighborhoods. Yet your question asks us if we approve of all these different types of housing in ALL neighborhoods. This is a faulty question, and damages the survey.</p> <p>Also, nowhere do you indicate whether public hearings would still occur. I assume if almost everything is allowable, then the process will move to administrative hearings for everything except design review. This is not acceptable.</p> <p>And finally, isn't there a better way to get at what people care about than using rank ordering? I would rank many of those items equally important.</p> <p>If you are going to rank order aspects of development, the "public process" should be on that list. That's as important as anything, because it affects how a building will look.</p> <p>I believe in streamlining the number of zones, the overlays and the endless number of special exceptions to zoning that developers now get. But if streamlining the zones means "anything goes" in most of them, and public hearings are nixed, what's the point of zoning at all?</p>
Comment	Survey	Yes, please consider the current amount of R-3 zoning in the West End neighborhood. Compared to other neighborhoods in the city, the amount of R-3 & R-2 is totally disproportionate. There is no R-1 and a sold third of the neighborhood is R-3, a significantly higher concentration than any other Boise neighborhood association. The R-3 zoning along the Main Fairview corridor on Idaho and Bannock streets is an antiquated relic of the past when Main/Fairview were the primary arterior routes in/out of the city. Now that the connector serves this purpose, I feel that the R-3 along these to streets in particular should be considered to be reduced down to R-2. As I understand it, this could potential occur as the zoning code-reqite process also includes possibly re-drawing zoning boundaries. Thank you.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	<p>I have lived in Boise all of my life and keeping its distinctive neighborhoods is very important. The North ends quirkiness, the Bench with all of its grace, East ends eclecticness, the West end with its unique mixture of business and homes is all very important to me. Putting a high rise in the middle of the Highlands would be devastating. Same with a high rise around South jr hi. I totally disagree with taking a few 1 acre lots from an acre lot subdivision for apartments, especially when traffic is already an issue.</p> <p>I especially dislike the fact that by the time a hearing is scheduled the development has already started! Why even have the hearing? You really don't want the public's input. The people are Boise and the City of Boise needs to remember that.</p>
<b>Comment</b>	Survey	<p>Think about tools to acquire and manage tenant ag/open space in the city that is not foothills or river corridor. Also, where possible develop urban separators with adjacent cities or dense county development</p>
<b>Comment</b>	Survey	<p>Yes, in my opinion, the current R-3 zoning of the south side of the West End Neighborhood is unfair to the neighborhood as a whole. When compared other similar neighborhoods in Boise, (the North/East Ends) these don't have anywhere close to the same amount of R-3 (if any) or R-2 for that matter. As a registered N.A. with the city, I feel our voice is not being heard when we ask that the Zoning for this area, particularly that adjacent along the Main/Fairview corridor, be looked at from a historical lens as to why it was designated R-3 to begin with. I understand the idea of a step-down approach from main arterial traffic zones, however the current character of the Idaho and Bannock St. section of R-3 is more akin to R-1. I ask that the advisory committee please consider making the R-3 zoning more equitable to the city's neighborhoods at large and less concentrated in the West End. Ultimately, I'd like to see the R-3 sections of Bannock and Idaho be changed to R-2. Thank you.</p>
<b>Comment</b>	Survey	<p>Focus on quality not quantity!!! BOISE can't be the answer for everyone. Make new development pay for infrastructure.</p>
<b>Comment</b>	Survey	<p>I wonder if these changes are substantial enough. Seems like it's clearly needed and I'm unsure if these changes will do enough for our affordability crisis. Could be a drop in the bucket.</p>
<b>Comment</b>	Survey	<p>I agree with the changes EXCEPT the high-rise. If you took that out of the conversation, I could see this scenario improving the zoning situation.</p>
<b>Comment</b>	Survey	<p>We need to allow smaller minimum lot sizes so all of the new housing types you are proposing can be owned, not just used as investment property. Right now, with this draft, it is extremely unclear how owned units can actually happen.</p>
<b>Comment</b>	Survey	<p>Don't do it</p>
<b>Comment</b>	Survey	<p>Boise is being destroyed.</p>
<b>Comment</b>	Survey	<p>Spatial planning and balance of a site along with movement of building design is important</p>
<b>Comment</b>	Survey	<p>You need to start limiting large scale apartment complexes. A goal should be set on how large of population you want Boise to have, or how dense you want the downtown to be.</p>
<b>Comment</b>	Survey	<p>favor of units in urban areas with underground, safe parking, when available. Feel our more suburban areas with paths, open spaces, and housing with diverse priced units are successful because they allow individuals of all ages to have easy access</p>



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	Survey	Make housing affordable.
Comment	Survey	There are a few things that I would rank of equal importance and it seems incorrect to not allow us to do that and have to use a ranking system.
Comment	Survey	Look differnt opention differrn car stacking parking?
Comment	Survey	Safety is number 1
Comment	Survey	Noise considerations, I.e., a dog daycare should not be allowed next to or within a residential neighborhood. This might be obvious but we had one proposed right next to our neighborhood. The public info mtg did allow me to meet ALL my neighbors!
Comment	Survey	There should be no homeless shelters in residential neighborhoods or on busy streets.
Comment	Survey	It's stupid to try and force mixed income housing. There's a reason people buy houses in certain neighborhoods and allowing low income housing in those neighborhoods would just make everyone want to leave.
Comment	Survey	Allow different types of dwellings using a variety of building materials. Wood/Brick/Stucco are not the only viable building materials.
Comment	Survey	We should not be reducing the standard of living if existing residences by increasing density of existing neighborhoods. Instead, density should be increased in areas like downtown.
