



December 11, 2017

Ada County Development Services
200 W. Front Street
Boise, ID 83702-7300

RECEIVED

By Ada County at 1:03 pm, Dec 14, 2017

Re: Easton Village Apartments Phase 2; Master Site Plan, Zoning Ordinance Map Amendment, & Development Agreement Application

The proposed application is for a 1.365 acre multi-family development. This project is the second phase of the Easton Village Apartments currently under construction. The proposed second phase will include 24 dwelling units and supporting infrastructure.

The project is located on the southwest corner of S Maple Grove Rd & W Lake Hazel Rd. The current parcel involved is S1402110003. The parcel is currently zoned R20 for phase one and an R6 zoning designation for the second phase area.

We are submitting applications for a Zoning Ordinance Map Amendment and request an R20 designation to accommodate the proposed density, a Master Site Plan for the multi-family use, site layout and design, and a Development Agreement as required.

We appreciate the time and attention received from the planning staff during the planning and design stages of this phase and look forward to seeing this project completed.

We have likewise communicated with City of Boise Development Services and Public Works Departments. This property is within the City of Boise's Area of Impact and we have received helpful preliminary input from the city's planning staff. We have received an exception from the City of Boise's Engineer regarding the current sewer service moratorium in effect and will be allowed to connect to this service for the phase one development. We will also be allowed to connect to the existing sewer service for phase two if the development is maintained as one contiguous lot and not subdivided. This allows for compliance with the Southwest Area Overlay District requirement to be served by urban public facilities. The project will be served by Suez Water for domestic water as well.

Per the City of Boise's Comprehensive Plan the property is in the Neighborhood Activity Center and has a Mixed Use land use designation. The intention of these areas is to provide a higher density of mixed uses that may include 'attached housing' and to promote pedestrian activity and access from nearby neighborhoods. The proposed housing will offer a specific housing choice in an area that is primarily comprised of single family detached homes. In conjunction with the Neighborhood Activity designation the project is in line with the city's 'Mixed-Use Design Principles'.

Attention has been paid to the existing and future anticipated neighborhood with adequate internal pedestrian paths and connections. This internal network is enhanced with multiple outdoor public seating and activity areas, open areas and ample landscaping. The buildings are pushed to the

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streets as much as possible and spaced throughout to keep parking areas into smaller compact areas similar to what is currently under construction.

Another project objective is safe and effective vehicle access and circulation. We have met with ACHD to be apprised of future intentions and improvements to Lake Hazel and Maple Grove, and to ensure compliance with their policies regarding access locations. The proposed layout and previously approved layout provides for an internal drive and round-about as a safe way to control traffic. Both the vehicle and non-vehicular circulation is consistent with design standards specified in section 8-4E-4, items B & C of the county's code.

One important concern in the design and construction of a multi-family project is adequate parking. The county's requirements are in line with the market demand for this type of housing and are being met. Per Table Section 8-4-5: Schedule of Parking Requirements in the code, projects are required to provide (2) stalls for every dwelling unit with 2 or more bedrooms, and (1.5) stalls for every dwelling unit with 1 bedroom. At least one of the parking stalls for each unit is required to be covered. In addition, (.25) stalls are required for each dwelling unit to handle all guest parking. The total required amount for the proposed mix of units is (49) stalls. Including covered and non-covered parking stalls, the proposed project provides (50) parking spaces. Please refer to the 'Building and Site Properties' table on Sheet A1.0 for more information.

The proposed schematic architectural plans for the buildings are consistent with section 8-4E-4, item A. All of the buildings employ a variety of materials, multiple reliefs and jogs in the walls to provide architectural character and interest. Please refer to the architectural elevations and plans for more detailed information. 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.

Section 8-5-3-71, Item B requires multi-family projects in R20 to have a minimum of 30% open space. The open space for this project is at 49%. This includes all landscaped area, sidewalks, patios, and yards. It does not include the parking, drive aisles and building footprints, or space that will be dedicated for ACHD right of way. We have included the landscape plan as part of the master site plan application requirements.

The project provides various amenities including outdoor public spaces with park benches and picnic tables. The patios and/or balconies provided for each dwelling unit provides 75 sf of private outdoor space for residents.

Site lighting is shown on the electrical plans being submitted as part of the master site plan application requirements. The lighting will be provided by pole lights and exterior lights on the apartment buildings.

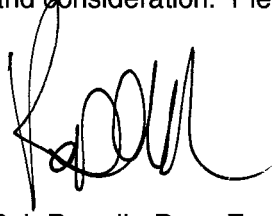
The phase two apartment buildings will be included in the approved phase one sign agreement. The general locations are indicated on the submitted site plan under the phase one area.

In relation to the proposed Development Agreement and required information, the affected property is and will remain under one ownership entity and there is no need for an association or covenants to maintain and control dedicated open space or public facilities. Easements will be in place to protect facilities and/or utilities owned by City of Boise, Suez Water, and Joint Trench. The proposed storm water management will all be on-site retention with subsurface infiltration.

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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.



Rob Powell - Dave Evans Construction

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