

October 29, 2018

City of Boise Planning & Development Services
150 N. Capital Blvd.
Boise, ID 83702

**RE: 5304 WEST STATE STREET / FORT BUILDER LLC
REZONE AND VARIANCE APPLICATIONS**

Dear Staff:

On behalf of Amber Lawless Mollay of Fort Builder LLC, please accept this Rezone and Variance application packet for their property located at 5304 West State Street.

PROJECT DESCRIPTION

The best way to describe the project is to quote the applicant's vision, as follows:

Business Insider has predicted that by 2020, 50% of the American labor force will be freelancers, remote workers and the self-employed. Working alone and from home presents many challenges. For some, the issue is finding some peace and quiet. For others, a lack of interaction and collaboration is the problem. And, almost all struggle with managing a full range of administrative tasks.

The Fort Builder Co-Work space will be a destination to gather, create and collaborate. Some will come for assistance bringing an idea to fruition. Other will be seeking a supportive and social environment.



Inspiration for design of the back portion of the site.

Our beautiful old building will be fully renovated into a meeting spot with comfortable work spaces indoors, in addition to outdoor work and gathering space under large mature trees.

Additional features that will be offered will include: high speed internet, smart board, podcast setup, office equipment and supplies. Education and support services will include: accounting, graphic design, web building, social media and content marketing. A full calendar of seminars, workshops and continuing education will be available to members and the public.

Garden beds in the rear portion of the site will be full of edible landscaping where possible. Members can make lunch in the full kitchen rather than driving out for fast food.

Fort Builder is excited to be a part of the Collister Neighborhood. Our location is a short bike ride from the many neighborhoods and higher density complexes lining State Street, so many bike racks will be installed on site. A bus stop is 20 steps from the front door making the Co-Work space a quick trip for Park & Ride travelers.



Generous bike parking will be offered onsite.

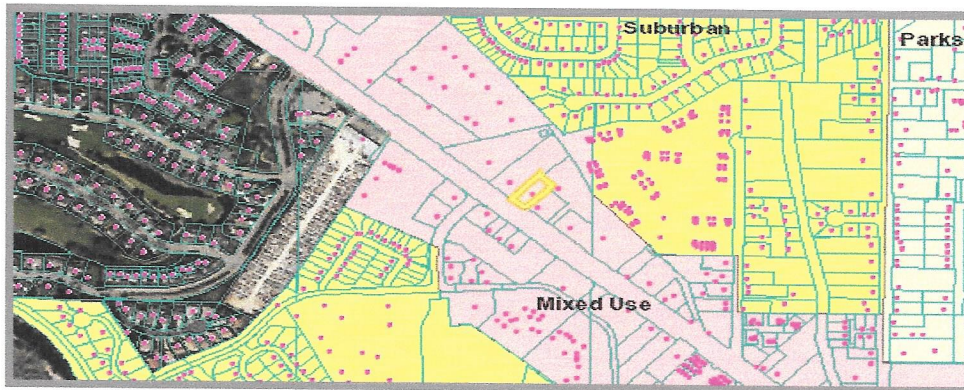
Future plans for the site include a small structure within the rear fenced area for housing a Child Care Co-op with very limited hours, allowing parents to make a call or take a meeting while their child is cared for on site.

Our hope is to be even more... as a gathering place for everything from book clubs to neighborhood meetings and we are reaching out to several local non-profits about ways we can use our facility to serve them.

REZONE

The applicant is proposing to rezone the site to C-2D. Any of the practical current uses appropriate for this site are covered equally with both R-2 and C-2, including the proposed use, but C-2

positions the site better for the future given the increasing regional implications of State Street. In many respects R-2 has become non-functional for this site and the Lake Harbor development across State Street. In addition, C-2 is located one parcel away both to the east and west of the site.

