



February 26, 2018

Mr. Cody Riddle
Current Planning Manager
Planning & Development Services
City of Boise
150 N. Capitol Boulevard
Boise ID 83701

Re: **Moxie Ridge Neighborhood
5075 South Holcomb
Comprehensive Plan Amendment, Zoning, Preliminary Plat, Planned Unit
Development and Hillside Applications**

Dear Mr. Riddle:

Attached for your review and consideration are applications for the Moxie Ridge Neighborhood located on Holcomb Road in East Boise. We respectfully request approval of our Comprehensive Plan Amendment, Rezone, Preliminary Plat, Planned Unit Development and Hillside & Foothills Development Applications.

Using the Boise City Comprehensive Plan and Zoning Code, we have thoughtfully designed a residential neighborhood with 121 singlefamily home lots and 26% open space, including a half-acre park with recreational amenities. Located on the west side of Holcomb Road in East Boise, Moxie Ridge will add to Boise's mix of housing opportunities. Homeowners will have access to the nearby Ridge to Rivers Trail system with quick access to Simplot Sports Park, the Boise River Greenbelt and a short drive to retail opportunities on Federal Way and Downtown Boise.

Enclosed is a project narrative that details the neighborhood and various aspects of our applications. Thank you for your time on this matter and should you have any questions or require additional information please contact me at 208.336.5355.

Sincerely,


Jim D. Conger
Managing Member

JDC:lb

Moxie Ridge – Narrative

Moxie Ridge is located at 5075 South Holcomb Road in East Boise. This neighborhood will consist of 121 residential homes. The project is located adjacent to the Columbia Village Community and is conveniently located near Amity Road and Federal Way offering incredible access to many of Boise’s great amenities.

