



**HATCH
DESIGN
ARCHITECTURE**

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July 25, 2018

Letter of Explanation

Planning and Development Services
City of Boise
2nd floor Boise City Hall
150 North Capitol Blvd.
Boise, Idaho 83701

Re: **Planned Unit Development for Klahr Overland
3940 W. Overland Rd., Boise, Idaho 83705**

Dear Planning Staff,

The owner for the property located at 3940 W. Overland Rd. is proposing the new construction of an approximately 8,592 s.f. multi-family housing building. The site is restricted for vehicular access because of the property's location next to an intersection on the Southeast side of the lot and residence to the north. The owner intends to have the building placed on the Southeast corner with the parking lot located directly west of the building. The placement will pull the structure towards the street to maintain sensitivity and separation from the surrounding neighbors. The proposed housing will have balcony and patio spaces that preserve views looking out towards the surrounding natural landscape and mountain ranges. The building is comprised of 17 units with 6 units on the first floor, 6 units on the second floor and 5 units on the third floor. The third floor has 2 larger units on the West side of the building with 3 regular size units on the East. The proposed project will include such site improvements as outdoor vegetation around the proposed building and hardscapes.

The philosophy of the project is to enhance and accent the surrounding neighborhood and historical context represented by use of material and form of the building.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE