



October 29, 2019

Attn: City of Boise Planning & Development Services
Boise, Idaho 83702

RE: CUP Application for Off Street Parking Reduction – 13 S. Latah St., Boise, Idaho

To The Planning Staff,

This Conditional Use Permit application is to request an off street parking reduction for the proposed project at 13 S. Latah St. in Boise, Idaho.

The existing car wash and site are proposed for a new neighborhood commercial (C-1D) redevelopment with three buildings totaling 5,217 square feet. The scope of work includes site improvements, the shell and core development of two new buildings, and partial reuse of the old car wash. The existing gas station canopy will be preserved and refurbished to commemorate the site's 50+ year history on the Central Bench.

Off street parking is provided within setbacks, ROW's, and along a one-way drive behind the existing portion of the car wash. The submitted site plan Sheet A101 provides the parking breakdown with 15 of 25 required off street parking stalls for a 40% parking reduction. However, plenty of on street parking is available on both W. Alpine St. and N. and S. Latah Streets.

The intent is to provide a variety of neighborhood services that span throughout the day. Coffee patrons can park for a morning drink, while lunch and dinner patrons can visit the STIL and proposed restaurant during the day or evening. On street parking along W. Alpine and S. and N. Latah Streets can slow car traffic down on an increasingly busy street serving area multifamily residential, schools, parks and churches.

The proposed project and parking reduction was well received by participants of the neighborhood meeting. Residents were excited for family-friendly services nearby. Local multifamily apartment building owners supported the idea of slowing traffic down for neighborhood children.

Your consideration of the requested parking reduction is greatly appreciated.

Sincerely,

Katherine Wood
b.hills architecture, P.C.