

January 28, 2019

Boise City Council  
Boise Planning & Zoning Commission  
Planning & Development Services  
150 N. Capital Blvd.  
Boise, ID 83702

**RE: BREEZY PLACE SUBDIVISION  
PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT APPLICATION**

Dear Council Members, Commissioners and Staff:

Breezy Place Subdivision and Planned Unit Development is an 18 lot single family residential project proposed for 9689 and 9731 W. Shields Avenue in Northwest Boise. This 2.41 acre site composed of two parcels and two property owners is located east of 'old' Horseshoe Bend Road between Hill Road to the north and West State Street to the south. These parcels are zoned R-1C with a Comprehensive Plan Land Use overlay of Compact. Given the rapid redevelopment of this area, these two owners are developing their sites in tandem to enhance uniformity and consistency especially with regard to the micro level neighborhood transportation network.

The Land Use Designation of this site and vicinity is *Compact*. Based on Blueprint Boise the appropriate density range is 6-15 dwelling unit and the subject site is at the lower end of this range with slightly less than 7.5 units per acre as proposed. PDP 1.1 identifies infill and redevelopment as a priority where site access to major travel corridors is in close proximity.

Excluding the large lot with the existing home at the northwest corner of the site, the average lot size is 4,248.82 sq. ft. with the larger lots along the east property line. Smaller lots are placed along the west property line where the adjacent property is owned by one of the applicants. The proposed density meets the R-1C zoning designation. Lot sizes are reduced through the associated Planned Unit Development Application.

The mixture of retail and service commercial development on State Street is walkable and bike-able for the new development and Valley Ride is accessible south of the site at a distance of about  $\frac{3}{4}$  of a mile. WinCo is about .6 miles from the development to the front door of the store. Although this development is on the smaller side, it will help support the existing transit route on West State Street.

As an infill / redevelopment site youth recreations opportunities are close by along with open space at the Optimist Youth Sports Complex and entry into the foothills area for recreation is close by. The 2 PUD amenities include energy efficiency in the residences. According to staff a public pathway is anticipated along the Spoils Bank Canal. For the second amenity the applicant will provide access for pedestrians and bicyclist on the private road to the future pathway. With large

park area to the north and close access to the foothills, the project team believes that the spirit of amenities is met.

The access road for the development is shown as a private road in a 44' wide common lot with curb, gutter and sidewalk on both sides. It is our understanding from preliminary discussions with ACHD that a short dead-end street may not be of interest to them for inclusion in the public roadway system. With the addition of the second parcel the private road turns west for a short distance. In the event of future development to the west of the subject site, a connection to a stub street will be available. Keeping individual access points onto Shields to a minimum was of particular interest to staff in our pre-application discussions.

Due to drainage constraints along West Shields Avenue, the applicant is requesting a waiver of the curb and gutter requirement in the Subdivision Ordinance for the subject site. The ACHD Frontage Improvements detail on the preliminary plat shows the addition of a gravel shoulder, borrow ditch and detached 5-foot wide sidewalk along the Shields Avenue frontage.

Conceptual elevations are included with the PUD Application materials. The applicant proposes a hybrid of modern and mid-century architecture for the proposed residences. These elevations show the essential elements of the blending of these two styles and are generally representative of the proposed future residences. A conceptual floor plan is also included and the developer anticipates 3 to 4 bedroom homes on the new lots. Perimeter fencing is expected to be either wood or vinyl. Fencing along the canal will be guided by Drainage District No 2.

To maximize parking on the private street the applicant proposes a single mail delivery point with a combined facility for all of the residences. With parking within the development maximized parking along Shields Avenue will be minimized.

A landscape plan is included in the application packet. In both neighborhood meetings the neighbors to the east emphasized their interest in preserving the mature landscaping as much as possible. Many of the trees along this property boundary are Elm trees. The landscape plan shows retention of the existing trees along the east property line and includes a mitigation section.

The applicant and project team believe that Breezy Place Subdivision meets the intent and spirit of Blueprint Boise and supports Boise's goals for support of the transit system and non-vehicle access to goods and services at the near by commercial development. The subdivision meets the R-1C standards for setbacks and density. While the lots are smaller than some of the adjacent residential parcels, the proposed subdivision is not out of character for the surrounding context.

Please do not hesitate to contact me if you have questions or need additional materials.

Best regards,

**RILEY PLANNING SERVICES LLC**



Penelope Constantikes  
Principal