Comment	Survey	we need more open space and parks - shoving more houses in smaller areas does not help the citizens of the city it only detracts from the over all appearance and the livability of the neighborhood
Comment	Survey	I do believe it is important for developers to provide off street parking even in pedestrian friendly areas. Despite most people's efforts to drive less, it's pretty much impossible to get away from owning a vehicle altogether. People in Idaho want a car for recreation if nothing else. As people move away from cars for their everyday commute, those vehicles will be parked for continuous days and having too many cars parked on the street is dangerous for pedestrians and bikes.
Comment	Survey	Emergency LOW BARRIER Homeless Shelters DO NOT BELONG in the backyards of RESIDENTIAL neighborhoods. Emergency Homeless Shelters do not belong in a already improvised/low income neighborhood with several existing shelters in a 2 mile area as well as 3 elementary schools. It is not the responsibility of The Veterans Park, Collister an Sunset Neighborhood to carry the burden of an ill conceived out dated idea of a 200 plus bed shelter. Emergency Low Barrier Homeless Shelters do not belong in the BACKYARDS of RESIDENTIAL NEIGHBORHOODS!
Comment	Survey	Infrastructure needs to be the number one priority before adding more structures.
Comment	Survey	I would like to see fewer constraints on what we can build on residential lots.
Comment	Survey	We dont to be like California
Comment	Survey	I'm in favor of allowing denser housing so long as it is accompanied by increased biking and busing infrastructure.
Comment	Survey	Stop trying to turn Boise in Portland or Seattle!

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<p><b>Comment</b></p>	<p>Survey</p>	<p>Giving incentives to developers like parking reductions and added building height for putting aside some income-restricted units does absolutely nothing for anyone except the developers. Under this program, the rent for a single person making less than the area median income would be \$1,309/month. Property managers often require that your income is 3x monthly rent amount which would be \$3,927. Divide that into weekly income, \$981.75 and then into hourly wage based on a 40 hour work week, \$24.54/hour. How many jobs in the valley offer that hourly rate? So, how is this supposed to help with affordable living? I also find it interesting that another part of the program is an incentive so that any building with 25 units or less doesn't require a public meeting anymore. I thought the whole reason for the program was to help the citizens, and your constituents, but instead you are actively seeking to silence them. If you are so worried about affordable housing, why don't you first worry about affordable wages so people can actually afford the rent. You stand behind paying tipped employees \$3.35/hour because they are tipped AND then you tax their tips! All you are doing by allowing developers to come in, tear down a single family residence and build a tri-plex or townhomes is add to the population density, which in turn adds more traffic, which in turn requires more road work to accommodate. And who ultimately pays for this road work? Property owners by increased property taxes. So now my taxes go up to live in a neighborhood that is overcrowded, surrounded by buildings built so tall I can't see the sky from my own front porch, never being able to park in front of my own home again because the developer got an incentive for reduced parking for the building, and eventually the property taxes get so high that I have no choice but to sell and the only people that can afford to buy it are from another state so all that you have done is ruin my neighborhood and force me from my home. Thanks</p>

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	<p>What dumb shit liberal cool-aide are you guys drinking now? I've been actively involved in the housing industry in our city on different sides for 10 years—and out of all the bonehead ideas I've heard this has to be the worst. "Hey neighbor Im thinking Im going to throw up a 4plex" hope you don't mind.</p> <p>Not to mention, as with most liberal policies you're going to drive people away from the city. We have a safe City. Bringing in low income housing to the middle of an established neighborhood will cause a shift away from the city core. It's happened over and over and over again in history and in other cities—yet you idiots think it's going to magically work here?</p> <p>For f**ks same, build up!!!! The only place to really address housing affordability and keep your crime levels down, not overwhelm your public services, and not drive people away—is to build higher in the downtown core.</p> <p>Another great idea—take development south. Pony up and run the infrastructure south of the freeway—where the Locale development is going. Keep going!</p> <p>Do you people really have any idea how much the people of this city despise your policies and ideas?</p> <p>Actively engage the Republican side of things and you'll be blown away at how far out of touch you are with the city.</p> <p>Not to mention—the BS you're pulling will RUIN our city. Look at every other liberal led city—they all have very similar problems with crime, taxes, terrible education, and people fleeing them.</p> <p>Pull your head out of your ass before this city is ruined!</p>
<b>Comment</b>	Survey	Do not destroy family neighborhood
<b>Comment</b>	Survey	Ease of police patrols and accessibility for firefighters/paramedics should be considered.
<b>Comment</b>	Survey	Allow smaller single family homes to be built. I would like to buy a two bedroom house on a small lot in Boise.
<b>Comment</b>	Survey	I live in the Highlands and would like more information about the zone I live in before I can truly share my thoughts. I also own a lot that I would like to build on next door to my house. It was previously unbuildable due to the lot size. I would like to downsize and build my dream "smaller home." I hope the city will consider people that want to downsize, but not live in a condo/townhome.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	Many of have lived here a long time and have bought homes with the existing zone by choice for single family homes with sufficient parking. These concepts would drastically change all neighborhoods. I was born in Boise in 1955 and am very upset with how crazy things are especially traffic. We need to halt approvals until infrastructure can catch up and see what the recent tax cut legislation brings like our neighboring communities in Canyon County have done. I don't want services I rely on being cut. I am tired of the developers getting their way, growth needs to pay for itself
<b>Comment</b>	Survey	Please add something about historical sensitivity in old neighborhoods.
<b>Comment</b>	Survey	We have city acreages, and recent infill with apartment buildings is causing an increase in traffic and crime. Apartment buildings are allowed without adequate parking which is spilling onto streets. Acreages are being chopped up into lots which are not well planned.
