

## Jessica Parker

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**From:** Lisa Horowitz  
**Sent:** Monday, March 30, 2020 4:26 PM  
**To:** Dan Smith; Janet Fugate; rich.pogue20@gmail.com; Dustin Stone  
**Cc:** Jessica Parker  
**Subject:** FW: Blaine Manor New Development Plan

Lisa Horowitz  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF HAILEY  
115 S. MAIN ST. HAILEY, ID 83333  
208-788-9815 EXT. 2013  
CELL: 727-7097

**From:** Kay van hees <katievanhees@gmail.com>  
**Sent:** Monday, March 30, 2020 4:23 PM  
**To:** Lisa Horowitz <lisa.horowitz@haileycityhall.org>  
**Subject:** Fwd: Blaine Manor New Development Plan

Below is the letter I thought I had successfully resubmitted to you on March 16th. Here it is again. Let me know if you received it.  
thanks  
Katie

----- Forwarded message -----  
**From:** **Kay van hees** <[katievanhees@gmail.com](mailto:katievanhees@gmail.com)>  
**Date:** Mon, Mar 16, 2020 at 5:42 PM  
**Subject:** Blaine Manor New Development Plan  
**To:** <[lisa.horowitz@haileycityhall.org](mailto:lisa.horowitz@haileycityhall.org)>

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Re: The ARCH Senior and Family living on the Blaine Manor site.

I am seriously concerned that the request by our P&Z should possibly be revisited as to their preference on the location of the two 3-story buildings bordering on I-75.

The goal, as I understand it, is to form some kind "corridor" at the South entrance to Hailey and eliminate the parking lot as the passing view on this corner.

I took my concerns to a friend of mine who lives at the ARCH building near Albertson's on River Street. The Blaine Manor site is incorporating these same building plans. She agreed with me that the placement of these buildings should be reconsidered.

### **Possible problems as she and I discussed:**

(1) Patios/balconies facing I-75. Even with rules, it is almost impossible to oversee and enforce what renters are putting on these balconies. Bikes and trikes, different types of seating, cribs, clothes & blankets flapping about, plastic plants, colored lights, etc., This could end up looking more like government housing in Russia right after our "Welcome to Hailey" sign.

(2) What about the tenants health issues? Who would ever, ever want to live next to a major highway if given a choice? Constant noise, vibration, fumes, lights.

(3) Privacy. As the public is walking or riding down the sidewalk, only a few feet away from the housing, they can easily see into the windows and doors.

(4) Sun/Wind Exposure. As now indicated on the site plan, they are facing East and West. Would the buidings be better off being placed more Southeast and Northwest for light/sun/wind and to capture the North to

South breezes? Think climate change. There's plenty of room to move them about.

(5) Tree loss. There are 4 huge conifer trees at the North border on Maple Street and I-75. As the building site sits now, these (and others) cannot be saved. This is a huge, unnecessary loss in so many ways.

**A possible solution:**

If our P&Z wants to have a feeling of a "corridor" at this site, why not take the carports that are planned, run them parallel to I-75, enclose the backs and make them attractive/interesting for the visual benefit of traffic going by? This would also eliminate the view of a parking lot on this very visible corner. Plus it has the benefit of buffering some of the traffic noise to our citizens who are living in these buildings. AND, we can even save some very important, irreplaceable trees.

Respectfully submitted,  
Katie Van Hees  
Concerned Citizen

## Jessica Parker

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**From:** Lisa Horowitz  
**Sent:** Monday, March 30, 2020 4:08 PM  
**To:** Jessica Parker  
**Subject:** FW: Blaine Manor site development support

Lisa Horowitz  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF HAILEY  
115 S. MAIN ST. HAILEY, ID 83333  
208-788-9815 EXT. 2013  
CELL: 727-7097

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**From:** Lisa Horowitz  
**Sent:** Monday, March 30, 2020 3:59 PM  
**To:** Dan Smith <[smsdrs@hotmail.com](mailto:smsdrs@hotmail.com)>; Janet Fugate <[jrfugate@cox.net](mailto:jrfugate@cox.net)>; Dustin Stone <[autodidact1977@gmail.com](mailto:autodidact1977@gmail.com)>; rich.pogue20@gmail.com  
**Cc:** Jessica Parker <[jessica.parker@haileycityhall.org](mailto:jessica.parker@haileycityhall.org)>  
**Subject:** FW: Blaine Manor site development support

Lisa Horowitz  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF HAILEY  
115 S. MAIN ST. HAILEY, ID 83333  
208-788-9815 EXT. 2013  
CELL: 727-7097

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**From:** Kim Havens <[kimberlyhavens@gmail.com](mailto:kimberlyhavens@gmail.com)>  
**Sent:** Monday, March 30, 2020 3:58 PM  
**To:** Lisa Horowitz <[lisa.horowitz@haileycityhall.org](mailto:lisa.horowitz@haileycityhall.org)>  
**Subject:** Blaine Manor site development support

Hi Lisa:

We desperately need affordable housing now more than ever and the Blaine Manor site is a perfect place to do this. This community has identified affordable housing as the single most critical issue facing our community. I fully support this development and hope to see 60 new housing units.

