

**Dark Horse Associates, LLC**  
**47150 SE 162nd Street**  
**North Bend, Washington 98045**

November 25, 2019

City of Boise  
Planning & Development Services  
150 Capitol Blvd.  
Boise, Idaho 83702

RE: PUD Application for 9831 & 9819 Shields Ave, Boise

To whom it may concern:

Dark Horse Associates, LLC (Dark Horse) as applicant and applicant representative for the properties at the above referenced addresses hereby applies for a planned unit development (PUD) to accompany its subdivision of those properties, consisting of 1.89 acres, into 14 single family residential building lots.

The current intent of this development is to provide affordable housing through the efforts of Leap Charities, LLC, which has already completed two affordable projects on this street. In an effort to achieve the lowest price per lot possible (in the interest of ultimate home affordability), we are also including this PUD application to allow for the slightly smaller lot sizes and lot frontage widths. Even with these minor deviations, the overall density will remain below the maximum allowed by the current zoning.

The single family nature of the development meets the intent of the R-1C zoning. While the average lot width and average lot size are just shy of the R1C requirements, the overall density of the project is below the maximum density allowed in R-1C. Additionally, all side, front, and rear setbacks will conform to the R-1C standard. One amenity of this development that led to the narrower lot widths along the southern boundary was the dedicated pathway to the Spoils Bank Canal for the enjoyment of, not only the subdivision residents, but the general public at large. Another component of this development that led to the narrower lot widths and smaller lot sizes was the staff's understandable desire to provide east-west connectivity via public right-of-way as well as interior roadways that met public ROW standards. We gladly provided both of these elements in the subdivision plan; however, these two changes caused a slight decrease in the overall lot averages.

This development has the additional amenity of being very close to the Optimists Youth Sports Complex, a 51-acre park located at 9889 W. Hill Rd Pwky. The park features sports fields, open play areas, a fishing pond and public art.

We are excited to bring another responsible development project to the City of Boise and look forward to working together to ensure the success of this project moving forward.

Thank you for your consideration.



Wendy Klahr