<b>Comment</b>	Survey	The statement above, "... as we allow new types of housing in your neighborhood" indicates it is a foregone conclusion that new types of housing will be allowed in our neighborhood. If this is true, it is disappointing that these changes have already been decided without significant input from the existing residents in these zones. If it is not true, the statement could have been more carefully worded to not convey the message it does.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	<p>Property ownership and renting are two different ways of living. Property owners typically have spent years saving money to buy a house and take pride in caring for it. Renters are generally not invested in taking care of the outside nor do they care about the general look of the neighborhood. Most want to just come and go or live inside comfortably. Because of this, It is not a good idea to mix the two. The diversity you are trying to create will only create resentment. I think people appreciate the diversity in the commercial areas and parks where people can come together, celebrate, shop together, and eat together.</p> <p>Diversity doesn't mean slamming everyone together, it means allowing space for differences and drawing those differences together, to share with each other, with a unifying interest.</p> <p>This is how people lived long ago. They had their community of shops where they could purchase their food, etc. Having small shops within communities is ideal for bringing people together, reducing car pollution and traffic, and providing small business opportunities and income for residents. Lets keep the small community atmosphere we love.</p> <p>There should be a focus on common architectural styles so that these areas are attractive to the people that live in them, as well as provide pride in keeping them clean, safe, and friendly.</p> <p>The plan also will need schools, parks, open space, and water for all the people in the area. The Boise area water table is dropping as the demand increases. Close packing housing will further deplete the limited water we have to share. Let things spread out will help delay the water problem. If we will abuse our ecosystem and then no one can live her long term. We can not make more rain or snow come here so we will need to limit the growth to some degree. More space per household is a good plan that keeps small communities and reduces demand on resources.</p>
<b>Comment</b>	Survey	<p>Boise is growing too quickly and we do not have the infrastructure to support it. Road improvements need to be made before more houses are built.</p>
<b>Comment</b>	Survey	<p>Property ownership and renting are two different ways of living. Property owners typically have spent years saving money to buy a house and take pride in caring for it. Renters, for the most part, care about a place to live and the stuff they have inside it. They are generally not invested in taking care of the outside nor do they care about the general look of the neighborhood. Most want to just come and go or live inside comfortably.</p> <p>It is not a good idea to mix the two. The diversity you are trying to create will only create resentment. I think people appreciate the diversity in the commercial areas and parks where people can come together, celebrate, shop together, and eat together.</p> <p>Diversity doesn't mean slamming everyone together, it means allowing space for differences and drawing those differences together, to share with each other, with a unifying interest.</p>

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	This is a SLIPPERY slope that other city's have addressed without seeing the long term results they were desiring.
<b>Comment</b>	Survey	The use needs to be restricted. Residential uses must be preserved.
<b>Comment</b>	Survey	I think neighborhood plans should still impact neighborhood level decisions. I understand that there is a need for higher density, but I think there should be continuity within neighborhoods or at least planning efforts to define future expected growth types. If a triplex is proposed in a residential area, the developer should be required to ensure the property fits in with the architectural style of the area and any impacts are adequately considered and mitigated.
<b>Comment</b>	Survey	Increased housing density and low income housing near established, higher income neighborhoods leads to decreased perceived safety, higher crime, more traffic and reduces property values. Not a win - win.
<b>Comment</b>	Survey	I have lived in cities that have adopted these housing "diversity" policies and they don't work. They do not provide affordable/diversified housing. They just provide more unaffordable housing in unaffordable neighborhoods as well as create huge traffic problems, overcrowded schools, and overburdened emergency services.
<b>Comment</b>	Survey	This survey is poorly done. The questions are written in a leading forced choice way feels like we are being asked to validate upcoming City policy changes vs give our opinion. I've sat in on numerous P&Z and City Council meetings. I observe that every time a plan comes to changing zoning from rural to high density it's approved and there isn't much there Commissioners and Council members can do once zoning is changed. As a NW boise resident I believe we've done more than our fair share of addressing the need for housing. I'm not seeing any plans to equally balance safety (fire station/Wildland Urban Interface mitigation) and the addition of green space and habitat preservation to balance the huge influx of housing. Where is the plan on what would be developed vs what will be preserved? My number is 208 871 8209 and I'd love for HOA leadership and residents to have the chance for meetings to hear plans and options vs poor surveys like this. Thank you, Nicole Sirak Irwin
<b>Comment</b>	Survey	How do you propose to get this survey out to people of lower socioeconomic brackets? I feel the diversity in applicants may adversely affect people it may affect
<b>Comment</b>	Survey	While I agree that we need more housing density closer in to downtown, I think it should be primarily focused on more main thoroughfares like whitewater parkway, 27th, 16th, Main and Fairview. It is inappropriate for a 3-4 story apartment building to be placed in the middle of single-family homes within residential neighborhoods. I am also concerned with the number of cars parked on the neighborhood streets, making it impossible for two cars to pass and unsafe for bikers. I think street parking needs to be limited where each home gets one street parking pass or something like that.
<b>Comment</b>	Survey	Don't be Seattle/Portland.
<b>Comment</b>	Survey	Encouraging biking and access to EV charging stations in newly dense neighborhoods is of great importance as the valley grows. These two factors maintain and improve property values as density increases.
<b>Comment</b>	Survey	There is absolutely too much construction occurring. Boise is being destroyed by greedy developers and politicians.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	Whether or not you are impacting POTENTIAL historic districts. The City has not surveyed and has chosen not to designate new historic districts because it would be too strenuous for City staff. The City should make an effort to identify and DESIGNATE historic districts outside of the North End and East End. There are historic properties and neighborhoods on the Bench, West Bench, Southeast Boise, etc., but it seems like the City only cares about the wealthy North Enders. There is more to Boise than the North End and East End. I would love to see how the North End residents feel if they have a three story triplex plopped down next to all their single family residences. Each neighborhood has an identity and it needs to be RESPECTED otherwise there is no cohesion in the look and feel of the neighborhood.
