



July 5, 2018

Mr. Cody Riddle, Current Planning Manager
City of Boise
150 N. Capitol Boulevard
Boise, Idaho 83701

Subject: Broadview Place Subdivision

On behalf of Bear Mountain Holdings LLC., A Team Land Consultants presents to the City of Boise a conditional use and preliminary plat application for the proposed Broadview Townhouses and outdoor commercial use. The subject property is located at the southeast corner of Ustick Road and Milwaukee Street. The property contains 3.14 total acres, and is identified as Ada County Assessor's Tax Parcel Numbers R0539001850 and R0539001900.

Project Summary

The applicant is proposing 36 Town House units and 1 commercial lot. The site is currently zoned C-1D. Under City Code, this site is allowed up to 40 units per acre. The proposed gross density of the residential area is calculated at 11.44 units per acre. The site is located at the southeast corner of Ustick Road and Milwaukee Street.

Access and Roads

Milwaukee Street is currently a three lane minor arterial tapering to a two lanes with curb and gutter and sidewalk adjacent to the site. Ustick Road is a five lane minor arterial with curbs gutters and sidewalks adjacent to the site. The site currently has a shared driveway on Ustick Road, and a driveway on Milwaukee Street, this proposal is proposing to utilize both access points. There are no additional driveways on either road proposed with this development.

Each townhouse unit will be provided with a two car garage with room for guest parking. The parking garages will be provided at the back of the building and have an alley loaded appearance. Additional parking will be provided at the south end of the site adjacent to the pocket park, and additional spaces near the commercial building.

Proposed Buildings

As part of the application we are submitting color photographs of the proposed buildings. The color combination for the buildings will be a mixture of earth tones as shown on the submitted pictures. The fascia and trim will be designed in such a way as to better accent the earth tones. Variations in wall panels and rooflines are provided to also add architectural amenities to the buildings appearance. All

of the buildings will be constructed to a minimum of a Silver LEED standard, thus providing energy efficiency. This in turn allows the mechanical units to be constructed smaller. Three foot fencing will be provided to screen the mechanical units.

The buildings and the facades are very architecturally attractive which helps to promote a higher end townhouse unit and pride in its ownership. Each of the units is three stories with the entrance in the front and a garage unit along the back adjacent to the drive aisle; an alley loaded type unit. At the base and facing Milwaukee Street we have provided an office space where it could be utilized as a work/live space with pedestrian access to Milwaukee Street, or it could be used as just a private office for personal use. Pathways to all the entrances are provided from the parking area to each unit, thus giving the owner the feel of a private entrance.

The existing vegetable stand will be removed and replaced with an indoor and outdoor commercial building. This building is being designed so that the existing use can utilize the facility as an outdoor vegetable market, both in the winter and summer months. It is assumed that in the winter months that there will be limited access to produce, but it could be used to sell other products. During the summer, the building will open up to the elements and during the winter it will close to protect both the products and patrons using the facility.

Landscaping and Amenities

A landscape plan has been prepared in accordance with the City standards. There is a proposed varying buffer of 17 to 44-foot buffer along Milwaukee Street and a 20-foot buffer along Ustick Road, and 15-foot buffer along the east and south boundary. The landscaping has been designed to screen the proposed use from the existing uses east and south. Extensive screening will be provided to give the residence a private feel to the site.

The trash enclosures will be constructed with cinder block and landscape screening to reduce its visibility. There will be sidewalks provided throughout the site, and they will be extended out to Milwaukee and Ustick Roads. In addition to the sidewalks, bike racks are provided to promote alternatives to vehicular traffic. To the east and south we will provide a fence adjacent to the property line or repair and replace the existing. There are two pocket parks and a dog park provided for the residents of the site. The pocket parks will be provided with a gazebo and picnic area/plaza is being provided as an amenity for the parks. It is the intention of the developer to install landscaping that exceeds the City requirements and provide a nice amenity to all the residents.

Utilities, Irrigation, Storm Drainage and Parking Facilities

There are existing wet and dry utilities adjacent to this site's north and west property line. The developer is proposing to extend both sewer and water from Milwaukee and Ustick Road. Dry utilities will also be extended into this site to all the lots. Portions of the common areas will be utilized for storm drain; subsurface seepage beds will dispose of the storm water. Pressurized irrigation is proposed to all common areas. All storm drain will be designed to

accommodate the 100-year event. During the construction of the site, a storm water pollution prevention plan will be provided and best management practices will be implemented.

Neighborhood Meetings

There was a neighborhood meeting conducted prior to submitting this application on May 17, 2018. There were approximately 10 neighbors that showed up including the owner and tenant of the existing use. There were no objections to what was being proposed and was very welcomed. The site was presented as a higher end townhouse project, which is the objective of the developer.

Vision Statement

Our vision is to promote a residential and commercial development to increase a variety of housing choices within the vicinity of the site, and close to downtown. Our intent is to also maintain the historical nature of the site, and improve its look and function extensively. This site is centrally located in an area of the City that has been developed with significant amount of commercial uses with a limit on housing varieties. There are entertainment and employment centers in very close proximity to the proposed development. This development will help meet the demand of a mix of housing.

The landscape entrance at the intersection off Milwaukee will be improved to create a very nice approach as you enter this site. To the extent that the entrance off Ustick is on our site it will be improved as well. Amenities are provided to enhance this as a small infill development and to promote a mixed use community development.

The building types provided are superior to the majority of townhouse developments of this nature. With the landscaping and screening provided the residents of this development will have a private feel, and the neighboring uses will have little impact from this development. This development will enhance the community and the project will be an asset to the City.

It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City. I look forward to working with the City as this development moves forward in the process.

Sincerely,
A Team Land Consultants



Steve Arnold
Project & Real Estate Manager

Cc: Ali Moayeri
Lance Wright