Thanks,  
Kim Havens  
M: (415) 513-2896

Sent from my iPhone

## Jessica Parker

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**From:** Lisa Horowitz  
**Sent:** Monday, March 30, 2020 3:03 PM  
**To:** Owen Scanlon; Richard Pogue; Dustin Stone; Dan Smith; Janet Fugate  
**Cc:** Jessica Parker  
**Subject:** Fwd: Comment on ARCH Affordable Housing Development

Lisa Horowitz

Begin forwarded message:

**From:** "Sanborn, Reid" <reid.sanborn@evrealestate.com>  
**Date:** March 30, 2020 at 3:01:04 PM MDT  
**To:** Lisa Horowitz <lisa.horowitz@haileycityhall.org>  
**Subject:** **Comment on ARCH Affordable Housing Development**

Lisa and Hailey Planning and Zoning Commission,

I would like to provide a comment in favor of the proposal by ARCH for community and senior housing development on the old Blaine Manor site on Main St. in Hailey.

Housing has always been a hot topic in our valley and can create a very polarized response from those in favor and against. No matter what side of the fence you stand on, most people don't understand how difficult it is to make a project like this feasible on two key points, risk adjusted returns and lender underwriting. I applauded ARCH for finding a path forward and we must not jeopardize the opportunity to add more affordable units into our community.

Even now, amongst the chaos of the Covid-19 outbreak, developments like this one will provide desperately needed housing units as well as jobs from construction, to maintenance and management. Our community and economy will need all businesses to resume operations post the lock down as soon as possible. Developments such as the proposed will provide a much needed boost to get people back to work and our local economy back on track.

I understand the city has received comments and issues with the removal of the old mature trees on site. While the trees may be an asset to the beauty of town, affordable housing is the single most critical issue we face going forward. We must not lose site of our goals and any opportunity that provides for the addition of affordable housing units to our community. I believe all of you as a commission in conjunction with the developer can find very viable and affordable solution together.

Please prioritize the single most critical issue facing our valley, affordable housing, and approve the design review application for the 60 unit affordable housing and senior living development proposed by ARCH.

Thank you,

Reid Sanborn

President - Sun Valley Board of REALTORS

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Thank you,

Reid Sanborn, MBA  
Associate Broker & Partner  
Development Services Advisor

**Engel & Völkers, Sun Valley**

EVSU Real Estate, Licensee of Engel & Völkers U.S. Holdings, Inc.

291 North First Ave  
Ketchum, Idaho 83340  
USA

Mobile: +1 208-720-8244

Tel: +1 208-928-7223

Fax: +1 208-928-7275

Internet: [www.reidsanborn.evusa.com](http://www.reidsanborn.evusa.com)

Mailto: [Reid.Sanborn@evrealestate.com](mailto:Reid.Sanborn@evrealestate.com)

This e-mail and any attachments are confidential. If you are not the intended recipient of this e-mail, please immediately delete its contents and notify us. This email was checked for virus contamination before being sent - nevertheless, it is advisable to check for any contamination occurring during transmission. We cannot accept any liability for virus contamination.

## Jessica Parker

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**From:** Lisa Horowitz  
**Sent:** Monday, March 30, 2020 3:00 PM  
**To:** Janet Fugate; Owen Scanlon; Richard Pogue; Dustin Stone  
**Cc:** Jessica Parker  
**Subject:** Fwd: ARCH Housing Proposal  
**Attachments:** image003.jpg

Lisa Horowitz

Begin forwarded message:

**From:** Walt Denekas <WDenekas@sawtoothforensics.com>  
**Date:** March 30, 2020 at 2:23:01 PM MDT  
**To:** Lisa Horowitz <lisa.horowitz@haileycityhall.org>  
**Subject:** ARCH Housing Proposal

Hi, Lisa,

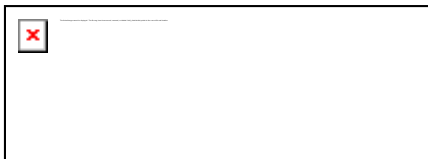
I understand that P&Z is going to take up an ARCH proposal for a new affordable housing unit, but that an objection is being raised over a number of mature trees that will have to be cut down to make room for the project.