<b>Comment</b>	Survey	Infinite growth does not have to be our goal.
<b>Comment</b>	Survey	Please consider adding provisions to reduce light pollution by having lights face the ground like some other desert cities
<b>Comment</b>	Survey	Stupid idea which will destroy Boises' beauty and function all for the sake of diversity; i.e. social engineering! Good luck ramming this through. Poorer luck getting people to buy in such a mashed up ghetto in the making!
<b>Comment</b>	Survey	You failed to factor in added noise from placing apartments near single family residential homes, plus higher probability of increased crime as well as less privacy plus more vehicles.
<b>Comment</b>	Survey	<p>You are interfering with why people bought where they did, they choose to select a type of 'Hood with certain characteristics and after the fact you are altering that. That is unfair and unreasonable. If you choose to do this, make a small district that you can experiment on, not the whole city. This post hoc alters housing right and expectations for people's prior choices, without proper notice or compensation changes from their expectations on their land ownership. Stop the social experiments with other peoples rights.</p> <p>According to the University of California, Berkeley's, Urban Displacement Project, "While upzoning may change market dynamics in some neighborhoods, in others, the existing stock or costs of construction may mean upzoning will do little to make new housing developments financially viable."</p> <p>Urban Affairs Review, Yonah Freemark of Massachusetts Institute of Technology (MIT) concluded in 2019 that Chicago upzoning efforts served only to increase prices of existing housing units and found "no impacts of the reforms ... on the number of newly permitted dwellings over five years."</p> <p>There are also environmental concerns of increased density on carbon footprints and threatening important green space in urban Boise's beautiful urban settings.</p>
<b>Comment</b>	Survey	The high density travesty at State street and Ellen's Ferry should be an example of how to devastate a neighborhood. There are overflow parked cars around a blind corner, increased accidents at one of the state's busiest intersections and crime from youths with no access to recreation.
<b>Comment</b>	Survey	The city needs to do all it can to promote affordable houses and make it so people my age can have some certainty in where they live.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	Ensuring there's enough parking / making large apt complexes give free parking spots to all residents (some people cannot afford to pay for a spot even if they are offered).
<b>Comment</b>	Survey	Completely against rezoning in an established residential, single home, neighborhood. Does not belong there.
<b>Comment</b>	Survey	Impact to roads / traffic!!!
<b>Comment</b>	Survey	all of the above . Leave existing neighborhoods alone . Shame on you with your diversity crap. We have freedom of choice we bought where bought for a reason you have NO right to come along and screw up our neighborhood . Who do you think you are . You want to build diverse neighborhoods do it but leave existing alone. This is not Boston it's Boise.
<b>Comment</b>	Survey	No new duplexes/triplexes or ADUs should be allowed in already-dense neighborhoods like the North End unless sufficient off-street parking is available for tenants (unless on a corner).
<b>Comment</b>	Survey	Adequate parking for all residents should be required so streets are safe to walk, bike & drive. Lighting-LED and pointed down, reduce glare into other residences.  There are large parking lots, old KMART, on Americana & Albertson's on Apple, the four business buildings on River Street (next to the river) with way more parking spaces than cars. How can these spaces be revamped for housing, greenspace/pocket parks/gardens, etc. Greenspace to reduce heat, add more trees, provide more green space to help with mental health breaks.
<b>Comment</b>	Survey	Sprawl to the moon
<b>Comment</b>	Survey	Build up, not out. And please stand up to the North End NIMBYs, for the good of all of Boise and those who can no longer afford to live in the City.
<b>Comment</b>	Survey	HORRIBLE IDEA!!!! This will DESTROY the values of homeowners and lead to decay in single family zones. The effect is a legal taking of private property via changing the use. I cannot disagree more strongly.
<b>Comment</b>	Survey	Are they going to allow for smaller houses to be built?
<b>Comment</b>	Survey	High density townhomes are of particular concern within established suburban or near-city neighborhoods. Increased density of tall townhome buildings (where multiple people often sub-let) can create traffic, parking and visual appeal challenges. When developers are incentivized to purchase & subdivide neighborhood plots and place multiple townhomes, it can quickly spread and affect these neighborhood elements rather quickly (observed in other cities).
<b>Comment</b>	Survey	I would like to see small plots of park-like open areas for neighbors and "walkers" to relax in and hopefully engage with each other.
<b>Comment</b>	Survey	Is it clear that 10 is last? I ranked based on that assumption.



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	Cities are going to have to become more dense as the population grows; the alternative is massive Los Angeles-style sprawl and we're well on our way to that already. I also think that if the city is serious about housing affordability they need to allow projects to be built without this excessive level of planning and zoning review and appeal we currently have. All that does is allow NIMBY types to show up and try to kill the project or make the developer redesign it three or four times. Ultimately the review process drives up costs, and those are 100 percent borne by the purchaser of the unit.
<b>Comment</b>	Survey	Infill with more than duplexes in a single family Home neighborhood could very negatively affect neighborhood where pets and children play to way too many cars. I am very worried about my kids safety biking and playing if apartments come in to our neighborhood
<b>Comment</b>	Survey	let local owners of rental property be able to do an adu . it would make for more affordable housing. Not right to restrict a local owner that invest in your community and at the same time pay a consultant to tell you how to make more density.
<b>Comment</b>	Survey	How will these proposed changes be implemented? Grandfather rights to exclude them in existing communities or ? What impacts if current CCR's and HOA don't allow the mixed use?