Site Plan

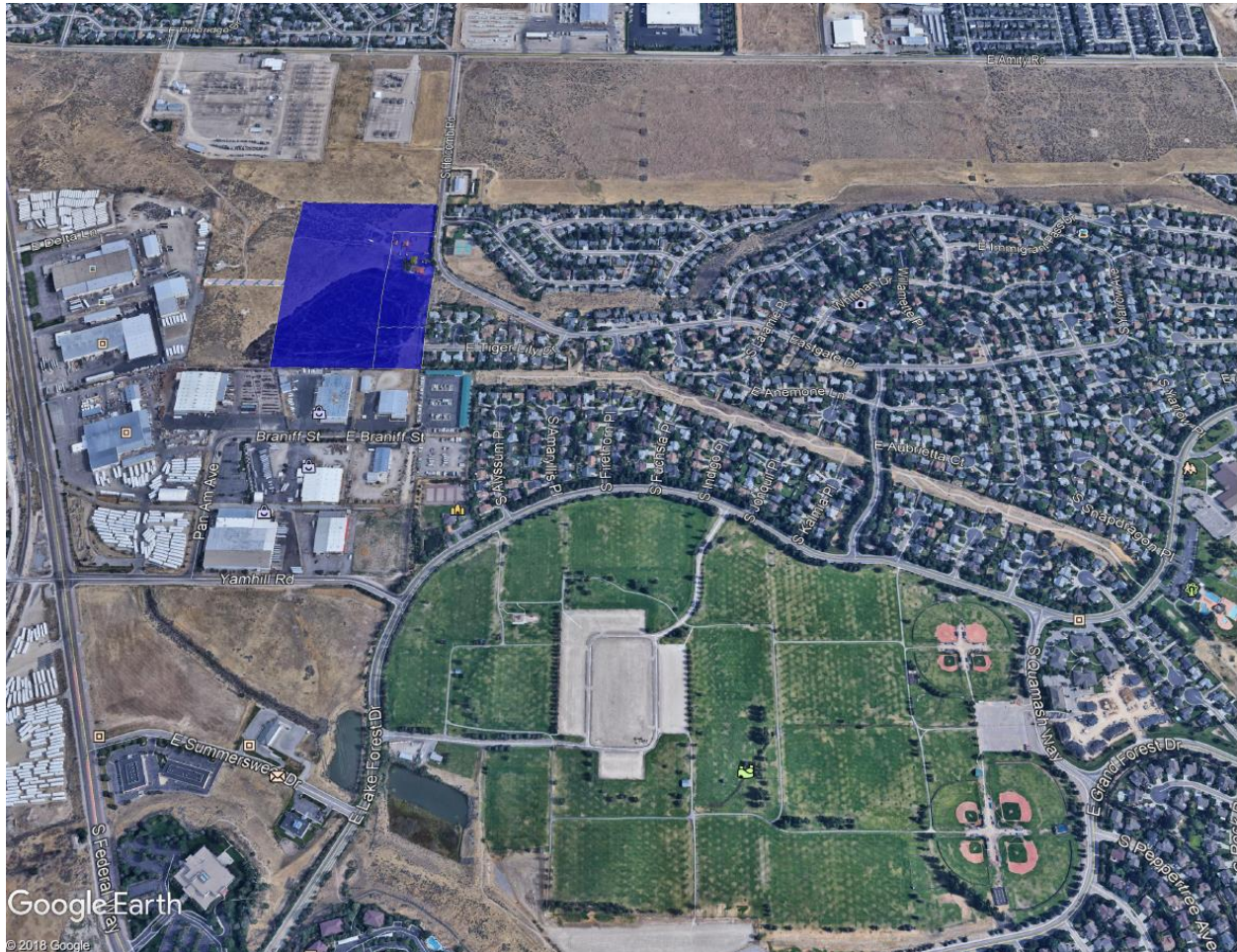


Moxie Ridge provides access to a variety of recreational amenities, including:

- Access to the Ridge to Rivers Trail System and Boise Foothills
- Minutes from Simplot Sports Complex Park, Barber Park and Greenbelt Access
- Near various retailers and eating establishments on Federal Way
- Only a few minutes from Downtown Boise
- Near Idaho Ice World and the Boise Outlet Mall

Black Rock Homes will be constructing the residential dwellings in Moxie Ridge. These homes are intended to fill the huge buyer demand for well designed, high quality, low maintenance and affordable housing in Boise. The housing products provided in the Moxie Ridge Neighborhood will have a variety of price points and will be a great addition to the City of Boise. We anticipate that home prices in this development will begin in the upper \$200,000 price range.

Location Map





SUMMARY OF APPLICATIONS

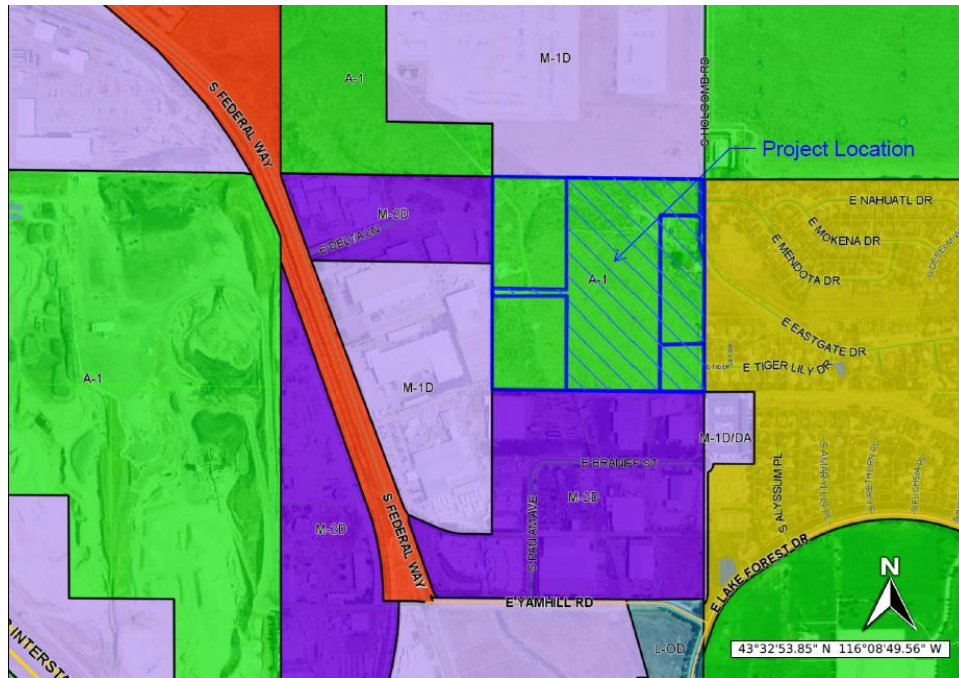
Moxie Ridge Neighborhood is a 121 residential lot planned unit development on 24 acres located on South Holcomb Road in East Boise. The Applicant is requesting the following approvals:

- Comprehensive Plan Amendment (map amendment)
- Rezoning: Boise City A-1 to Boise City R-1C
- Planned Unit Development
- Preliminary Plat
- Hillside & Foothills Development

Property Information

Parcel	Address	Current Zone	Proposed Zone
S1036141910	5075 S Holcomb Road	A-1	R-1C
S1036142150	5115 S Holcomb Road	A-1	R-1C
S1036142050	S Holcomb Road	A-1	R-1C

Zoning Map



Adjacent Property Information

Area	Building Types and / or Uses:	Zone
North	-Industrial	M-1D
South	-Industrial	M-2D
East	-Residential	R-1C
West	-Bare Land	A-1



COMPREHENSIVE PLAN AMENDMENT

The Boise Comprehensive Plan's future land use map currently designates this area as industrial. Due to development patterns and site topography an industrial use is impractical for this property. We are requesting a map change from Industrial to Suburban on the Comprehensive Plan Land Use Map.

- The site has been cut off from the surrounding industrial development and does not have access to a major roadway. The property's best access point to Amity and Federal Way is via Holcomb Road which is primarily a residential collector street. For this property to be developed as an industrial use the only access would be through a residential neighborhood on Tiger Lily Drive past 24 existing homes.
- Site topography is also an issue, the upper and lower sections of the property are bisected by a 40' – 50' elevation difference due to a bench that runs roughly east to west across the site.
- We believe that zoning this property R1-C, similar to the adjacent neighborhoods, would be the most compatible and highest and best use for this property.
- Because Moxie Ridge will serve as a transition from the existing residential neighborhoods to the industrial uses to the south and west of this project.

The following goals of the Boise City Comprehensive Plan are achieved with the rezone of Moxie Ridge:

- **Goal PDP5: Require adequate public facilities and infrastructure for all development.**
 - Boise City has existing facilities to provide sewer to this site. With very few parcels remaining this will assist with City budgets as there will be added users to contribute to the operation of an existing system. Suez also has facilities adjacent to the property that have adequate capacity to serve the Moxie Ridge Neighborhood.
- **Goal NAC3.1.a.: Infill Design Principles. Encourage residential infill that complements the scale and character of the surround neighborhood.**
 - In East Boise there are very few larger infill parcels remaining.
- **Goal NAC7: Facilitate an integrated mix of housing types and price ranges in neighborhoods.**
- **Goal NAC7.1: Mix of Housing. Encourage a mix of housing type and densities in residential neighborhoods, particularly for projects greater than two acres.**
 - The two goals above are being achieved by having two housing types with varying price ranges. This is further supported by the CNP Policy 2.1.2.7(1) that encourages families with children to move into and/or remain in the Columbia Village Neighborhood. A diversity of housing types and lot sizes that attract families with children is also encouraged.



Due to the factors listed above this property would be better suited as a residential use on the Boise City Comprehensive Plan Map.

ZONING

The property is currently zoned A-1. During our pre-application meetings with the Boise City Planning Team, it was established that the project would be within Boise City Code and be well served with an R-1C zoning with a PUD.

Density allowed per the Boise City Code and the Boise Comprehensive Plan would be 193 residential lots (8 dwelling units per acre x 24.19 acres = 193 du). The Moxie Ridge Neighborhood is designed to match the natural topography by clustering the homes away from the sloped hillside. The resulting land plan includes 121 residential homes, which is 66% of the allowable density in an R-1C zone.