Lisa, I love big trees as much as anybody, but this valley has thousands of trees and a critical shortage of affordable housing.

If it's trees or housing for people, the trees will have to make way for a more critical need.

*Walt Denekas*

Walt Denekas  
Certified Fraud Examiner  
(208) 481-2358  
(208) 720-9895



[www.sawtoothforensics.com](http://www.sawtoothforensics.com)

## Jessica Parker

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**From:** Lisa Horowitz  
**Sent:** Monday, March 30, 2020 10:10 AM  
**To:** Owen Scanlon; Janet Fugate; Dustin Stone; rich.pogue20@gmail.com; Dan Smith  
**Cc:** Jessica Parker; Christopher Simms  
**Subject:** FW: Public comment on the ARCH Senior and Family Living housing facility

**Importance:** High

Lisa Horowitz  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF HAILEY  
115 S. MAIN ST. HAILEY, ID 83333  
208-788-9815 EXT. 2013  
CELL: 727-7097

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**From:** Heather Clendenin <heatherclen@hotmail.com>  
**Sent:** Friday, March 27, 2020 9:23 PM  
**To:** Martha Burke <martha.burke@haileycityhall.org>  
**Cc:** Lisa Horowitz <lisa.horowitz@haileycityhall.org>  
**Subject:** Public comment on the ARCH Senior and Family Living housing facility  
**Importance:** High

March 27, 2020

Dear Ms. Horowitz, [\*et.al.\*](#),

This letter is in regards to the planned development of the **ARCH Senior and Family Living** housing facility on the former Blaine Manor site. It's great that more affordable housing is being built in our community, but the huge potential of the site is being missed.

We have an opportunity here to provide an exemplary housing project that sets the standard for others in the Wood River Valley. Instead, what is being proposed is a cookie cutter copy of an existing building that has been simply plopped on the site. There has been no regard to the significance of its location. There has been no regard for the preservation of the several existing healthy conifers.

These are huge buildings and given their prominent location at the entrance to Hailey, more consideration needs to be given to their siting, massing, design and detail in order to create a more distinctive and beautiful environment for both the facility residents as well as for all who enter and exit our city. Minor adjustments can be made to the building footprint to accommodate the trees and provide adequate parking and other activities for the residents.



The key asset of the site as it currently exists are the mature conifers. The proposal calls for the destruction of most of the conifers. This is a short sighted, non-civic-minded, unsustainable and irresponsible decision.

The ARCH Senior and Family Living project should be about preserving and celebrating what is good about Hailey and *not* about turning it into another anonymous suburb. And one of the many good things about Hailey is the amount of mature trees that exist throughout the city core.

One of the priorities of this project should be to maintain ALL healthy conifers at ALL costs. As they currently exist they are not only providing several ecological benefits, but create a welcoming and green entrance to and exit from Hailey.

This is not a project that should be rushed through the approval process but rather should be refined so that it becomes a prototype for good design in this region and something we can all be proud of every single day.

Be innovative. Be bold. Be sustainable!

Sincerely,

Heather Clendenin

Concerned Hailey resident

161 Little Indio Lane

## Jessica Parker

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**From:** Lisa Horowitz  
**Sent:** Monday, March 30, 2020 10:04 AM  
**To:** Janet Fugate; Owen Scanlon; rich.pogue20@gmail.com; Dustin Stone; Dan Smith  
**Cc:** Christopher Simms; Jessica Parker  
**Subject:** FW: Existing Trees @ ARCH Senior and Family Living

Public comment below.

Lisa

Lisa Horowitz  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF HAILEY  
115 S. MAIN ST. HAILEY, ID 83333  
208-788-9815 EXT. 2013  
CELL: 727-7097

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**From:** David Anttila <david@cornerstoneinteriordesign.com>  
**Sent:** Wednesday, March 25, 2020 4:38 PM  
**To:** Lisa Horowitz <lisa.horowitz@haileycityhall.org>  
**Cc:** Martha Burke <martha.burke@haileycityhall.org>  
**Subject:** Existing Trees @ ARCH Senior and Family Living

March 25, 2020

Re: ARCH Senior and Family Living

Dear Lisa Horowitz-

I am writing this letter as a concerned citizen regarding the planned **ARCH Senior and Family Living** on the former Blain Manor Site.

I am fully supportive of affordable housing and development on the site. What I am concerned with is the disregard of the mature trees shown in the current site plan. Not only do the healthy evergreens currently provide a park-like entry to town, they would provide relief from the massing of the building *and* provide a green screen/focus for the residents of the buildings. The current ARCH project on River Street is enhanced by the large elm out front, reducing the scale of the building and street.