<b>Comment</b>	Survey	I think regulating traffic flow is very important to make sure that most areas of the city are designed for people to be in, rather than spaces for cars to move through. Especially as we increase density. Residential areas should be places people feel comfortable being in, walking in, and biking in.
<b>Comment</b>	Survey	Light and noise pollution are concerns as well as neighbor conflict when too close or neighbors infringe on others.
<b>Comment</b>	Survey	Off-Street Parking should be regulated by property owners themselves. On-Street Parking should be regulated by parking permits and parking meters.
<b>Comment</b>	Survey	Build up in the city core, do not change residential zoning to allow more density. Our residential area already has a high number of small apartment complexes, duplexes, and ADUs. Parking is already a problem in the neighborhood, and it is occurring at the same time we have more cross-traffic. The increase in parked cars has made visibility at intersections very poor, and it is detrimental to the walkability and safety of the neighborhood. In addition to the ADUs, rents are so high, each year we see more SFHs being inhabited by 4 adults with 4 cars. Adding tightly spaced townhomes or multiplexes will increase this problem. We still have a lot of space in the urban core to build up.
<b>Comment</b>	Survey	Parking minimums should be eliminated across the board.
<b>Comment</b>	Survey	If simplification is the goal, we need to express population density by 'minimum lot size' instead of 'units per acre'.
<b>Comment</b>	Survey	You don't want someone to be able to build a triplex or fourplex with lower rents next to a million-dollar home. It just will not work. Lower-cost housing should be far enough away from the city core to reduce the cost but should be provided with bike lanes, bus routes, and shopping within walking distance. Stop trying to put cheap housing in the most expensive locations. Remember, the cost of housing is based on demand and location, location, location.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	I support growth that makes sense, but I think some of these categories will allow for types of growth that should not occur. For example, building in the foothills where dirt slides is not a good idea no matter what category it is called. Also, the context of an existing neighborhood "block" should inform the type of new housing allowed. For example, the reconfiguration of 6222 W Elmer from a single family house with acreage to stuffing 6 units on the same property is absurd. All of the existing houses on that street are large ranch-style houses with large lots/acreage. There are no pedestrian facilities, so including a 5-foot sidewalk for the new development is meaningless when there is nothing else to which it will connect. Dumping dozens more car trips out onto a street that requires either a school bus or your own vehicle to pull over so you can safely pass each other makes no sense. The current infrastructure of a "country road" will not accommodate parking construction vehicles and equipment to work on that closed-together construction or visitor parking at a later date. The context of that project should be scrutinized beyond these current and proposed categories. It would be nice to work with the neighborhood association to find out what makes sense.
<b>Comment</b>	Survey	I oppose high density housing I oppose low income housing
<b>Comment</b>	Survey	More need for multi-family development.
<b>Comment</b>	Survey	Please do NOT allow building in the foothills and open spaces. Boise is becoming too congested and you are ruining the reason that people want to live here.
<b>Comment</b>	Survey	Is a 10 most important or least important for the above ranking? Second, we need excerpts from the code prepared to make researching the code easier such as ADU's for example. Layout all parts of the code into one section devoted exclusively to ADUs
<b>Comment</b>	Survey	Mayor Bieter already contributed to the ruining of Boise - pocketing kickbacks from greedy developers. It is done. Go ahead and COMPLETELY RUIN, the rest of what used to be a cool place. We are looking at place to escape here.
<b>Comment</b>	Survey	High density eg. apartments shouldn't be mixed with single family
<b>Comment</b>	Survey	I support urban density with an eye to public outdoor spaces, walkability and diversity. The notion that we must keep our city like a sprawling suburb with giant lawns is silly. I am opposed to private parks and endless suburban style housing that demand car use for every errand. It's a city.
<b>Comment</b>	Survey	I already live in a mixed density neighborhood. I constantly have developers call to purchase my property to sub-divide for more housing. I say, No let me have my acre. Why can't I have the right to live in a neighborhood as it is?
<b>Comment</b>	Survey	Cottage court and courtyard apartments could be allowed in all residential zones. I don't understand how "Hillsides/Open Spaces" is replaced by "Large Lot Residential" it seems like "Large Lot Residential" should fall into the suburban residential category. "Hillside/Open Spaces" does not sound like it was "residential" the new zone sounds like designated open spaces, undeveloped land will no longer be zoned and all land will be zoned for residential development. Perhaps a more specific definition of "large lot" residential and what the current "open land/hillside" allows might make it more clear.
<b>Comment</b>	Survey	Public open space and not being jammed into places being on top of each other, Parking wars.
<b>Comment</b>	Survey	We do not want to be like Portland, Seattle, San Francisco, etc. so please stop this nonsense.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	Survey	Need space for tiny villages among residential areas. Pocket Communities!!!
Comment	Survey	Why are you out to destroy Boise?
Comment	Survey	New structures should be required to have solar, water conservation, properly placed trees to shade buildings and reduce air conditioning in summer. Any new construction should be designed to reduce adverse impacts on climate and limited water resources.
Comment	Survey	Stop building in the WUI unless you are going to get serious about building codes that protect buildings from wildfires and require fire wise landscaping. Mandate all new construction in Boise should have water efficient landscaping - no more large lawns, no blue grass and no more decorative ponds.
Comment	Survey	Proposed changes would damage existing neighborhoods. This is a suck-up to developers.
Comment	Survey	Seems like the neighborhood-scale mixed use should allow for maybe a little more parking at the businesses therein. For example, say a very small grocery or convenience store opens in a neighborhood. It would need a little more parking than a house. Or maybe add parking surrounding a mixed-use neighborhood that contains both housing and restaurants, bars, groceries, studios, etc but make the interior of the neighborhood more pedestrian friendly
Comment	Survey	Neighborhoods are being totally ruined because of over developing! People are hating each other and the atmosphere in some neighborhoods has become toxic! You say it is diversity that is important but we all know it's all about money! What goes around comes around!
