

From: [Jim Swain](#)
To: [Planning-Zoning Staff](#)
Subject: Ederra subdivision Public hearing 28 May 2024
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Attachments: [2024 Nampa P&Z Ederra subdivision meeting 28 May 2024.docx](#)

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Nampa Planning & Zoning

Attn: Brianna

Concerning: Nampa Planning & Zoning Commission public hearing for Annexation and Zoning of a total of 157 Acres, 'Ederra Subdivision'.

Our comments are as follows:

We have attended both meetings about this subdivision, August 2023 and last weeks P & Z meeting at lone Star middle school.

Linda grew up here and we have lived here for the last 34 years so our perspective is valuable. What seems like a good idea in a college textbook may prove to be totally nonfunctional and a waste of time and money. For example, busing to integrate schools in Seattle school districts.

Some of the assumptions applied to this plan are flawed:

1. 'Neighborhood Retail will lead to more people walking and riding bikes to the stores included.' Spend an few hours in front of the Maverick on Middleton road and highway 55. Virtually no one walks there. A gallon of milk weighs almost 8 lbs and people are not going to carry that or that and additional food more than a hundred yards.
2. As we work to revitalize downtown Nampa , adding retail into subdivisions flies in the face of that goal.
3. You are going to develop 258 units and add roughly 1000 more vehicles to an already overburdened traffic debacle that is highway 55 between lake and the 84 freeway. Why not be proactive and fix the infrastructure prior to worsening the problem. The traffic situation is so bad now that we travel to Caldwell most of the time rather than battle the disaster that is Nampa. There are examples of traffic designs that work: Front and Myrtle in Boise move thousands of vehicle during commuter hours by setting the lights and not restricting flow by bike lanes and concrete middle of the road restrictions.
4. Why not put the planned open space in the 'Ederra Subdivision' along Flamingo and & Orchard and put parking and access from inside Ederra to allow access much like the new park on Midway and Smith and to buffer the homes from the roads.
5. Why is the development of this property not progressing from east to west instead of the opposite?

6. Keep the retail to the east as far as possible and off orchard and Flamingo to reduce the impact of the retail on the traffic and the Nampa Christian High School traffic and sports activities, i.e. baseball games, etc.
7. Stop signs, middle of the road concrete barriers and lights are not the answer to all traffic challenges. Have vision and plan ahead. For example the intersection of W. Flamingo and Midland road is the perfect location for a roundabout. Now people turn right and do u-turns on Midland to access Nampa/Caldwell Blvd. or that turn on Bonneville to Willow and drive fast through the neighborhood so they do not have to drive 2 miles out of their way to access N/C Blvd!

Lastly, be proactive for the longtime residents of this town to make the growth more embraceable and acceptable. Sorry to point out what our neighbor Caldwell has accomplished along Indian Creek and seasonal celebrations. We have the potential to be a great city but we need to be visionary and proactive. Look at the success that the Nampa Recreation Center has become, the northside Boys and Girls Club and our great fire and police departments. Build with vision and guidance from our longtime residents via advisory committees and make Nampa a better place not just a bigger place.

Jim Swain, MPT, LTC (R)