



# PUBLIC WORKS DEPARTMENT

MAYOR: David H. Bieter | DIRECTOR: Stephan Burgos

January 25, 2019

Cody Riddle  
Planning and Development Services Department  
City of Boise  
150 N. Capitol Blvd  
Boise, ID 83701

## RE: Rezone of 801 S. Capitol Boulevard

Dear Mr. Riddle:

The Public Works Department is submitting a rezone application for properties located between Capitol Boulevard, 9<sup>th</sup> Street, River Street and the Boise River. We held our neighborhood meeting from 6:00 pm – 7:30 pm on Wednesday, January 9, 2019. The notice and sign-in sheet are included with our application materials.

### Site Description

The property consists of six individual, contiguous parcels. Together they form two blocks south of River Street between Capitol Boulevard and 9<sup>th</sup> Street to the Boise River.

- 801 S. Capitol Blvd. (A-1C) S1010314950
- 715 S. Capitol Blvd. (C-2DDC) S1010315100
- 800 S. 8<sup>th</sup> Street (R-ODD) S1010314951
- 705 S. 8<sup>th</sup> Street (R-ODD) R1749100426
- 703 S. 8<sup>th</sup> Street (R-ODD) R1749100412
- 701 S. 8<sup>th</sup> Street (R-ODD) R1749100412
- Unaddressed (R-ODD) S1010315101

The properties are adjacent to the downtown core and are connected to the Boise River, Greenbelt and the city park system.

### Proposal

The Public Works Department proposes to change these properties from the A-1, C-2 and R-O base zones to the C-5 base zone while maintaining the previously adopted overlays (C, DDC and DD). Additionally, the proposal is to change the parking overlay from P-2 to P-1 requiring no parking for any use on the listed properties.

### Rezone Justification

The Boise City Comprehensive Plan *Blueprint Boise* Land Use Map indicates the properties are part of the Downtown Mixed-Use area. The following goals support the change of R-O which was used as a transitional zone from the downtown core to a more residential, less intense commercial area. C-2 is a general commercial zone allowing drive through restaurants, dog kennels and car lots creating what is now a denser downtown area.

**Goal DT-CCN 1:** Maintain Downtown as the civic, economic, educational, social and cultural center of the city and region, which includes a concentrated, higher density Central Business District (CBD) activity center and integrated subdistricts.

Changing from the R-O, A-1 and C-2 zones to the higher density C-5 zone will allow for a greater mix of uses, higher density of units, larger floor area ratios and taller buildings than the current zoning allows. This is all consistent with the vision for the area. Multi-family residential, hotels, retail restaurants, office, civic and government uses are allowed by right, but will be subject to Design Review. Some of the auto-oriented uses such as sales lots and drive-through facilities that are not enclosed will be prohibited within the proposed zone that is appropriate for the area.

**DT-PKG 1.6:** Expand the parking reduction overlay districts as transit services and the Downtown public parking systems.

The transit services within half a mile distance of the property have been increased with the new multi-modal center located at 777 Main Street. The half mile distance has three existing public parking garages.

- Capitol and Myrtle with 343 parking stalls / 158 short term
- 9<sup>th</sup> and Front with 572 parking stalls / 254 short term
- Capitol and Front with 207 parking stalls / 87 short term

There is also a parking structure that may potentially be built to the north of the properties to be rezoned. The structure could hold approximately 270 spaces. The Greenbelt is located directly south of the site and is a major spine of the bike and pedestrian corridor for transportation through the City. There is a minimum of 12 bus stop locations within a half mile walking distance of the site. One is located across Capitol Boulevard at the park and the other is located across 9<sup>th</sup> Street.

#### **Zoning Ordinance Amendment**

We understand with the request for the rezone and the change of the parking overlay from a P-2 to P-1 there is a need for a Zoning Ordinance Amendment if the parking overlay extension is approved as the parking overlay map is located within the zoning ordinance. We request that if the P-1 overlay extension is recommended for approval to City Council, the Planning and Zoning Commission also make a positive request on the amendment for Council's consideration.

We appreciate your consideration in our requests for rezone, expansion of the parking overlay and zoning ordinance amendment if the overlay request is granted. If there is any additional information needed please contact me via email [sschafer@cityofboise.org](mailto:sschafer@cityofboise.org) or by phone 208-608-7155.

Sincerely,



Sarah Schäfer  
PW Project Coord Sr  
Public Works

[sschafer@cityofboise.org](mailto:sschafer@cityofboise.org)  
208-608-7155

