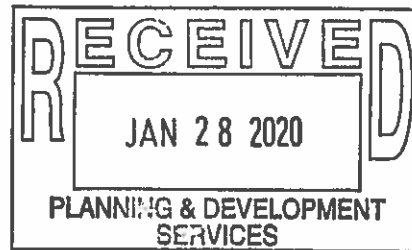


1/28/2020

Locus LLC
4222 West Emerald Street
Boise, ID 83706

Attention:
City of Boise Planning & Development Services
Boise City Hall, 2nd Floor
PO Box 500
Boise, ID 83701



We intend to create a neighborhood specialty coffee/public house at 4222 West Emerald Street. Our proposed business would complement the recent improvements to Emerald and enhance the neighborhood by providing a welcoming, unique, and local meeting place that is pedestrian and bike friendly. We believe this presence will draw additional attention to our business neighbors, increasing use and access to the range of community-based services on this block.

Specific options offered would include a range of beverages such as in-house roasted coffee, tea, beer, cider, and wine. Food options would start with pastries and possibly expand to include light fare such as soup, salads, and sandwiches. We will also feature local art and handcrafted items. Consideration for our neighbors is important, so business hours would generally range from morning (7AM) to early evening (7PM). Some seasonal, extended hours during the summer months or weekends (i.e. 9 or 10PM) may be considered.

Preserving the character of the bench neighborhood is vital. We plan to do so by utilizing the existing building with minimal yet key improvements, such as a food preparation and roasting area, larger windows, a bike rack, and a deck/patio with an accessible path facing Emerald. The restroom and ramp access from the parking lot is already ADA compliant. Due to our proximity and focus as a neighborhood-based business, we envision many neighbors walking or biking over. That said, the parking lot includes 10 spaces with additional parking in front of the building on Wilson Street. Given the required 1 space to 3 seats ratio and the size of the building, this should be more than adequate. In the future, we may entertain bringing an occasional food truck for the day to the neighborhood. In this case, we would still have an adequate parking to accommodate this in our parking lot.

We are excited to deepen our commitment to the Central Rim and Morris Hill neighborhoods. This section of Emerald Street has been my professional home for 16 years (currently at 4304 – Massage Central). I am the 5th generation of my family to be proud of and invested in the neighborhood, beginning with my great-great grandfather's farm off Orchard and Morris Hill in 1919.

Our neighbors, businesses, and neighborhood association have indicated this would be a valuable addition and improve the quality of life in the neighborhood (see attached letters). We believe our plan would support the larger vision of PDS and serve as an effective, small scale example of how intentional, mixed use neighborhoods can benefit residents, local businesses, and strengthen Boise's bench community.

Thank you for considering our proposal!

Sincerely,

Missy Cory and Guy DeKlotz

CUP 20-00005