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Landscape Architecture + Urban Planning + Land Use and Site Planning + Entitlements + Graphic Communications + Project Management

June 30, 2020

Planning and Development Services
City of Boise
150 N. Capitol Blvd.
Boise, Idaho 83701

Re: Tallapoosa Subdivision – 1709 & 1711 S. Federal Way., Boise, ID 83705 – Letter of Explanation

To Whom it May Concern,

The application before you is for the rezone and a preliminary plat for the subdivision of the parcels located at 1709 and 1711 S. Federal Way, Boise, ID 83705. This application also includes a Planned Unit Development application. A future Design Review application will be submitted as required rezoning of the property placing a Design Review overlay on the project. The developer is willing to enter into a development agreement as well, if that is requested by the City. The project consists of 21 total lots to be created for the construction of 20 single-family townhomes within 5 buildings, and 1 common open space lot to accommodate the shared access drive to access 2-car garages, as well as associated site and landscape improvements.

The current zoning of the parcels is R-2, and the property is proposed to be rezoned to R-3D to accommodate the density of the development and provide for much-needed housing in the area through the inclusion of owner-occupied single-family townhomes. This project rezone does provide for the addition of Design Review, and a future application for Design Review will be submitted. This will ensure that the architectural design, finishes, and materials will provide an aesthetic addition to the surrounding residential neighborhood. The R-3D zoning designation is reflective of other development densities to the north, south, and west that are zoned R-2, as well as PCD to the south. These areas within the immediate vicinity contain multi-family, single-family, and commercial properties, which this development would enhance through the inclusion of an additional housing type.

The creation of the 20 buildable lots will require the PUD process in order to reduce the size of the lots below the zone average, as well as reducing the frontage requirement for each lot. While the townhome lots vary between 18'9" wide to 19'4" wide, by creating multi-unit townhome buildings, the massing is in keeping with the single- and multi-family homes and developments within the immediate area. This development will also complete the transition from the busy Federal Way to the single-family homes within the immediate area, as well as enhance the surrounding developments and existing residential homes. Each townhome will have a rooftop deck, along with balconies and patios that will function as private open space. Shared drives with easements for the benefit of all residents will be established, and will meet the dimensional standards required for emergency services and solid waste collection. The common shared spaces will include extensive landscaping and open space for the private use of the residents. This, along with the inclusion of EV charging capabilities within the garages will provide on-site amenities. There are multiple opportunities within the area for public recreation, including a wide bike path along the east side of Federal Way and Terry Day Park to the north, which is just under 1/3 mile from the project site. The site is along a transit corridor, and is also close to employment and services.

The 20 proposed townhomes will be 3-story and will be designed to be 30-feet in height at the parapet wall, which is under the allowed height of the current and requested zoning, and allows for fire department access to all units. The rooftop decks will be interior to the roof in order to provide safety and privacy for the future residents of the development and the surrounding neighbors. The stairwells that access the rooftops will be oriented to provide additional privacy between units

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Landscape Architecture + Urban Planning + Land Use and Site Planning + Entitlements + Graphic Communications + Project Management and adjacent neighbors. All of the townhomes will have 2-car garages that are accessed from the internal shared drive, and on-site parking will be provided for 5 guests. This exceeds the requirement of 1 guest spot per 10 units that is required for multi-family development, although this development is single-family which by code does not require dedicated guest parking. We are exploring the potential for additional shared parking with some of the surrounding properties, but that has yet to be determined if it is feasible. Three areas for on-site bike racks will also be provided for additional bicycle parking that is not accommodated within the garages of the townhomes. Street frontage improvements will be necessary to relocate the existing entry into the site, as well as consolidate the access to a single point. These frontage improvements will match the existing improvements along Federal Way. The removal of 7 existing trees on-site will be required in order to construct the project infrastructure, parking, and buildings, but there are 38 existing trees scheduled to remain, as well as 26 additional trees to be added to the site. This results in a total of 64 trees on the site. The addition of substantial landscape along the perimeter, and a 15' setback from the exterior property boundaries will allow the buffering of the project as a whole from the adjacent properties, while drastically improving the site condition with attractive and appropriate plant material. Additionally, new 6' privacy fencing will be installed along the perimeter property lines. Existing fencing will be retained or replaced as necessary, and this will be coordinated with all adjacent property owners. We feel that this will provide for privacy and aesthetic appeal to not only the future residents of this development, but also the existing adjacent property owners/residents. The addition of multiple areas of landscaped open space will provide for outdoor space for use by all residents of the development.

During the neighborhood meeting, concerns regarding height and traffic were the main topics. One concern that we heard from multiple neighbors was regarding any cross-access to Annett St. which is to the west. We are not, nor will we be proposing a cross-access to that street. Annett St. is currently a dead-end street with only one point of access off of Overland. With the residential developments (single and multi-family) that utilize Annett St., we feel that any additional connection or routing of traffic to that street would create a burden on the current residents, and be detrimental to the area as a whole. We believe that by providing for ingress/egress off of Federal Way for the residents of the proposed development, this will protect the existing subdivision from any undue conflicts or inconvenience, as well as direct traffic to the

We believe that this proposed development will create high-quality housing, while enhancing the surrounding existing neighborhood, by providing for the infill redevelopment of these parcels. The project meets multiple goals of the comprehensive plan, and will incorporate housing in an area that is sure to see continued development of residential, commercial, and office uses, as this area is designated as Mixed Use in the comprehensive plan. The owner-occupied single-family townhomes will also encourage the continued elevation of areas within the overall Vista neighborhood and Central Bench Planning Areas, while providing much needed housing near commercial, retail, educational, healthcare, and office space.

Please contact me directly with any questions regarding the project at 208-514-3300 or ben@reandpartners.com

Sincerely,
Rodney Evans + Partners, PLLC

Ben Semple, PLA

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