



March 26, 2019

Celine Acord  
Current Planning/Subdivision Manager  
City of Boise  
150 N. Capitol Blvd.  
Boise, ID 83702

RE: 204 & 270 E Myrtle Street | Boise, ID  
Rezone Application | PN 119018

Dear Ms. Acord, Planning and Zoning Commission, and City Council Members,

We are pleased to submit a Rezone with Development Agreement Application for the property referenced above. The project requests a rezone from R-ODD to C-5DD to increase the residential density allowed on the property. This request is consistent with the City's Blueprint Boise plan for the Downtown Planning Area. A development agreement is included in the application to ensure compatibility with surrounding development. The area is comprised primarily of C-5 and R-O zoning.



Figure 1 – Vicinity Map

The 1.8-acre property is located on the north side of W. Myrtle St. between S. Ave A and S. Ave B and is currently utilized as surface parking. The property is in the Downtown Planning Area with a Downtown Mixed-Use Comprehensive Plan and included in the Central Addition Master Plan and the River Street-Myrtle Street Master Plan.

The rezone will support a mixed-use residential development geared toward Young Professional housing with partial ground floor commercial uses. The project is aligned with the Central Addition Master Plan which encourages redevelopment of existing surface parking lots and building heights between 7-10 stories.

Land Use Policies of the Central Addition Master Plan:

- 4. Encourage the infill and redevelopment of the Central Addition Neighborhood as a dense and diverse sub-district of downtown with urban rather than suburban land uses and designs.
- 5. Flexibility and deviation from the Central Addition Master Plan Concept Map is allowed and encouraged.
- 10. Throughout the district, existing surface parking lots are suburban-type uses that should be encouraged to recycle to high-performing urban development.
- 11. Appropriately located parking structures integrated with private development are important for the future urbanization of the neighborhood. The eastern half of the block on 3<sup>rd</sup> Street between Myrtle and Broad may be a logical central location for such a garage as part of a larger mixed-use development, but other sites may be considered as well, such as the west side of 5<sup>th</sup> Street or the WinCo Parking lot.
- 13. The C-5 zoning district may be considered for further expansion into the district as a means of encouraging dense mixed-use development.

The existing R-ODD zone limits the height and density and includes setbacks not conducive to a vibrant streetscape. This Young Professional housing project is in support of the goals of the Blueprint Boise Plan. Specifically:

- DT-CCN 1.2: Mix of Uses – the residential/mixed use project will add to the vibrant mix of downtown uses.
- DT-CCN-1.4: Urban Building Forms – the structure will be placed closer to the sidewalk on S. Avenue A to create an activated street space.
- DT-CCN-2: Create in-town residential neighborhoods and increase the amount and range of housing choices available in Downtown and adjacent neighborhoods.
  - DT-CCN-2.4: Accessibility to Amenities
- DT-CCN-3: Encourage redevelopment of surface parking lots and underutilized properties.
  - DT-CCN-3.2: Underutilized Properties

The property is also within the River Street-Myrtle Street Master Plan which encourages housing, neighborhood retail and a mix of commercial uses.

The proposed rezone and Young Professional housing and commercial uses are aligned with the Master Plan goals. The rezone will allow for density and building massing envisioned by the

City of Boise outlined in the goals of Blueprint Boise and the River Street-Myrtle Street and Central Addition Master Plans.

DIMENSIONAL STANDARD		R-O	C-5	PROPOSED
DENSITY, MAXIMUM UNITS/ACRE		87.1	N/A	135
BUILDING HEIGHT, MAXIMUM FEET		65	N/A	95
SETBACKS, MINIMUM FEET	FRONT YARD, STREET	20 – IF FRONTING A PRINCIPAL ARTERIAL	0	VARIES PER STREETScape STANDARDS
	SIDE YARD	15	0	0 – 20
	REAR YARD, SIDE YARD, INTERIOR	5	0	0 – 20
USES		RETAIL, PARKING, RESIDENTIAL	RETAIL, PARKING, RESIDENTIAL	RETAIL, PARKING, RESIDENTIAL

While the C-5DD zone allows unlimited height, we are proposed our project to be limited to 95 feet similar to the other approved projects in the area. The proposed 95-foot height also stays within the pedestrian nature of the Central District.

The rezone will remove some of the limitations associated with the current zone and promote urban development. The property is within walking distance of numerous amenities and employment opportunities. All infrastructure to serve the project is readily available.

Thank you in advance for your consideration and support. We look forward to working with Ada County and City of Boise staff to plan a quality project of which we can all be proud.

**Sincerely,**



Tamara Thompson  
Director of Client Services

**The Land Group, Inc.**

Encl.