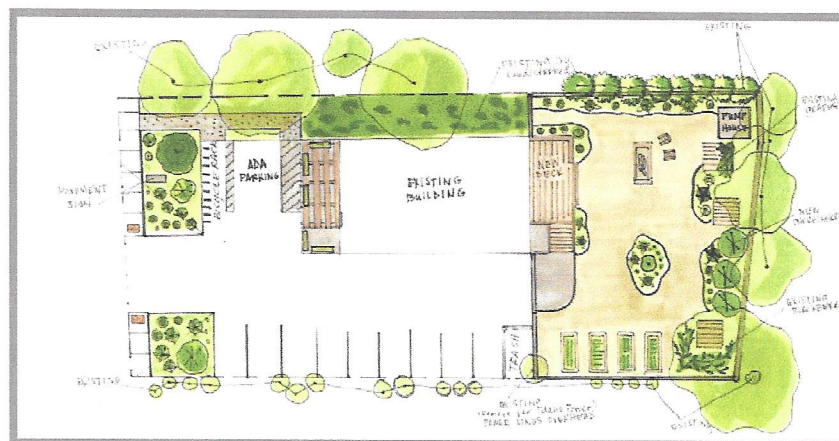


The Land Use Designation for this site is Mixed Use – General, and C-2 is identified in Blueprint Boise as General Commercial for community and regional commercial and retail with provision for residential. Residential isn't practical for this site – it doesn't appear to be large enough for economical development as multi-family. The Comp Plan calls for assemblage of smaller parcels where feasible. There is only one parcel available adjacent to the site and given the history of this site being unused or underused, apparently combining the parcels was not advantageous.

Rezoning the parcel to C-2 broadens the development scope of the site for transit supportive development now as well as future uses, beyond the useful life of the proposed Co-Work space development, and is more consistent with the land use surrounding the site.

VARIANCE

The requested variance is for relief from the setback requirements on a portion of the east side of the site, and is based on arithmetic and the applicant's vision for making this parcel a useful and contributing asset for the immediate surroundings as well as the greater vicinity. To the best of the applicant's knowledge, there are no other comparable facilities in the vicinity of this site, or in Northwest Boise.



Landscape Plan

Relief from the setback along a portion of the east property line allows for parking on the side of the building and preserves the rear portion of the site for gathering space, the potential child care co-op and the urban gardening space. With generous landscaping along the frontage, this parking will have very limited visibility from the street and will be adjacent to an office building, not residential. Mathematically, sufficient parking is possible in the rear portion of the site, but doing so will eliminate any other use in that area, thus diminishing the potential value of the site.

In addition, the applicant is reaching out to the office building owner next door with the intention of obtaining approval to fill in their existing landscape buffer with additional plant material.

Preserving the building which was Cluff Floral for many years, preserves a piece of history in the Collister Neighborhood and incorporates some original character of State Street into the corridor. Boise's guiding documents call for parking along the side or to the rear of buildings. Parking for the proposed use will be along the side. The site plan has been presented to the Boise Fire Department and the proposed layout meets their requirements for access. Isolated from other elements of the proposal, the variance request does not affect a change in zoning nor will it be materially detrimental to public health, safety or welfare, or be injurious to the property or improvements adjacent to the site, or the quiet enjoyment thereof. Preserving the rear portion of the site for green space is a benefit for the office workers next door and potential members or guests from the apartment complexes to the west and northeast.

Granting the variance will not be in conflict with the Comprehensive Plan. The proposed use supports transit use and bike commuting for non-traditional workers. With a large emigrant population near by, and higher density residential complexes in the vicinity, the proposed use can reduce vehicle miles traveled and build community.

In summary, the applicant is requesting a Rezone to C-2 for consistency with current land use in the area, as well as future uses. The Variance will allow for preservation of inherent assets on site and to allow the most beneficial use of the property.

Please do not hesitate to contact me if you have questions or need additional materials. Fort Builders looks forward to a favorable review of their proposal.

Best regards,

RILEY PLANNING SERVICES LLC



Penelope Constantikes
Principal