Comment	Survey	This survey is designed to get people to support the city's consultant led Upzoning, and I stingily oppose this process. You need to start over, get rid of the consultant and fully engage and inform the public of how ugly, hot, dense, polluted, gentrified, unaffordable and unlivable the proposed zoning changes will make Boise.
Comment	Survey	Don't turn Boise into Meridian, another mini Orange County, CA city
Comment	Survey	We are totally AGAINST increasing density in areas that now have large lots. People move to these types of neighborhoods because they want quiet and space. The city has NO RIGHT to take that away from us. We will FIGHT THIS ! In asking us to RANK you are giving false choices... this is totally slanted towards the idea that these changes are a given and will be forced on Boise residents whether we want them or not.
Comment	Survey	Shouldn't be able to cram 15 or more structures on 1 acre to satisfy your urban density.
Comment	Survey	I tried to get on the committee, so then I was on the zoom meeting. Thous of us that asked serious questions were ignored, the only comment recorded were the warm and fussy social engineering comments.
Comment	Survey	Please don't ruin Boise! Single family homes inside the city, preserved foothills, pedestrian, bike, and family friendly, and safety! These are the things that make Boise a wonderful and special place to live! Please don't let our city become Portland! We don't need crammed housing! We don't need houses falling off every hillside and homeless people everywhere!

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	Change is not always good and we need to keep the character of Boise not try to be another Seattle or Portland. If I wanted to live there I would move there. Our city is not taking the time it needs and the people who have been here a long time no longer feel like it is home. Look what happened in California and think about what we are doing to ruin our city.
<b>Comment</b>	Survey	If a larger multi family pops up in the middle of a block it will negatively impact the opinion and value of neighboring properties. Better transportation issues from areas where multi family homes are clustered is a better way to go.
<b>Comment</b>	Survey	I don't care for lighting. It is causing detrimental light pollution at night.
<b>Comment</b>	Survey	Minimize sprawl. Lets not be like Phoenix AZ.
<b>Comment</b>	Survey	Off street parking is important.
<b>Comment</b>	Survey	Private updating of existing residences within current R-1 and R-2 zones historically and currently adds rather than detracts from a neighborhood of many levels: affordability & livability have a much better chance to occur under existing zoning, for example, from renting to purchasing. Higher density negatively impacts quality of life and fails to provide affordable housing, while the zoning rewrite repeats assaults on other communities used as the very selective models highlighted in the plan. All generations expected better than such options and their presentation framings. Efficiency, after all, sometimes kills rather than nurtures. The city should be encouraged to preserve beyond designated historic districts instead of this false and offensive set of housing choices. To reduce neighborhood life to a variety of new housing plans is especially an insensitive an un-aesthetic takeover while destroying the peacefulness of so many neighborhoods. The city's residents want to both preserve and adapt, but not like this. Also, beauty of design for some of these seems furthest from developers' and architects' minds--ugly tiny-to-multi-houses is already happening in the city, and should never be considered a precedent for how to proceed going forward. Thye city of trees is becoming the city of cheap, unimaginative building materials where citizens are thought of not as citizens, but as consumers--consumers paying too much for sterile homes and, more so, warehousing rentals. The "housing crisis" is a developers' narrative and should not be the city's first criterion by supplying this cafeteria of housing food that is not at all nurturing.
<b>Comment</b>	Survey	The Sycamore overlay is the last place in Boise to locate live/work farm to table businesses close to downtown, saving time and transportation costs. The city should not encourage denser housing in this area. Instead, encourage live/work farming by waiving fees for agricultural business in this area. There are no other areas this close to downtown with large lots and inexpensive irrigation.
<b>Comment</b>	Survey	Property Values were not included as a possible "most important thing." I purchased a home on a large lot in a neighborhood restricted to large lots, allowing re-zoning to reduce lot size and increase density decreases my property value.
<b>Comment</b>	Survey	Lighting is important in terms of light pollution only.
<b>Comment</b>	Survey	N/a

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	If I saw that you were doing this mixed use in the long list of subdivisions for housing that are popping up all around the boundaries of the city, I would feel like you're trying. Instead, you're just thinking that infill will solve your problems inside the city only. Put some triplexes in every new single family subdivision. You're using this process to upzone existing neighborhoods instead of creating a mix of housing in new developments. Your plans are ineffective when you look at the big picture. Remember density is where disease spreads easily. Spot zoning is illegal, so don't hide it in the new proposed code. You still have to have use designations.
<b>Comment</b>	Survey	Make sure the residents of Blue Valley, on S Eisenman, don't get run out of where they live, by building so much stuff around them. Put up city paid noise wall around them, so they can be separated from all the light and noise. It's unfair to them.
<b>Comment</b>	Survey	There's no context to these questions.
<b>Comment</b>	Survey	I love cottage courts, and think they would make sense in most residential neighborhoods.
<b>Comment</b>	Survey	I think the most important thing is encouraging good engagement with the street with doors facing the street, transitional space between public and private uses (stoops, patios, etc.) and use of alleys or reconstruction of alleys/back parking as much as possible. I also would support the allowance of cottage courts and courtyard apartments in all residential zones
<b>Comment</b>	Survey	The goal of higher density will lead to a loss of neighborhood character and quality of life in general.
<b>Comment</b>	Survey	I do not believe question 4 is a good question. MANY of the items I would rank as important. I cannot choose one over the other REALLY
<b>Comment</b>	Survey	Why is affordability not on here, wtf
<b>Comment</b>	Survey	Yes, why move affordable housing from downtown where the shelter and amenities are?
