

May 25, 2020

Boise City Council
Boise Planning & Development Services
Planning & Development Services
150 N Capitol Blvd.
Boise, ID 83702

Dear Council Members, Commissioners and Staff:

Attached for your review and favorable consideration are the Preliminary Plat and Planned Unit Applications for Greenway Subdivision. Greenway Subdivision is a 12 lot single-family residential project proposed for 5160 W Wylie Lane in North Boise. This 1.52 acre infill site is located south of State Street and north of the Boise River and currently houses a manufacturing shop.

The Land Use Designation of this site is *Suburban* and is zoned R-1C. We have thoughtfully designed 12 single-family lots that will provide much needed infill housing to the existing residential neighborhood. The housing renderings are representative of what is to be constructed in Greenway Subdivision. Lot sizes will be reduced through the Planned Unit Development Application with the average lot size being 4,541 sq. ft. this proposed density meets the R-1C Zone.

The close proximity to State Street provides walkable and bike able access to retail and service commercial and an existing transit line. Blueprint Boise goal PDP 1.1 identifies infill and redevelopment as a priority where site access to major travel corridors is in close proximity. Goal NAC3.1a.: Infill Design Principles encourages residential infill that compliments the scale and character of the existing neighborhood.

The PUD requires two amenities. The Boise River Greenbelt access is less than 1000 feet away from our parcel which will provide easy access for walking, biking, recreational enjoyment of the Boise River and an easy short commute to downtown Boise. We also will require the home sites use drought tolerant plants, trees and ground cover and home construction use of energy conservation measures.

Due to drainage constraints along Wylie Lane and the lack of any sidewalks, curb or gutter, on both sides of Wylie lane which then terminates in a dead end. The applicant is requesting a waiver of the sidewalk, curb and gutter requirements in the Boise City Subdivision Ordinance for this site.

We have included residential conceptual elevations showing a blend of contemporary and mid-century architecture for the proposed residences. We also included a floor plan anticipating a mixture of 3 and 4 bedroom homes of approximately 2405 sq. ft. All the homes will have 2 car garages with driveway aprons for additional guest parking.

A well-attended neighborhood meeting was held on the site on February 11th, 2020. A draft plat was provided and discussed. Most of the neighbors were concerned with the density and parking. The applicant also attended the Veterans Park Neighborhood Association meeting to address further questions and concerns

The owners and applicant are pleased to provide a very attractive infill development in a desirable neighborhood close to downtown Boise. We look forward to working with Staff on the approval of Greenway Subdivision. Please do not hesitate to contact me if you have any questions about our applications.

Best Regards,

Colleen Carroll

Cc: Marvin and Sharon Rodgers