

November 22, 2019

Boise Planning & Development Services  
150 North Capitol Boulevard  
Boise, ID 83701

RE: 11<sup>th</sup> & Miller Street Rezone Request

Hawkins Companies is please to submit a rezone application on behalf of three property owners within the 11<sup>th</sup> Street and Miller Street vicinity. Current zoning on the properties is R-ODD, and due to recent changes in the downtown fabric, we believe that the opportunities afforded by the C-5DD zoning designation would be most appropriate for the emerging River Street neighborhood, and implementation of the Blueprint Boise Plan.

### **EXISTING CONDITIONS**

The rezone is for 1.86 acres of land, representing 8 separate parcels, owned by three separate entities. Four of the parcels are currently used as temporary, unimproved surface parking lots. Seven parcels are improved with single-family residences, and the final parcel is improved with an office/lab with a paved off-street parking field. Below is a brief description of each parcel that is being submitted for consideration for C-5DD zoning.

### **Hawkins Properties**

Hawkins Companies owns three of the parcels contained within this application. They are a mix of temporary surface parking fields, and two single-family residences.

#### **431 South 11<sup>th</sup> Street**

This parcel is approximately 4,760 square feet in area, and is currently used as a temporary surface parking lot.



**433 South 11th Street**

This parcel is also approximately 4,760 square feet in area. This property is partially improved with a 897 square foot single-family residence, and the balance of the property is used as a temporary, unimproved surface parking lot.

**1110 West Miller Street**

This parcel was recently purchased by Hawkins Companies from the Hamblin family. This property is approximately 2,726 square feet in area, and is improved with a 726 square foot single-family residence.





## **Hamblin Property**

This property is located on the northwest corner of the intersection of 11<sup>th</sup> Street and Miller Street. It is used exclusively as a single-family residence.

### **1100 West Miller Street**

This parcel of land is approximately 2,950 square feet in area, and is improved with single family residence with a footprint of approximately 1,601 square feet.



## **Myhre Property**

As a part of our Neighborhood meeting, the Myhre family attended to see how this rezone application might affect their property. They have had a presence in the Pioneer Neighborhood for quite some time, and have assembled many different properties in that time. Properties owned by the Myhre family include school/lab space, single-family residences, and temporary surface parking lots.

### **1151 West Miller Street**

This property is approximately 23,522 square feet in area, and is improved with a 13,750 square foot building, and fully improved parking field. This building was originally used as a medical laboratory, but has most currently as a learning institution.



### **1100 West Lee Street**

This property is approximately 3,484 square feet in area, and is improved with a single-family residence.





**511 South 1th Street**

This property is approximately 2,178 square feet in area, and is improved with a 1,050 square foot single-family residence.

**1108 West Lee Street**

This property is approximately 3,660 square feet in area, and is improved with a 750 square foot single-family residence.



**1110 West Lee Street**

This property is approximately 2,440 square feet in area, and is improved with a 663 square foot single-family residence.

**1114 West Lee Street**

This property is approximately 6,142 square feet, and is currently used as a temporary surface parking lot.





**1116 West Lee Street**

This property is approximately 6,185 square feet in area, and is also used as a temporary surface parking lot.

**1118 West Lee Street**

This property is approximately 3,093 square feet in size, and is improved with an 880 square foot single-family residence.



**1120 West Lee Street**

This property is approximately 3,136 square feet in area, improved with a 1,844 square foot home.





## **Justification for Rezone request from R-ODD to C-5DD**

This property is located within the Pioneer District of the River Street Master Plan. Per that plan, this Neighborhood is a transition to the downtown core. While the area has a mix of housing types, most are defined as “single-family” homes that were built in the post WWII era. Growth within the River Street neighborhood stalled in the 1960’s transportation and irrigation improvements were made that spurred and encouraged suburban types of development.

