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Landscape Architecture + Urban Planning + Land Use and Site Planning + Entitlements + Graphic Communications + Project Management

July 30, 2019

Planning and Development Services  
City of Boise  
150 N. Capitol Blvd.  
Boise, Idaho 83701

Re: Blanche Subdivision – 1400, 1404 & 1408 N. Liberty St., Boise, ID 83704 – Letter of Explanation

To Whom it May Concern,

The application before you is for the rezone and an 8 lot preliminary plat for the subdivision of the parcels located at 1400, 1404, and 1408 N. Liberty St., Boise, ID 83704. This application also includes a Planned Unit Development application, and a parking reduction request.

This project consists of 8 lots to be created for the construction of six single-family townhomes within two buildings, three 6-unit multi-family buildings (two bedrooms in each unit), two 4-unit multi-family buildings (two bedrooms in each unit), the retention of one existing single-family home, and shared landscaped open space. Each 6-unit multi-family building will have one ADA unit in order to provide for housing to a variety of demographics in the area. A shared driveway will be developed to access the single-family townhome garages, and the multi-family parking areas. The existing home to remain will continue to utilize the front-loaded garage and driveway, as constructed.

The single-family townhomes will be oriented to face N. Liberty St., which is in keeping with the current existing feel of the neighborhood, and will have rear-loaded garages. The garages will be single-car, but the townhomes will be designed to provide ample surface parking in the driveways to accommodate addition resident and visitor vehicles. The proposed single-family townhomes will be 2-story and will be designed to be approximately 26-feet in height to avoid impacting the feel of the residential street and existing single-family home to remain. The addition of landscaping and sidewalk along Liberty St. will further enhance the residential nature of the street and neighborhood, while improving the pedestrian facilities adjacent to the property. The shared driveway access to the development was designed with the current resident to the north in mind and in order to function as a “buffer” from the adjacent single-family residence to the north and allow for the retention of some of the mature vegetation along the north property line. The multi-family buildings will be developed on the exterior of the property, with the exception of one six-unit building that is in the center, in order to keep the traffic and parking internal to the site and avoid unnecessarily impacting adjacent residents with the noise and light associated with the parking areas. The addition of substantial landscape along the perimeter, and a 15’ setback to the multi-family buildings will allow the buffering of the project as a whole from the adjacent two-story multi-family buildings. The single-family townhomes at the SW corner of the property will have increased setbacks to 10’ in order to provide additional buffering in that location as well. The addition of multiple areas of landscaped open space will provide for amenities and outdoor space for use by all residents of the development.

Single-family homes typically require 2-car garages and no guest parking, but we are providing oversized single-car garages and surface parking within the driveways associated with the townhomes in order to accommodate residents and guests. The multi-family development will utilize surface parking areas and bicycle racks for visitor and resident use. Due to the desire to save the existing single-family home, the parking and access to the development was designed with 33 total parking spaces, of which there are three compact spaces and two ADA spaces. This is a 10% reduction of three parking spaces from the requirements within Boise City Code for multi-family developments, which requires the request for a parking reduction. Along with the on-site parking, the road frontage improvements associated with the development will establish 9 additional on-street parking spaces. Additionally, this development is in close proximity to existing commercial, retail, educational facilities (Carrington College), and public transit. Multiple commercial centers are approximately 0.10 miles (500 feet) from the site near the intersection of N. Liberty St. and W. Fairview Ave. The Carrington College campus is approximately 0.05 miles (250 feet) from the site. There are multiple bus routes and stops along W. Fairview Ave. within 0.10 miles (530 feet), as well as on N. Cole Rd. within 0.75 miles.

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The current zoning of the parcels is R-2, and the property is proposed to be rezoned to R-3D to accommodate the density of the development and provide for much-needed housing variety in the area through the inclusion of owner-occupied single-family townhomes and multi-family rental units. The creation of the 8 buildable lots will require the PUD process in order to reduce the size of the lots below the R-3D zone average, as well as reducing the frontage requirement for each lot. While the townhome lots vary between 20' wide to just over 33' wide, by creating multi-unit townhome buildings, the mass of the buildings will be 40' and 80' in width. This massing is in keeping with the single-family residence (approximately 58' in width) that is to be retained between the townhome buildings. There are also multi-family apartments across N. Liberty St., and within the general development area, that are similar in size and mass. Additionally, there are larger-scale apartment developments to the east, west, and south of this project area, and this development will continue to enhance the surrounding developments and existing residential homes. This project rezone does provide for the addition of Design Review, and a future application will be submitted for Design Review, as necessary, after the preliminary plat and Planned Unit Development process has been completed. This will allow the applicant additional time in preparing detailed architectural elevations, finishes, and materials that will enhance the surrounding residential neighborhood while pursuing the final plat approvals from all reviewing agencies without requiring a PUD modification if there are items that come up during the preliminary plat and PUD process. The R-3D zoning designation is reflective of other developments to the west (R-3D) and fits with the other multi-family developments in the R-2 zone to the east, west, and south. There are also areas of L-OD and C-2D within the immediate vicinity, containing multi-family, single-family, and commercial/retail/educational developments.

This property has surface water rights, and conversations are on-going with the Nampa Meridian Irrigation District to ensure that the water right can continue to be effectively delivered to the property for use without impacting other existing users on the lateral. The condition of the lateral varies from the diversion to the site. Assuming confirmation of delivery, there will be a pressurized irrigation system (pump station and main) designed and installed to provide for irrigation on the landscaped areas within the proposed development. A backup cross-connection with the potable water system will be provided for irrigation in the off-season, as necessary to maintain the health of the landscape. The proposed development will ensure the continued delivery of the surface water to downstream users through the tiling (piping) of any portions of open ditch along the perimeter of the property, as well as repair or replacement of structures as necessary and required by the development. This will improve the delivery and reduce the maintenance requirements for the users along this portion of the lateral.

We believe that this proposed development will create high-quality housing, while enhancing the surrounding existing neighborhood, by providing for the infill redevelopment of these parcels. The owner-occupied single-family townhomes and multi-family rental buildings will also encourage the continued elevation of the area between the Winstead Park and Liberty Park neighborhoods, while providing much needed housing near commercial, retail, educational, healthcare, and office space.

Please contact me directly with any questions regarding the project at 208-514-3300 or [ben@reandpartners.com](mailto:ben@reandpartners.com)

Sincerely,  
Rodney Evans + Partners, PLLC

Ben Semple, PLA  
Partner, Senior Landscape Architect