SUBDIVISION

PUBLIC STREET ACCESS AND UTILITIES:

- Streets in Moxie Ridge will be public right-of-way constructed as approved by the Ada County Highway District.
- The main entry will be connected to Holcomb Road with connectivity through Tiger Lily Drive.
- Sanitary sewer service is being provided by the Boise City through project mains connecting to the existing trunk line in the adjacent Holcomb Road and Tiger Lily Drive.
- SUEZ will provide domestic waterservice to Moxie Ridge homeowners.
- This property does not have an irrigation water right; pressure irrigation will come from potable water connections as it does for the existing Columbia Village Neighborhood.
- The neighborhood design complies with the requirements of the Boise Comprehensive Plan, Boise City Code and as approved with the Planned Unit Development application.

PLANNED UNIT DEVELOPMENT

Moxie Ridge includes 121 homes. Moxie Ridge will provide a transition between industrial uses on the south and west and the existing residential development of Columbia Village to the east. The subject property is adjacent to a transit corridor and the public works facilities all exist and can be utilized with no additional burden.

DENSITY: The R-1C zoning allows for up to 8 units per acre per Chapter 11 of the zoning code; at 24.19 acres, the maximum density allowed is 193 lots. Moxie Ridge proposes to limit density to 5 dwelling units per acre with 121 buildable lots. This is 68 fewer lots or 34% less than the maximum allowable by code. This density results in 26% open space.



PRODUCT / LOT SIZES: Conger Management Group teamed with Black Rock Homes to evaluate the area, market conditions, schools, services and nearby recreation to establish the housing product and associated site plan. Consistent with the existing community and the Comprehensive Plan, we have designed a site plan that is single family residential with several housing sizes and price points. The housing renderings included in Exhibits 1-4 are designed by Black Rock Homes and are representative of what is anticipated to be constructed in Moxie Ridge.

RESIDENTIAL DESIGN: All of the units in the Moxie Ridge neighborhood are single-family detached homes that will vary in size and will be single-level to two-story.

- Home sizes will range from 1,292 to 3,000 square feet or larger on the two custom home sites. Renderings for these homes are included with these applications.
- Lots range in sizes from 3,200 to 23,428 square feet.

SITE DESIGN: The following provides site coverage information:

% of site devoted to residential lot coverage area	59.15%
% of site devoted to common areas (due to clustering)	25.83%
% of site devoted to roads / parking	15.02%
% of site devoted to other uses	0%
Total	100.00%

DIMENSIONAL STANDARDS: As part of a planned unit development, an applicant may request flexibility from the standard dimensional requirements for the underlying zoning district. The following setbacks and standards would be applicable to Moxie Ridge (compared to the standard requirements in the R-1C zone):

Dimensional Standard	R-1C	Standards with PUD
Lot Width, Minimum	50 feet	32 feet
Density, Maximum	8 units/acre	5.1 units/acre
Front Yard, Minimum	20 feet	20 feet from back of sidewalk
Side Yard, Minimum	5 feet	3 feet
Rear Yard, Minimum	15 feet	15 feet
Lot Area, Minimum	5,000 sq. ft.	3,200 sq. ft.

Note: Included in the side setbacks would be the typical uses of fireplace pop outs.



AMENITIES: As the developer, we have a large amount invested in this project and we have researched, interviewed individuals, and followed the city ordinance to plan the most productive amenities for this area and this development. The amenity package exceeds the minimum requirements of Boise City Development, Code Chapter 11-07, with **four** on-site amenities. Subsection 6 requires the application to have two amenities from the approved list. Moxie Ridge has at least four qualifying amenities proposed as follows:

1. Section 11-07-06 5.B.c. Landscaped Open Space

All common open space areas: We have an amazing 6.25 acres (26%) of open space due to the clustering of homes away from the sloped land. (Required minimum amount to qualify as an amenity is 10%)

2. Section 11-07-06 5.B.b. Private Recreational Facility

The site offers unobstructed scenic views of Downtown Boise, Table Rock and the Boise Front. We have intentionally placed our park area along a portion of the rim to create an opportunity for all residents within the neighborhood to enjoy the beautiful views and vistas.

