



October 26, 2019

City of Boise  
Planning Department  
150 North Capitol Blvd.  
Boise, ID 83702

**Re: Boise Towns, Letter of Explanation (SUB19-00064 & PUD19-00035)**

To Boise City Planning Commission:

The purpose of this letter is to provide a written description of the proposed project located at 11304 West Fairview Avenue, Boise, Idaho (Parcel # S1103438721). The Developer, Miller Family Real Estate, LLC, is proposing a new residential development with 38 individual townhome single-family dwelling units. The property is located within a General Commercial Zone with Design Review (C-2D). Boise City code conditionally allows residential development within the C-2D zone with a maximum density of 43.5 units per acre and a maximum building height of 45-feet. The proposed density will be approximately 16 units per acre and the maximum proposed building height will be approximately 31-feet.

The existing parcel will be subdivided into 40 individual lots with the Boise City Subdivision Application Process. The residential lots will include 38 lots and 1 common area. The remaining 2-lots will be commercial lots. The lot located on the northeast corner of the property is currently used as overflow parking for the LHM Subaru Dealership to the East. Minor paving improvements are proposed to complete the western portion of the overflow parking lot together with this proposed development. The proposed lot on the south side of the property, adjacent to Fairview avenue and between Shamrock and Steelwood Avenues, will be commercial retail development to be developed in future phases of the overall project.

The proposed residential development includes 7 structures with a total of 38 individual townhome units. Four structures will be 6-plex buildings with alternating 2-story and 3-story units. One structure will be a 6-plex building with 3-story units. One structure will be a 5-plex building with four 2-story units and a single 3-story unit. One structure will be a 3-plex building with 3-story units. The intent of the site is to create quality new housing that can provide a transition between the existing low-density residential area to the north and northwest and the commercial areas to the south and southeast.

The developer proposes access to the residential portion of the property from a new driveway on Shamrock Avenue and a new driveway on Steelwood Avenue. These two access driveways will be connected with a private drive aisle which will allow convenient access to the townhome units and future commercial retail development. The drive aisle will also provide a subtle separation

or buffer between the residential and future commercial development proposed to the south. An additional access driveway is also proposed on Shamrock Avenue to serve the northwest side of the site.

Within the shared common area of the development, the project proposes amenities to include a playground facility and an outdoor pavilion area for gatherings and social activities. The outdoor amenity areas will include perimeter fencing to create a sense of privacy and protection from the adjacent streets. The outdoor areas will be inviting and fully accessible throughout the common areas of the site. Additionally, 19 guest parking stalls will be included for the residents.

All utilities for the site including water, sanitary sewer, pressurized irrigation, natural gas, and telecommunications, are available to the site. Storm-water will be retained onsite in underground perforated pipes and will accommodate adequate volume to retain the 100-year storm event.

The residential portion of the project will be constructed in a single phase and the development schedule is anticipated to begin early spring 2020 and be complete by spring of 2021.

We appreciate your consideration of our application. The developer is excited to enhance the neighborhood and the City of Boise with new high-quality townhouses.

Should you require additional information or have any questions please contact me at (801) 410-8500.

Sincerely,  
ANDERSON WAHLEN & ASSOCIATES



Eric Malmberg, P.E.  
Project Manager