<b>Comment</b>	Survey	Higher density housing is impractical when there aren't any services within walking distance. SW Boise has very limited public transportation, bike lanes and sidewalks. It is not safe to walk or bike along many of these streets.
<b>Comment</b>	Survey	walkability is key to livability
<b>Comment</b>	Survey	Stop taking people's rights away for fantasy "diversity." Let everyone succeed by making sure people have honest education and honest competition.
<b>Comment</b>	Survey	I'm not liking what I'm seeing in this plan at all! Terrible. Trying to appease people in government to make their lives easier. Not listening to the public!
<b>Comment</b>	Survey	I am very concerned about higher density housing in traditional neighborhoods without adequate parking set aside on the property. Since most families have at least two cars, two off street parking places should be required per residence. Otherwise, people will end up parking on the streets, which they already do.
<b>Comment</b>	Survey	Government needs to stop trying to impose their belief system and efforts towards diversity on this community. Stop wasting our tax payer dollars with ridiculous programs.
<b>Comment</b>	Survey	I strong oppose changing our historic neighborhoods
<b>Comment</b>	Survey	I hope these changes will include requirements for adequate parking spaces for residents.
<b>Comment</b>	Survey	Decisions on design and construct need to be taken in context. Difficult to answer these questions as one size fits all.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
Comment	Survey	The survey is great but the results should be based by neighborhood. For example, proximity of homes is very different in each neighborhood. The challenge is that the money is made by the developers, who currently do not bear enough costs to encroach on the neighborhood with new developments.
Comment	Survey	How it impacts traffic, existing home values and potential for crime and deterioration if said diverse folks are unable to take care of their space or trash it up
Comment	Survey	Noise should be considered
Comment	Survey	You cannot build low income housing within high income housing ...two completely different cultures and lifestyles , expectations and pride of ownership . Drive down a street with high income and rentals on it . You will see the difference . One is dilapidated the other is cared for .
Comment	Survey	Added noise
Comment	Survey	Adding more homes = increased students in zoned school. Portable trailers aren't the answer to overcrowded schools.
Comment	Survey	This entire P&Z plan is set to destroy our City.
Comment	Survey	Higher density increases crime.
Comment	Survey	Classify AirBnB and short term rentals as hotels and businesses and restrict and tax them as such
Comment	Survey	The introduction to survey was very vague and did not explain clearly for citizens how these changes will affect their properties (current zoning vs proposed zoning )
Comment	Survey	stop cutting down our trees. we have plenty of open spaces
Comment	Survey	I live in the NE out of the historic district. My biggest concern is, when you develop and inevitably need to cut down trees, to plant new ones and maintain a certain level of landscaping to make the new development look aesthetically pleasing now and in the future. Second biggest concern is traffic flow versus where they park their cars.
Comment	Survey	Don't ruin neighborhoods by not planning for traffic and multiple family housing in single family housing areas
Comment	Survey	None of the changes address the current affordability issue. Zoning for mixed use should require 25-50% of residential dwellings being built to be priced for incomes of \$50K or less in order for density, loss of open space, loss of trees and wildlife corridors, and infrastructural impact to existing communities to be worth the sacrifices being made. This is a huge mistake on its face, but it will be devastating to Boise long term if all we end up with are more "luxury" units.
Comment	Survey	The city should not turn r1 c-h into urban zoning.
Comment	Survey	Gradual increase is nice. Take in to account what is next door.
Comment	Survey	Reduce the number of parking spaces required when a unit is added.
Comment	Survey	Visit India and other places where everything is allowed to be mixed and see what Boise will look like in 30 years.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	If town houses are allowed in all residential areas, they should be owner occupied only--not rentals. The zoning should require projects that are proposed as being for sale be sold, not rented. Large projects, such as Roe Street Townhomes that become rentals instead of being sold change the flavor of the neighborhood. //// All residences of any size should include a private outdoor space i.e a deck or patio.//parking "spaces" in the driveways of garages should not be considered in the parking space count.///current property owners NEED to be notified when their property has a change of zoning (Shame on the city of Boise for not doing this previously)///Tiny homes and shipping container homes should be considered in the mix.
<b>Comment</b>	Survey	You should have allowed a comment option for question #3. To better understand why people rated the items as agree, disagree, or neutral especially if you truly want to understand the public's concerns.
<b>Comment</b>	Survey	I don't believe zoning should be changed in historic districts. The whole purpose of a historic district is to maintain the feel of a neighborhood, and adding new residences that don't fit the feel doesn't make sense.
<b>Comment</b>	Survey	I disagree with these changes. Elected officials are destroying Boise and especially the Collister neighborhood area.
<b>Comment</b>	Survey	As we progress, if it is not a contributing dwelling, Owner should be able to construct any type of house they want in north end as well as having adu.
<b>Comment</b>	Survey	You must respect existing neighborhoods. You cannot shove these poorly planned, huge apartment complexes into single family home neighborhoods. High density developments in existing neighborhoods are so unfair to the residents who have spent their lifetimes investing in and maintaining their homes. I absolutely oppose changing Zoning to include huge apartment buildings in the middle of neighborhoods. Please respect the residents of Boise. I am so sick of Planning and Zoning granting developers rezones to make millions and destroy neighborhoods. You might want take a look at the apartments that are going to be shoved into an existing apartment complex on the corner of Grover and Philippi. The existing apartment complex has fallen into disrepair for many years. The landlord has not been held accountable for how the apartment complex has been maintained. And now two more buildings are going to be shoved in next to the existing apartment buildings. It's very poorly planned. The density in a single-family home neighborhood is appalling at best. It is irresponsible to grant that project approval. The additional vehicles traveling on the small neighborhood roads will certainly cause a hazard for children It doesn't inspire a lot of confidence in the Planning and Zoning committee and the City Council when projects like this are allowed to move forward. Shoving apartments into small spaces to create more houses without caring about the existing neighbors and neighborhood is absolutely horrible. You're taking away the neighborhood feel of each area where you allow projects like this to move forward. These low quality projects should not be allowed to move forward just for the sake of increased housing. It seems as though all poorly planned projects are being approved.