The half-acre park will contain the following recreation facilities:

- Attractive landscaping and pedestrian pathways
- 50' x 100' youth soccer field
- Basketball court
- Play structures, swings, slides and climbing dome.
- Scenic viewing area with bench seating

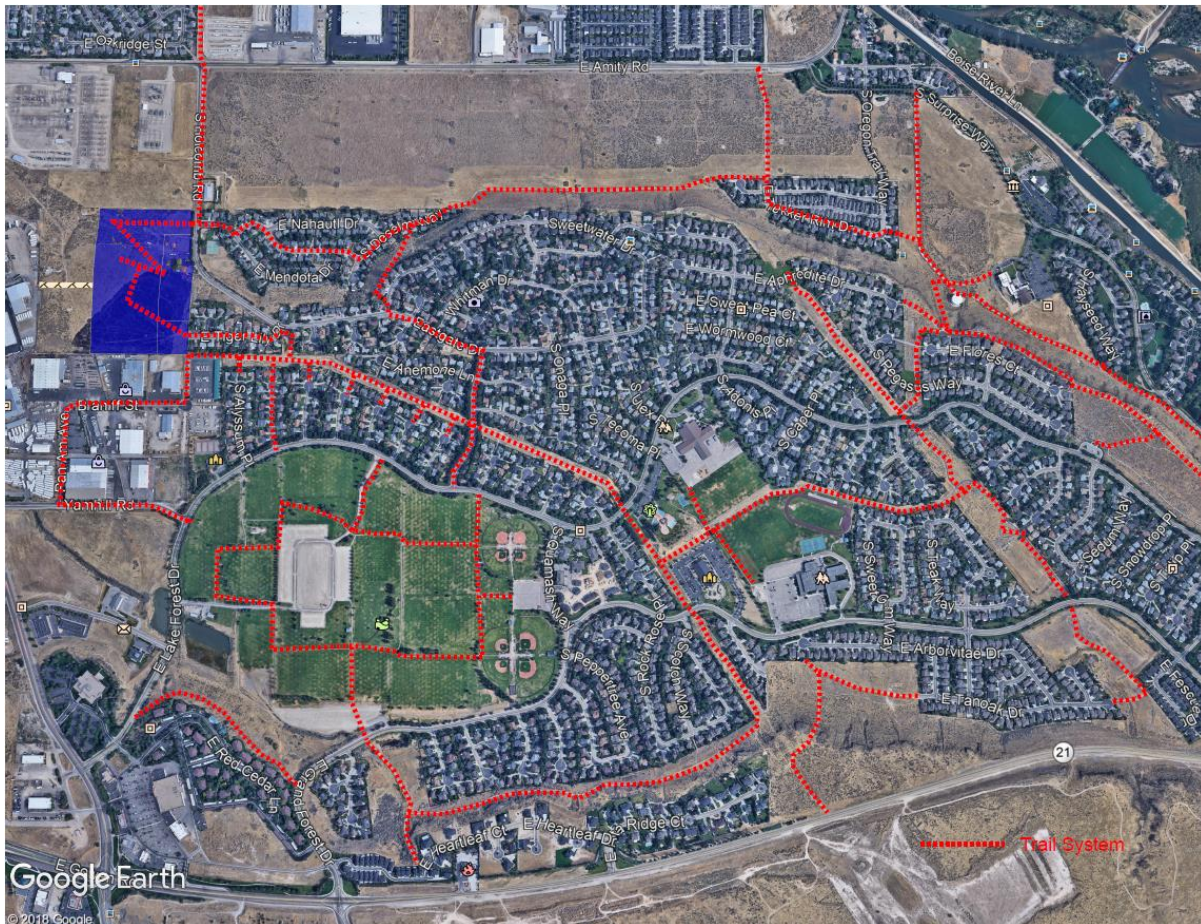
Park



3. Section 11-07-06 5.B.e. Public Access

This project is located on the northwest corner of the Columbia Village Neighborhood. The location provides several opportunities for residents to access the Columbia Village pathway network. It is important to note that not only does this pathway system provide access to the schools, churches and Simplot Sports Complex within Columbia Village, but it also connects to the Ridge to Rivers Trail System. This is a wonderful amenity for the residents of Moxie Ridge and provides connectivity for the surrounding neighborhoods.

Trail System Map



4. Section 11-07-06 5.B.a. Water Conservation Measures

This project will employ best water conservation management practices for the common areas as well as the individual home sites.

