



Sept 27, 2016

City of Boise Planning & Development Services
150 N. Capitol Blvd
Boise, ID 83701-0500

Re: Planned Unit Development and Rezone Applications for the Station Village Apartments

The proposed applications are for a 7.39 acre multi-family project. It will include 91 dwelling units, related buildings and supporting infrastructure. The project is located on two parcels near the Vista and Federal Way corridors – 2350 W. Kootenai St. & 1110 S. Robert Street. The property is directly east of the existing Vista Village Retail Center. Both parcels have a current R-1C zoning designation.

We are submitting applications for a Rezone to request an R-2D designation as well as a Planned Unit Development to accommodate the proposed density.

We appreciate the time and cooperation received from the planning staff during the planning and design stages of this project and look forward to a continued partnership in seeing this project come to fruition. We have likewise communicated with the Fire Department, Boise Valley Railroad, ACHD & the Depot Bench Neighborhood Association for additional comment. This has been helpful as we've made several revisions to the initial layout.

This project is in an area rich with character and established neighborhoods. The location has close access to many services, amenities and institutions in the immediate vicinity and near vicinity, including downtown, the airport, city parks, the Boise River, greenbelt, BSU campus, and other local schools. In addition the property affords great views of downtown and the foothills.

The introduction of higher density housing in this area aligns with the Comprehensive Planning associated with the Central Bench area and specifically the Vista Avenue Corridor. Much of the local services are in place to support the density. This type of density will also encourage new and future rehabilitation of existing services along this corridor and in the area. The proposed housing will offer a specific housing choice in an area that is mostly comprised of single family detached homes.

The owners of the land have a vested interest in the current and future well-being of the neighborhood. It is their goal to provide high quality multi-family living that attracts diverse residents and helps to strengthen the existing neighborhood. As the current long time owners of the Vista Village Retail Center, they have shown their commitment to neighbors and tenants in recent façade and landscape enhancements to their buildings. The construction of this type of product will be an extension of this progress.

DAVE EVANS CONSTRUCTION

7761 W. Riverside Dr. Suite 100, Boise, Idaho 83714 • (208) 853-1203 • Fax (208) 853-1220
www.devansconstruction.com

The property is unique in its configuration and also bordering conditions. The triangular shaped parcels are bordered on the north by smaller single family residences on Day Drive, to the south by mostly single family residences, and the Union Pacific Railroad Tracks and ROW to the east.

One parcel has frontage along Robert Street to the west, which will serve as the main entrance. The other parcel has limited frontage along Kootenai Street to the south. At this time we are proposing limited access along this frontage with the intention of a full service access that will align with Columbus Street. The property owner is currently in discussion with the adjacent property owner for potential future arrangement. Cooperation of both owners will be required for this alignment.

Inset by 60' along both the north and south boundaries is a cross access easement with Boise Valley Railroad. Railroad spurs run within these easements facilitating the occasional short term storage of railroad cars. The original use of these spurs was for reversing the course of trains, although this is no longer used for such. This condition requires the cooperation of the railroad in our proposed construction and improvements. For some time the owner has been in contact and most recently received approval from Boise Valley Railroad for the two vehicle and pedestrian crossings shown in the attached site plan. The safety of future residents is of utmost concern in contemplating this project. Open fencing between the buildings & outdoor amenities and the spurs will help create a border. In addition the railroad will maintain a 25' wide area, centered on the tracks clearly delineated. Additional information is available as to the frequency and duration of railroad use if staff or the Commission requires.

The project includes a total of (5) apartment buildings. These vary in size and configuration. Included within these buildings are 1 bedroom, 2 bedroom and 3 bedroom units. The total number of residential units is (91). This results in a proposed density of 12.31 units/acre. The allowed density for an R2 district is 14.5. Another two story structure houses a clubhouse, manager's office, 24 hour fitness facility, maintenance storage, and a manager's apartment on the second floor.

Additional project amenities include an outdoor plaza space, sports court, garden area, numerous open landscaped areas with park benches and picnic tables, and walking paths along the north and south property boundaries. Each unit has a dedicated private outdoor space with a patio at grade or balcony for units on the second and third floors.

Attention has been paid to internal pedestrian paths and connections as well as connections to the adjacent existing neighborhood streets. This internal network is enhanced with multiple outdoor public seating and activity areas, and ample landscaping.

After meeting with the neighbors and becoming aware of their concerns related to views, transition and privacy we've revised the configuration and heights of the residential buildings. Buildings A, D and E, per the attached site plan and elevations, step down to two stories on the ends bordering these adjacent properties of single family residences. The area containing the spurs and walking paths also create a sizeable buffer area against the existing single family properties. The architectural style, initially more contemporary in material and building form now is shown with more traditional roof lines.

DAVE EVANS CONSTRUCTION

7761 W. Riverside Dr. Suite 100, Boise, Idaho 83714 • (208) 853-1203 • Fax (208) 853-1220
www.devansconstruction.com

The proposed schematic architectural elevations and plans for the buildings are consistent with the city's design guidelines. All of the buildings employ a variety of materials, multiple reliefs and jogs in the walls to provide architectural character and interest. Air conditioning condensing units for each building will be placed on the ground, but screened with fencing and landscaping. All new proposed utilities will be placed underground.

Please refer to the attached submitted materials for additional information. Thank you for your time and consideration. Please feel free to contact me with any questions.

A handwritten signature in black ink, appearing to read 'Rob Powell', with a long, sweeping horizontal line extending to the right.

Rob Powell/Architect - Dave Evans Construction

DAVE EVANS CONSTRUCTION

7761 W. Riverside Dr. Suite 100, Boise, Idaho 83714 • (208) 853-1203 • Fax (208) 853-1220
www.devansconstruction.com