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November 22, 2017

City of Boise
Planning & Zoning Commission and
City Council
150 N. Capitol Boulevard
Boise, ID 83701-0500

RE: Wolf Tree Square (Harris Ranch SP-01) - Applications for Preliminary Plat and Request for Waiver of the Subdivision Ordinance

Dear Planning & Zoning Commission and City Council:

On behalf of HHS Construction, LLC (Chad Hamel), we hereby apply for a preliminary plat for 61 single-family lots located on private alleys and private streets for Wolf Tree Square. The subject site is a portion of the overall Harris Ranch development and is located within the Barber Valley Planning Area. The future land use map depicts this area as High-Density, and Blueprint Boise designates the site as being within an area of significant development.

The parcel is included within the Harris Ranch Specific Plan District and is zoned SP-01. The site is identified in SP-01 as parcel TC-2 and falls under Block Prototype 16, which encourages a variety of residential dwellings including narrow lots with detached homes. The prototype description states the orientation of the homes should be set higher than the sidewalk and front entries should face the streets. Garage access should be limited to alleys and shared driveways. Block Prototype 16 promotes live-work type residential dwellings.

The proposed project has elevated homes consisting of three stories. The dwellings front Wolf Tree Street and an internal private road with garages oriented along a private alley. It is anticipated the three-story design will facilitate home-based businesses. This may be achieved through the home occupation process at Boise City. The ground floor could be utilized as a studio or an office for in-home businesses.

The project also incorporates courtyard homes, with four units sharing a common driveway. The applicant has spent considerable time with a world-renowned architect to develop a unique residential product that will complement the diverse character and new urban vision of the Harris Ranch project.

Access to the property is via S. Barnside Way and S. Old Hickory Way. The parcel fronts on E. Wolf Tree Street, which was platted as a future roadway in Dallas Harris Estates No. 12 and will be improved as part of the Wolf Tree Square project. The internal roadway network consists of an east-west, 29-foot-wide private street providing linkage to Old Hickory Way and Barnside Way. Two 22-foot-wide private alleys are proposed which link to Old Hickory and Barnside Way and the center entrance roadway (S. Lone Tree Lane). The north portion of S. Lone Tree Lane will vary in width from 21 feet to 24 feet and function as a one-way private street. All proposed radii meet the fire department requirements of 28 feet on the inside and 48 feet on the outside. The private streets and internal common drives will be owned and maintained by the property owners within the Wolf Tree Square development. As designed, the site has excellent internal

circulation and access to the public road system, which has adequate capacity to accommodate the trips generated by this development. The property will generate approximately 583 vehicle trips per day on the public street network.

Request for Waiver

The applicant is requesting a waiver to Section 9-20-07.E.1.e of the Subdivision Ordinance, which prohibits connecting two public streets with a private road. The configuration of the private street does not encourage cut-through traffic, as there are public streets within a short distance of the private street. This private road interconnection is consistent with the Block Prototype 16 diagram, allowing the elevated homes to be adjacent to the roadway and creating an urban feel within the neighborhood.

Preliminary Plat

The preliminary plat consists of 61 single-family lots, one common lot, one private street lot and two private alley lots. The preliminary plat has been submitted in accordance with the subdivision ordinance for the City of Boise and the Harris Ranch Specific Area Plan. The lot sizes range from 1,624 square feet to 2,704 square feet for the elevated homes and 3,328 square feet to 6,419 square feet for the courtyard homes. The gross density of the project is 10.07 dwelling units per acre. The design of the 6.06-acre site and buildings are consistent with the guidelines in the Boise City Development Code, Blueprint Boise and the Harris Ranch Specific Area Plan.

Land uses adjacent to the site include the following: North – The Harris Family homestead; South – The future Town Center with proposed commercial uses; East and West – Existing alley-loaded, single-family dwellings. The applicant has met with the neighbors and the Harris Ranch Review Board (HRRB), providing copies of the site plan and designs of the dwellings. Colored building elevations and streetscapes were provided for their review and comment.

Domestic water will be provided by Suez NA, and sewer will be provided by the City of Boise. An existing storm drainage pipe adjoins the north and west boundaries of the subject site. The facility will be protected, and easements have been delineated on the preliminary plat. The project will connect to the existing Harris Ranch pressurized irrigation system. Drainage will be retained on-site utilizing seepage beds. An easement will also be provided for a future geothermal main line.

Description of Housing Units

The Wolf Tree Square project will contain two distinct housing types that will complement the existing and future areas of development. The two housing types that have been designed for this parcel are a three-story elevated home (E-Home) and a motorcourt home.

There will be three E-Home floor plans that range in size from approximately 1900 square feet to 2300 square feet. Each of the three floor plans will have different exterior elevations to provide an attractive street scene that is typical within Harris Ranch. One unique aspect about this product was the option of providing a live/work aspect as contemplated in the Block Prototype. These floor plans have been designed to accommodate potential home-based businesses. The bottom floor of these units can each be customized and set for a variety of home-based businesses. There will be a specific plan available to buyers who are interested in this option.

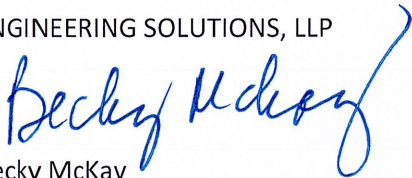
The other housing type that is proposed is a motorcourt product. These are oriented with four homes utilizing a shared driveway. There are four floor plans designs that range in size from approximately 2400 square feet to 2800 square feet. All homes are oriented to provide a private outdoor courtyard area that has a "use easement" across the adjoining property, creating a livable courtyard area for each unit. All four floor plans have three different exterior elevations that can be built and will provide a unique and attractive street scene within Harris Ranch. This infill project will be a quality development that will be harmonious with the surrounding residential area and in accordance with the approved Harris Ranch Specific Area Plan.

The applicant has met multiple times with the HRRB, providing copies of the preliminary plat, site plan, landscape plan, grading plan, building elevations, material and color samples, fencing and retaining wall examples. The HRRB has approved the project site plan, landscape plan, grading plan, and elevations. Minor issues related to stormwater and final color selections, along with additional information related to elevations and materials, will be finalized between the applicant and HRRB.

We look forward to working with staff and receiving approval of our applications. Thank you.

Sincerely,

ENGINEERING SOLUTIONS, LLP



Becky McKay
Chief Planner/Partner

bm:ss