Lawns

- Use drought tolerant fescue blend turf. This turf area will be in less than 15% of the common areas and will be minimized.
- Irrigate lawns with efficient MP pop-up spray rotors.
- Pressure control all hydro-zones



Planter beds:

- Use at least 75% drought tolerant plants (trees, shrubs and ground covers).
- Mulch all planting beds.
- Drip irrigate all plants in planting beds.

As the developers of the Moxie Ridge Neighborhood we are very excited about the amenities that will be provided for the future home owners.

TRANSPORTATION

ROADWAY ACCESS: Moxie Ridge will take public street access in two locations. The Northern end of the project will connect to S. Holcomb Road and will align with E Mendota Drive. The southern end of the project will connect to Tiger Lily Drive. A roadway will traverse the slope between the lower and upper sections of the development; this roadway will provide an internal circulation path and secondary access to both the upper and lower sections of the development and meets the Fire Department's requirements. This connection was a requirement of the fire department.

PEDESTRIAN ACCESS: The Moxie Neighborhood will have excellent pedestrian connectivity via the internal sidewalks and connection to the Columbia Village pathway system.

Internally, the northern section of the development will have separated sidewalks with an 8' wide planter bed and a boulevard entrance with a landscaped island.

A roadway will traverse the hillside and provide a secondary access for resident and emergency vehicles. This roadway will have sidewalk on the downhill side to minimize the amount of roadway cut into the native slope, as discussed with the Public Works Department.

On the upper section of the property to the south, the sidewalks will be attached to match the existing sidewalks and character of Tiger Lily Drive and allow for the transition in density to occur.

A soft path to the south will connect to an existing gravel pathway that leads to E. Braniff Street, which in turn connects to the Columbia Village pathway system. The Moxie Ridge Neighborhood also has a sidewalk connection on E. Tiger Lily Drive, which leads to another pathway that also connects to the extensive Columbia Village pathway system.

MODIFICATION OF BOISE CITY CODE

Moxie Ridge includes traditional frontloaded homes with the front property line behind the attached sidewalks due to the required minimum ACHD right-of-way. The applicant requests a modification to allow the garage faces to be setback 20 feet from the back of sidewalks. Approval of this modification does not affect the 20-foot stacking for a parked car as it relates to the sidewalk, allowing the parked car in the driveway without causing interference with the sidewalks.



HILLSIDE & FOOTHILLS DEVELOPMENT

A portion of this property has slopes and we are required to submit a hillside grading application. After several meetings with city staff and internal discussions, we designed our neighborhood plan to take the natural topography into account as we clustered the home sites away from the sloped areas.

The exhibit below identifies the Boise City Hillside limits in purple:



PRE-APPLICATION MEETING & NEIGHBORHOOD MEETING

Pre-application meetings were held with the Boise City planning and development staff on May 18, 2016 and January 9, 2018.

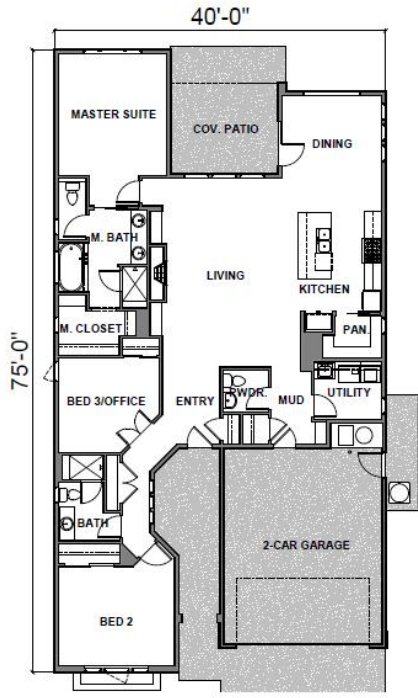
The neighborhood meeting was held on February 8, 2018 at 6:00pm at the Best Western Northwest Lodge, 6989 S Federal Way, Boise. Only one individual was in attendance; he was a representative of the Southeast Neighborhood Association. There were no neighbors in attendance.