The current plans look like they are duplicates of the River Street building, which have been dropped onto the site without any site analysis or context. It is a complicated site, but pushing them so close to main street does not make sense unless it is a mixed use building with ground floor retail. As it is strictly residential, the "edge" can be created in any number of ways, including vertical planting. At a minimum the setback should allow the existing large trees to remain and the parking between them reconfigured so that they can be pushed closer together to preserve the trees at the North and South ends.

The layout of the parking lot is inefficient, and the separate city access easement should be better integrated into the plan. Are the number of spaces required and if so by whom?

In any event, the goal is not to design the project for you but to request that the proposed development accommodate the existing heritage trees. Beyond their aesthetic character, carbon sequestering abilities, and history (they are old trees), they have a monetary value of ten's-of-thousands of dollars which will take decades to replace.

Why would the city do this? Especially at its entrance? I am hoping the City will get this important project right while it is still on paper.

Regards  
David Anttila  
161 Little Indio Lane  
Hailey, ID 83333

## Jessica Parker

---

**From:** Lisa Horowitz  
**Sent:** Monday, March 30, 2020 10:04 AM  
**To:** Janet Fugate; Owen Scanlon; rich.pogue20@gmail.com; Dustin Stone; Dan Smith  
**Cc:** Christopher Simms; Jessica Parker  
**Subject:** FW: Existing Trees @ ARCH Senior and Family Living

Public comment below.

Lisa

Lisa Horowitz  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF HAILEY  
115 S. MAIN ST. HAILEY, ID 83333  
208-788-9815 EXT. 2013  
CELL: 727-7097

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Why would the city do this? Especially at its entrance? I am hoping the City will get this important project right while it is still on paper.

Regards  
David Anttila  
161 Little Indio Lane  
Hailey, ID 83333

## Jessica Parker

---

**From:** Robyn Davis  
**Sent:** Friday, February 21, 2020 3:53 PM  
**To:** Jessica Parker  
**Subject:** FW: Special Meeting on ARCH PUD Application and ARCH Senior/Family Apartment Buildings

Please save and print. Thanks!

**From:** Paul Hill <paul@pahill.com>  
**Sent:** Friday, February 21, 2020 2:17 PM  
**To:** planning <planning@haileycityhall.org>  
**Subject:** Special Meeting on ARCH PUD Application and ARCH Senior/Family Apartment Buildings

Hello Lisa and Robin,

I live at 760 S.River St. in Hailey and am curious about the pending applications. I will try to attend the Feb. 27 meeting, but in case I cannot I have a couple of questions. Is the PUD application for housing units to be located on the East or West side of S. Main St.? And would this development abut Wertheimer Park?

Also, what is the height of the proposed two buildings?

And at what cross street on S. Main St would the proposed Senior/Family apartments be located?

Thank you for your advice. Paul Hill

**From:** [Lisa Horowitz](#)  
**To:** [Jessica Parker](#)  
**Subject:** FW: 706 South Main  
**Date:** Thursday, February 20, 2020 4:36:27 PM

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Public comment ARCH DR

Lisa Horowitz  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF HAILEY  
115 S. MAIN ST. HAILEY, ID 83333  
208-788-9815 EXT. 2013  
CELL: 727-7097

-----Original Message-----

From: Brent Barsotti <[bgbarsotti@gmail.com](mailto:bgbarsotti@gmail.com)>  
Sent: Thursday, February 20, 2020 2:45 PM  
To: [planning](mailto:planning@haileycityhall.org) <[planning@haileycityhall.org](mailto:planning@haileycityhall.org)>  
Subject: 706 South Main

To whom it may concern,

As the owner of the property across Maple street, I would like to voice concern over two aspects of the proposed project.

The first is the designation of visitor parking on Maple Street. With recent development on our block, parking seems to be a shrinking commodity.

The senior building will provide 33 parking spaces for a configuration that includes 42 bedrooms.

The family building will provide 64 parking spaces for a configuration that includes 72 bedrooms.

It is difficult to know how many cars each bedroom will generate, as some beds will have 2 adults and some will have children.

My concern is the visitor parking will become permanent as overflow. Is there a formula to address this and will cars be allowed to park there days on end?

My second concern is the visual aspect of the project. Two three story buildings fronting Main Street seems massive and overwhelming, but this is my personal perspective.

I support the efforts of ARCH and understand the need for this type of housing in our community. I want to be sure that all options are considered as this project moves forward. Once the bell is rung, we can't unring it.

Sincerely,  
Brent Barsotti