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

August 27, 2019

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

Re: Pritchett Booth Subdivision Phase 1 – 1617 N. 24th St., Boise, ID 83702 – Letter of Explanation

To Whom it May Concern,

The application before you is for the first phase of a 9 lot subdivision (SUB19-00027) of the parcel located at 1617 N. 24th St., Boise, ID 83702, upon which eight single-family homes and five condominium units will be developed. The five condominium units will be developed in two existing buildings to remain; three condominiums will be developed inside the historic Booth Home, and two condominiums will be inside the Chapel building. The condominium plat will be filed after the improvements to the existing buildings are completed. The lots contained within the first phase include Lot 1, Lot 3, Lot 3, and Lot 4 of Block 1; and Lot 1 and Lot 2 of Block 2. This application is reflective of the approvals obtained with a Planned Unit Development (PUD19-00016) and Preliminary Plat (SUB19-00027). Three Certificates of Appropriateness for proposed single-family homes located on Lot 1 of Block 1, and Lot 1 and Lot 2 of Block 2, contained within the first phase of the development (DRH19-00173, DRH19-00174, DRH19-00175), have also been approved.

The first phase of the final platting of this subdivision consists of 6 lots for the construction of 5 single-family homes and five condominiums within two buildings, parking, and landscaped open space. Initially the project was proposed to develop in three phases, but the removal of the existing building at the corner of 24th St. and Bella St. will allow for the previously planned Phase 3 to be developed during Phase 1. A portion of the previously vacated alley will be re-dedicated to Ada County Highway District and made public, so the proposed residential units can access garages and parking off of the alley. The homes will have detached garages accessed off of the alley (Lot 1 Block 1, and Lots 1-2 Block 2) and the shared driveway (Lots 3 & 4 Block 1), or surface parking. The garages will be located on their lots in order to provide a minimum of 22' of backup area. The eight single-family homes will be developed in phases (5 in phase 1 and three in phase 3), and the condominium units will be developed inside of two existing buildings. Lot 1 Block 1 will also include an accessory dwelling unit above the garage. Other ADUs may be proposed with future homes, which will be addressed at the time of application. The renovation of the existing Booth Home and Chapel is anticipated to occur at the end of the phase 1 development. Each of the lots will be required to apply for Certificates of Appropriateness due to their location in the North End Historic Overlay District in order to fit in with and enhance the nature of the existing homes and neighborhood.

The current zoning of the parcel is R-1CH, and the zoning is proposed to remain the same, as approved with PUD19-00016 and the preliminary plat (SUB19-00027). R-1CH zoning would allow up to 14 dwelling units to be developed, but the developer is proposing 13 total dwelling units in order to keep in conformance with the surrounding neighborhood character. The five condominium units will be contained within a single lot, and a condominium plat will be recorded with the county at the closeout of the renovation of the existing buildings.

This parcel is a full city block bounded by N. 24th St. to the east, W. Hazel St. to the south, N. 25th St. to the west, and W. Bella St. to the north. The property has 4 existing buildings that were previously used as a school and for the Salvation Army's non-profit offices. Two of the buildings will be retained and two will be removed. One of the buildings to be retained is the Booth Home, a building constructed in 1921 and considered contributing to the historic value of the community. The Booth Home will undergo an interior renovation to establish three condominium units. The exterior will be retained and restored as necessary, and windows replaced, but otherwise will remain unchanged in order to maintain the historical character and Colonial Revival/Neo-Georgian architectural style. The other building to be retained is the Chapel, which will undergo an interior renovation to create two condominium units. There will be limited exterior improvements to the Chapel, which will maintain the Mid-Century Modern architectural style. The buildings to be removed will be demolished during Phase 1 (NE corner of the property) and Phase 2 (NW corner of the property) development of the property. This will reduce the impact of the redevelopment on the neighborhood, as the preparation of the site and construction of proposed structures will not encompass the entire site at one time.

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Parking and traffic in the North End neighborhood was an important factor in how this site plan was developed. This project does not request or require a parking reduction. This proposal provides for 2-car garages for all of the proposed single-family homes (new construction). The Booth Home will contain three condominium units and each unit will be provided with two surface parking spaces on-site. The Chapel will contain two condominium units and each unit will be provided with a single-car garage and one surface parking space on-site. Any accessory dwelling units will be provided with the required one parking space, independent of the parking requirements for the single-family homes with which the ADU is associated. The existing road frontage of approximately 1000 feet will provide for adequate guest parking for the entire development. Bicycle parking will be accommodated for the condominium units and overall development.

The massing and proposed architecture of the project is in keeping with many of the single-family residences in the area. As discussed, the Booth Home will remain unchanged on the exterior and will continue to reflect the Colonial Revival/Neo-Georgian architectural style, and the Chapel will remain in the Mid-Century Modern architectural style. The proposed single-family homes will be varied in their architectural styles, but all will fall within the guidelines of the Historic District of the North End. Some examples of the architectural styles are included with the application materials and include Craftsman, Modern Farmhouse, Prairie Style, and Tudor Revival styles. Materials on the existing buildings will also be reflected in the proposed structures and site improvements, including pathways, signage, and building finishes.

This site contains extensive mature vegetation, the majority of which will be maintained with the development. Some trees will be required to be removed in order to develop the property effectively, and some due to damage/health issues. Additionally, there are some smaller specimens that are proposed to be relocated on the site. Specific details of the landscape to be saved and/or relocated will be contained within the development plans and is reflected in the overall landscape plans contained in the application. More details will be provided as the details and plans for the individual lots are developed. This development plan will produce a project with 50% of the overall area of the site being landscape. Although some of the existing vegetation will need to be removed in order to facilitate this development, the addition of landscape will more than adequately mitigate for the trees to be removed. At build-out, this project will provide for an additional 54 trees over the site and landscape strips along the frontage. This will continue to provide a park-like setting and reflect the nature of the surrounding neighborhood. Along with the landscaping, a public-use area containing historic information, seating, plaza, and landscaping is proposed to be developed with the project in order to provide for historic information on the previous use of the site. This will continue to pay respect to the site and reinforce the importance of preserving the historic building within the development. The plaza development plan is currently under design and is anticipated to incorporate existing artwork from the site.

We believe that this proposed development will provide for a variety of high-quality housing options in the North End neighborhood, while also reinforcing the older residential nature, enhancing the overall block, and maintaining the historic significance of the Booth Home and paying respect to the historic uses and users of the property.

Please contact me directly with any questions regarding the project at 208-514-3300 or ben@reandpartners.com

Sincerely,
Rodney Evans + Partners, PLLC

Ben Semple, PLA
Senior Landscape Architect, Partner