CONCLUSION

DevCo Development, in conjunction with Black Rock Homes and Conger Management Group respectfully requests approval for the comprehensive plan amendment, rezone, preliminary plat, planned unit development and hillside applications for 121 residential home sites in Moxie Ridge located in East Boise. This project will provide quality, desirable housing and densities while maintaining compatibility with the surrounding properties and meeting the goals of the Boise Comprehensive Plan.

Thank you

Exhibit 1

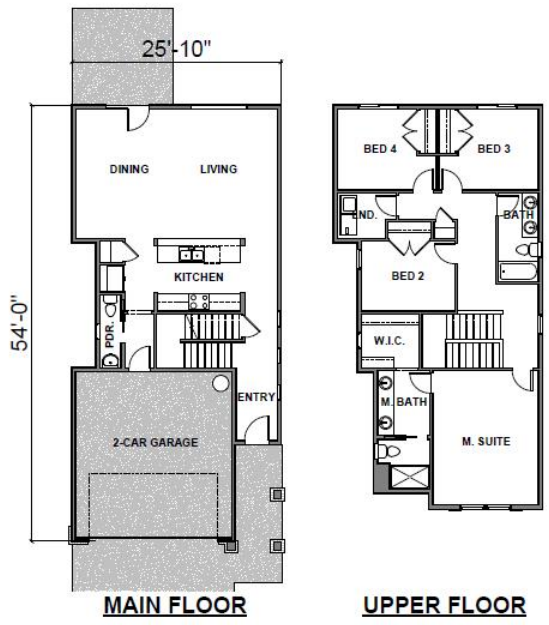


THE PORTOFINO

2015 SQ. FT.

BLACKROCK
HOMES

Exhibit 2



THE MESA

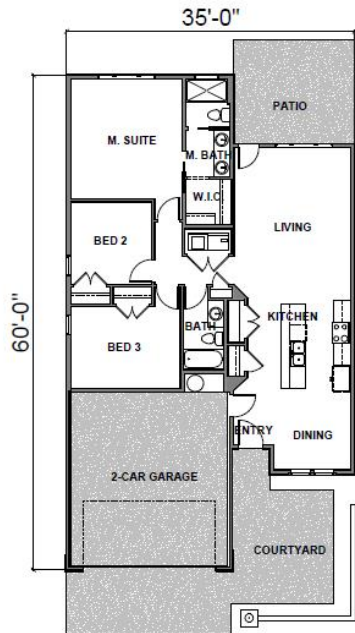
1861 SQ. FT.

BLACKROCK
HOMES



REAL ESTATE DEVELOPMENT

Exhibit 3

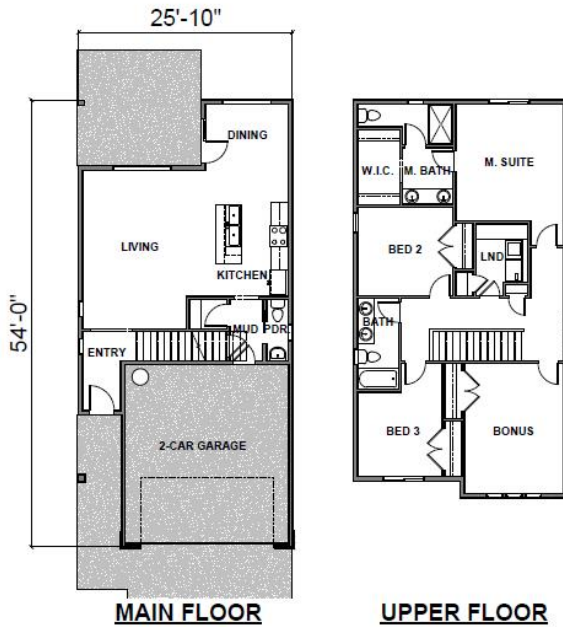


THE KEIRLAND

1292 SQ. FT.

BLACKROCK
HOMES

Exhibit 4



THE TUCSON

1906 SQ. FT.

BLACKROCK
HOMES



Site Photos



Property from Holcomb Road looking South



Property from the NW corner looking South



Property from SE Corner looking North



Property from SW Corner looking North