



June 28, 2016

Mr. Cody Riddle
City of Boise Planning and Development Services
150 Capitol Boulevard
Boise, ID 83702

Subject: Roe Street Townhome Subdivision
Rezone, preliminary plat and PUD

Dear Cody:

Please accept the attached applications for the development of the Roe Street Townhomes Subdivision, a residential infill development located at 6022, 5028, 6036, 6058 and 6220 N. Roe Street, between State Street and Caswell Street (4N, 1E, Section24). The project site totals 17.14 acres and the properties are currently used as single family residences and pasture land.

This development meets the land use designation and policies of the Comprehensive Plan and also meets all requirements of the Boise Zoning and Subdivision Ordinances.

Rezone of property

The 5 parcels are currently zoned R-1A (single family residential) and range in size from 1.1 acre to 5.85 acres. We are requesting to rezone the property to R-2 (residential medium density). The Boise zoning code identifies the R-2 zone *"to provide for attached housing development in moderate densities integrated within neighborhoods"*. The R-2 zoning designation allows up to 14.5 dwelling units per acre; however, we are proposing a density of 9.04 du/acre. This lower-than-allowable density will provide a nice transition between the Silvercloud Apartments across Roe Street, at approximately 20 du/acre, and the detached single family homes in the Pocono and Alder Point Subdivisions to the east, zoned R-1C.

The R-2 zone is supported by the Comprehensive Plan, which designates this area as Mixed Use, which includes the R-2 zone. Northwest Planning Area Policies encourage a mix of housing types and lot sizes to *"maintain the area's diverse character"* (NW-CCN 1.3). This development

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of attached single family townhomes will mix well with the detached single family residential homes and apartments in the immediate area.

Northwest Policies “support the assemblage of smaller parcels to accommodate larger redevelopment opportunities where feasible” (NW-CCN 1.2(d) and the increased density in this neighborhood will also make future mass transit more viable.

The design team also looked to the City’s guidance on Infill Design Principles for Mixed Use and minimized the placement of garages along the block face in the 4 and 6 unit townhomes (IDP-N.3). We also included two unit townhomes adjacent to single family residential along the east boundary. These one-story, two unit townhomes will look similar to single family homes as viewed from the adjacent existing subdivisions.

Subdivision

A preliminary plat and additional support materials are included with our application package. The plat includes a total of 176 lots, with 154 single family attached residential lots and one single family detached lot. There are 21 common/open space lots.

The common lots, including landscape buffers, total 2.61 acres or 15.2% of the 17.14 acre site. These common lots/open space areas include the large open space “mews” that are fronted by the townhome lots, a park space with play structure, gazebos and pathways,

PUD

We are requesting approval of a Planned Unit Development that will allow many of the townhome lots to front on a large open space or “mews”. The open spaces also serve as storm water management due to the high ground water in this area. The design includes more than 10% landscaped open space, and includes a play structure, gazebos and an open play areas.

The open space lots and the townhome lots will be landscaped and managed by a professional management company.

Through the PUD we are requesting adjustments to lot dimensions that will match the proposed attached homes:

Minimum lot size:	1980 SF
Minimum frontage:	22’
Min. front setback on mews:	12’
Min. back setback:	15
Side yard attached:	0
Side yard end:	5’

To address the concerns of Boise Fire we are planning the alley-like accesses to be constructed as public streets, using the ACHD standard, 24' wide, minor local urban street cross section. Because we will have sidewalks located in front of the townhomes, we are not proposing sidewalks adjacent to these street sections.

Traffic

A traffic study was not required by ACHD, but we were asked by ACHD staff to analyze the need for a turn lane on Roe Street and the distribution of traffic via the new connection to Hastings Street. The analysis by Thompson Engineers is included in our application. The study shows that a turn lane on Roe Street is not warranted and the impact of traffic driving through the existing Pocono Subdivision, via Hastings Street, will not surpass the local street threshold. In fact, the Hastings Street connection will give existing residents a new route to State Street and areas west.

Phasing

Phase one of construction will begin in the southwest portion of the project. Subsequent phases will follow to the east and to the north. The last phase will likely be the far eastern portion of the property. Phase lines are shown on the preliminary plat.

Landscaping

Landscaping is important with attached homes and the medium densities that are proposed. The landscape plan included with our application shows attractive landscaping throughout the subdivision. All landscaping in the common open space lots, plus the front and back yards of the 4-unit and 6-unit townhomes and the front yards of the 2-unit townhomes will be maintained by a professional landscape company.

Lamplighter Street and Jonathon Street on the north and south boundaries have been offset within their rights of way to allow for an 8' planting area adjacent to existing residential lots. These areas will be planted with evergreen trees and shrubs to provide screening. Of course, a 6' fence will be constructed around the subdivision to also provide screening.

Utilities

All public services are available, including sewer, water and power. Pressurized irrigation will be provided via a connection to pump station located on the property across Roe Street to the west.

Neighborhood Meeting

A well-attended neighborhood meeting was held on Tuesday, May 24, 2016, at Shadow Hills Elementary School, 8301 W. Sloan Street. A draft layout of the project with 162 building lots was shown. Residents were concerned about removing the existing cottonwood trees on the property; some wanted the trees to be saved and some wanted the trees to be removed. Residents discussed the need for landscaping and one neighbor suggested xeric landscaping. There were some comments about timing of the project and hours of construction. Residents mentioned traffic concerns at Roe and State Streets. We discussed the expectation that most east bound traffic will likely use the signalized Bogart Street intersection to access State Street.

Since the neighborhood meeting, the number of buildable lots has been reduced to 155.

In summary, we are excited to bring this infill property into the City of Boise. We look forward to working with you and the staff during the approval process for Roe Street Townhomes Subdivision. Please do not hesitate to contact me if you have questions about our applications or the project.

Sincerely,

Jane Suggs

Jane B. Suggs

cc: Shawn Brownlee, Trilogy Development