

08.27.2018

Re: 27th and Stewart – Mixed Use Project – Whitewater Station

To

City of Boise
Planning and Development
C/O: Planning and Zoning
150 North Capitol Blvd
Boise, ID 83701

West End Neighbor Assoc.
C/O Rae Brooks
2600 Pleasanton Ave.
Boise, ID 83702
westendboise@gmail.com

Dear Planning and Zoning Staff and Commission,

Thank you for the opportunity to provide our proposal for our Planned Development Modification to CUP16-00030. Our modification proposal includes the (4) existing C-1D zoned lots along Stewart Avenue situated between 27th and 28th Streets and North of the existing alley. Our modification proposal is a Mixed-Use development that includes 28 residential (Townhome and Condo) units of two and three-bedroom varieties and approximately 2400 (1800 indoor and 600 outdoor) square feet of street level commercial space at the corner of 27th Street and Stewart Ave, situated within 4 separate 3-story multifamily buildings. The construction of this project will include the removal of (3) existing structures; an Islamic center, a Market, and a single-family residence.

We believe our proposal as a mixed-use (residential and commercial) development enhances the neighborhood and reinforces the City of Boise comprehensive plan and the 30th Street Neighborhood Master Plan, through its unique mixed-use character, pedestrian friendly street-scape, strong urban presence, and proximity to multi-modal transportation and relationship to the neighborhood. This development will be the first of its kind for the West End Neighborhood and reinforce the unique and storied history of the Jerry's Neighborhood Market site.

Our neighborhood meeting on August 23, 2018, was productive and informative and provided a keen insight into the thoughts of the neighbors. We had approximately 30 neighbors attend, even some neighbors outside of the noticing area attended the meeting, our neighborhood address listing is provided for reference. Discussions during the neighborhood meeting included project variances, vehicle parking allocations (on-street and on-site), total units and sizes, alley traffic, trash locations, visibility of the adjacent neighbor's yards and building height. In general, the meeting was positive and most neighbors gave the feeling of support and were encouraged by the possibility of redevelopment of the subject properties.

In an effort to establish a strong urban presence and reinforce the goals of the 30th Master Plan a pedestrian friendly street-scape, and commercial uses integrated into the proposed residential development are being provided. Our Planned Development modification, will request a modification and continuance of the prior variances that do not adversely affect the adjacent residents. These variances include: Building height to accommodate a varied building facade of outdoor decks and balconies and building presence at the street level; Building setback along Stewart and 27th and the southern alley in an effort to establish a well-defined neighborhood center as well as accenting the most pedestrian friendly building components to be located along the street frontages. In order to address neighbors' previous concerns related to parking, the project's new layout and design should result in little to no need for parking reduction based on our calculation of city requirements for multifamily construction and commercial space. This is accomplished with thirty-four (34) self-contained garage spaces on site for residents, alongside twenty-one (21) on-street parallel parking

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spaces along 27th Street, 28th Street and Stewart Avenue of which six (6) are allocated for the commercial space. Assuming the 10% credit given for mixed use projects this will result in a 0% parking reduction need for this project. Given the proximity to multi-modal transportation, the mixed-use nature of the project and the amount of on-site vehicle parking, we believe our parking design is a huge benefit to setting a standard for future development based on the existing comprehensive plan and 30th Street Master Plan. All variances are meant to promote an active, safe and vibrant pedestrian environment that will help highlight and support the retail components of the site.

We also understand the importance of the street-scape and its impact on the pedestrian environment. In recognition of this and efforts put forth with the prior proposal, we anticipate maintaining the proposed street tree-wells along Stewart Avenue, and 27th Street, along with additional landscaping components along 28th. These features alongside alley entrance and courtyard landscaping components help soften the structure into the existing neighborhood. Additionally, we have integrated pedestrian connections from Stewart Avenue and 28th Streets public sidewalks, provided for a reduction in overall building mass by breaking up the structure, and created a pocket park courtyard amenity for residents of the site.

The project is a catalyst for this neighborhood and the 27th Street corridor to establish a sense of community and place for the neighbors and the City of Boise. We look forward to the continued collaboration with the City of Boise and the West-End neighbors in order to make this mixed-use project a great example for future development along 27th and something everyone will be proud of.

We appreciate your approval of our Planned Development modification application. And we look forward to helping Boise revitalize an under-utilized property to bridge the gap between the residential and commercial areas along the 27th Street corridor.

Should you have any questions or concerns regarding this project please don't hesitate to contact any of the current project team as listed below. We thank you for your time and consideration.

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