

## **Bench House Brewing Company**

4795 Emerald St  
Boise, ID 83706

October 24th, 2018

City of Boise Planning & Development Services  
Boise City Hall, 2nd Floor  
PO Box 500  
Boise, ID 83701



The Bench, one of Boise's oldest neighborhoods, has long been overlooked. The main thoroughfares of Orchard and Vista have been blighted by rundown, vacant, buildings and seedy dive bars. But despite its past, it is currently in the midst of a revitalization. An influx of millennials, priced out of places like the North End, are changing the neighborhood. They are attracted by relatively cheap property values and charming midcentury homes. The only thing missing are local businesses to fill up the vacancies in commercial areas, but that is changing.

Bench house brewing company wants to be part of the change. We aim to be the first brewpub in the bench neighborhood. We're planning on occupying a derelict and vacant office building and completely renovating it. Our goal is to make it into an attractive neighborhood gathering place. In addition to selling beer, we would like to host community events and be actively involved in the neighborhood. It is important to keep in mind that we are not a bar and will be keeping much earlier hours. We intend to close at 10pm on weeknights and 11pm on weekends. In addition, a long term goal is to add a kitchen and we will be setting aside a room in the building for that purpose.

Part of our philosophy is a love of cycling. The recent addition of bike lanes on Emerald are a perfect way to encourage cycling in the neighborhood, and we plan on providing bike racks and being as pedestrian and bike friendly as possible. We would like to contribute to turning the Emerald/Orchard area into a walkable neighborhood hub. Per the site plan there are 19 parking spaces adjacent to the building, which is more than adequate for our intended occupancy of 50. To alleviate concerns from neighbors, we will post no parking signs on Pond St as well as the parking lot next door.

It is our hope that our plans are aligned with the City of Boise's development goals. With your support, we can be a positive force for change in the bench neighborhood and the city.

Thank you,

Cade Beck  
Derek Brown  
Christy Brown