



PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | DIRECTOR: Derick O'Neill

September 18, 2018

John Day
SU Architecture
415 S. 13th Street
Boise, ID 83702
john.d@suarchitecture.com
(sent via email)

Re: CUP18-00037 / 3047 S. Bown Way

Dear Mr. Day:

This letter is to inform you of the action taken by the Boise City Planning and Zoning Commission on your request for a conditional use permit for a parking reduction associated with an approximately 7,000 square foot multi-tenant building proposed in a C-1D (Neighborhood Commercial with Design Review) zone.

The Boise City Planning and Zoning Commission, at their meeting of **September 17, 2018**, **denied** your request based on the attached Reason for the Decision.

May we also take this opportunity to inform you of the following:

1. The decision of the Boise City Planning and Zoning Commission may be appealed to City Council within ten (10) calendar days from the issuance of this decision. The appeal must be written, accompanied by the appropriate fee, and submitted to the Planning and Development Services Department prior to the deadline set forth herein. Appeal application forms are available in the Planning Department or online under Applications at:

<http://pds.cityofboise.org/> or <http://pds.cityofboise.org/home/documents/apps/100/>

2. All appeals of this permit must be filed by **5:00 P.M., on September 27, 2018**.

If you have any questions, please contact me at (208) 608-7085 or letson@cityofboise.org.

Sincerely,

Leon Letson
Associate Planner, Current Planning and Subdivisions
Boise City Planning and Development Services

Cc: Boyd Lee / Yick Yee Family Trust / boydyee@gmail.com (sent via email)
Southeast Neighborhood Association Inc. / Fred Fritchman / ffritchman@msn.com (sent via email)

Reason for the Decision

Situated within Bown Crossing, a mixed use development comprised of retail, office, restaurant, and civic uses, the location of the project is compatible to other uses in the general neighborhood. No correspondence was received from any commenting agency indicating the proposed uses or the requested parking reduction would be a burden on transportation or other public facilities in the vicinity. However, the subject property is not large enough to accommodate the required parking for the project. Although alternative means of transportation to the project exist, including public transit and pedestrian and bike facilities, reducing parking to the degree requested by the applicant will adversely affect other property in the vicinity. Although available parking may exist within the broader Bown Crossing development to support this project, the Master CC&Rs governing these properties do not allow for parking reductions absent an approved shared parking agreement. To date, no such agreement has been submitted to the City.