As such, this area within the Pioneer Neighborhood actually developed without a true vision in place. It has a distinctly suburban character. It has been developed with large blocks, many surface parking lots, and an overall low density of residential development. As such, the neighborhood has underutilized property along significant roadways and pathways. Coupled with the close proximity to the downtown, this area is ripe for new development that can provide additional multi-family housing projects that can provide housing opportunities for the entire economic spectrum, which will be a vital contribution to the Downtown core.

Per the Blueprint Boise plan, our application is a direct implementation for many of the policies that have been established for the Pioneer Neighborhood plan.

### **DT-CCN 1.2: Mix of uses**

To create the vibrant interaction between people, place and buildings, a mix of uses is a catalyst to that vitality. This can be accomplished by creating a 24 hour a day activity scene. It can also be accomplished by locating residential uses near office, retail and other services that are located within the Downtown core.

### **DT-CCN 1.4: Urban Building Forms**

Encourage a design pattern that encourages urban types of development. This can be created by designing buildings that are set at a front property line. Building entrances with strong pedestrian access, along with street level interest into the building.

### **DT-CCN 1.6: Downtown Relationship to Neighborhoods**

Neighborhoods located around the Downtown core have a symbiotic relationship. A successful residential neighborhood will have a mix of housing types, designed for the entire economic spectrum. Providing those choices in living styles can create a workforce and customer base for the Downtown businesses. Close proximity to the Downtown also decreases the dependence on the automobile. Many shops, restaurants and recreational opportunities are all located within walking or cycling distance, but public transit options are also readily available.

### **DT-CCN 2.2: Housing Choices**

With a multi-family housing project in consideration for the Hawkins held property, this will provide an opportunity to provide additional housing types and housing for all income levels.

### **DT-CCN 2.4: Accessibility to Amenities**

Location is one of the most desired aspects when considering investment into residential developments. This neighborhood has some of the best access to many of the best amenities that the city of Boise has to offer! Located within walking distance employment and neighborhood services defines this

neighborhood from others. The Greenbelt and parks (Kathryn Albertson; Julia Davis; and Ann Morrison) in such close proximity also define this neighborhood.

### **DT-CCN 3.2: Underutilized Properties**

Part of the process to consider a rezone of properties requires the applicant to reach out to neighboring property owners to share thoughts, plans and visions. This requires a conversation about current conditions, and the opportunities that the future may hold.

When Hawkins Companies sent out our notice for a Neighborhood meeting, it was attended by the Hamblin and Myhre families. Upon learning about our desire to build a multi-family housing project, collaboration and partnership began to form. The Hamblin family sought counsel to see how this zone change may impact their property. With that additional knowledge, the Hamblin family decided to seek consideration for their property to also be included in the rezone request.

The Myhre family also attended the meeting, and they shared with us the various properties that they had assembled over time. We voiced our desire for a multi-family housing project, and the Myhre family was interested in possibly redeveloping the property that they owned, they also stated that they would consider selling their holdings, in that it may help to grow the scope of a multi-family housing project.

### **Proposed Plans**

Hawkins Companies has owned 433 and 431 11th Miller Street properties for approximately 10 years. For the past 4 years, we have used our property for temporary parking fields. We came to the conclusion that a temporary parking field was grossly underutilizing this property, so Hawkins Companies engaged with erstad architects to explore multi-family housing projects for the property. We evaluated scenarios under the R-ODD zone development standards, as well as those development standards associated with the C-5DD zone. The yield of living units did not make sense at that time, so Hawkins Companies purchased the property located at 1110 West Miller Street, and included that into the multi-family housing project feasibility analysis.

With that property included, we again generated site plans to see what levels of density that could be achieved. We did this analysis under the R-ODD development standards as well as under the C-5DD development standards. By utilizing the C-5DD zoning design standards, we were able to get our unit count from 28 (R-ODD Development Standards) up to 38 using the C-5DD zoning designation.

I have submitted “working” elevations for a potential multi-family residence. Now that additional property owners have voiced desire to consider C-5DD development to their property, such a rezone can invigorate the neighborhood while implementing many of the policies contained within the Blueprint Boise document.