<b>Comment</b>	Survey	Have some type of application process where the rich aren't buying up the places that low income people could be purchasing or renting - so tired of that crap
<b>Comment</b>	Survey	I strongly support multiplexes in all residential zones, but I'm unsure on townhomes due to the form and massing which could be significantly different than existing neighborhoods. In some places a cottage court might be more appropriate than townhomes.

Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	Its tragic that the nickname "City of Trees" allows so many large trees to be cut down and not replaced. Beautiful landscaping makes a neighborhood better for everyone, and should be a requirement no matter the size of the building.
<b>Comment</b>	Survey	I am really tired of Garden City just placing residence just to build on top of them. I don't think it's nice. By peoples homes out. don't force them out!
<b>Comment</b>	Survey	<p>This survey was hard to take on a mobile device. Many of the images are hard to see.</p> <p>Also, I think that, while more density is good, the city will not necessarily have more diverse households just because more flexible property uses will be permitted. Instead, I think the end result will be a forced exodus of generational Boiseans at the favor of Californians and others with means and money to buy houses and property or afford the ever-increasing and exorbitant rents here.</p>
<b>Comment</b>	Survey	Land should be opened up in both the foothills and the surroundings land around the city of Boise for development. We can't stop people from coming. We should be building more housing to battle current house prices.
<b>Comment</b>	Survey	We currently live in an R-3 zone that is separated from an R-2 zone by an alley. Our neighbors across the alley have reduced setbacks, and have a much easier time building. We are required to have a 10 foot setback for a second story (including a half story), while the homes directly across the alley from us only have a 5 foot setback for a second story. We wanted to build a garage with an ADU above the garage for my mother that has moved in with us. Despite the fact that we live in a "high density residential" zone, we have greater setback requirements than our neighbors. It is also frustrating to see new developments built by developers that get approved variances for taller buildings, while we were told we would likely not be able to build anything greater than a 1.5 story because our neighbor's house is a single story. It seems like developers with deeper pockets and better connections are able to bigger projects approved than families/households that actually live in the neighborhood.
<b>Comment</b>	Survey	mass, height, and open space of surrounding area should be taken into consideration more than a blanket re-zone.
<b>Comment</b>	Survey	I would like to see the city address how outdated CC&Rs can or should be enforced in some of the neighborhoods that will likely be impacted by these changes. Will disgruntled neighbors have grounds to stop changes from happening by pointing to a document that has not been considered for 50+ years and runs counter to what the city wants?
<b>Comment</b>	Survey	Keep planting trees to replace the ones that are lost and build mixed-income neighborhoods.
<b>Comment</b>	Survey	The new proposals seem vague and easier for developers to abuse. This vision seems that of transplants looking to turn Boise into the cities they left to move here. Soon the nuances that made Boise special will be lost under the guise of "diversity and progress"
<b>Comment</b>	Survey	My property value and my neighborhood safety continues to decline as more and more four plexus and apartments move in. They look horrible and are quickly turning into slums. We move to single family home areas for a reason. I don't want to have apparents for four plexus move into residential areas. These kinds of homes belong in very urban areas.



Zoning Code Rewrite: Addendum to Module 1 Survey Summary Report

Question	Meeting Date or Survey	Comment
<b>Comment</b>	Survey	Create some laws to increase property ownership numbers over forced rental through investment properties. Less out of state, hedge fund, "full time landlord", monopolizing of Boise and Idaho housing.
<b>Comment</b>	Survey	We should not destroy existing neighborhoods to make room for more residents.
<b>Comment</b>	Survey	Involve the community where consideration for housing construction earlier on. That will allow them to have a say on what they need and what they think works great in there community not vise versa allow the people to tell what is needed for the communities and what they feel can be more highlighted and ensure safety.
<b>Comment</b>	Survey	Mixed developments, high density, and a de-emphasis on cars (with attention to walkability and bus routes, etc) are the only way we can address the housing shortage.
<b>Comment</b>	Survey	In Portland with filling in schools are overcrowded, roads are crowded, sewer lines have to be redone. No consistency in zoning. This is a terrible idea for Boise!!!!!!
<b>Comment</b>	Survey	<p>Too much high-density residential construction is happening in the areas immediately surrounding downtown... NOTHING is being done to help cut down on the skyrocketing housing prices.</p> <p>There is soooo much graffiti and tagging happening in these neighborhoods and when the police are asked to check it out, they don't... This damage and lack of respect to private property is DIRECTLY tied to the city council's ability to keep a rein on the homeless population.</p>
<b>Comment</b>	Survey	Developers not local residents must pay impact fees for any new developments. Homeowners are the anchors of our neighborhoods and create long-term value as well as stability. Do NOT place additional burdens on private property owners as part of this refining effort. Homeowners are the impacted and should be rewarded not penalized for embracing change and growth. People are the city's partners, not profit centers. Increase homeowner exemptions at county level as part of this effort.
<b>Comment</b>	Survey	I don't feel like the progression from R1-B through R1-C to R2 has the naming quite right. Perhaps everything R1-C and denser should have the word "Urban" in the name instead of just R1-C, as a contrast to the "Suburban" R1-B etc.