



September 27, 2021

Letter of Explanation

Planning and Development Services
City of Boise
150 N. Capitol Blvd
Boise, Idaho 83702

Re: Targee Apartments – Multifamily Project with Income Restricted living units

Planning and Zoning Review staff,

Cushing Terrell is pleased to submit this letter of explanation in support for the accompanying multi-family apartment project. The site's parcel numbers are: R3386000502 (2128 S Vista Ave and R3386000490 (2506 W Targee St). The property sizes are .77 acres in total (.45 acres + 0.32 acres) acres and are zoned R-3D.

The proposed project is a single 4-story apartment building with 50 apartment units and exterior parking at grade level. Parking will be recessed from the street edge, located internally in the site and is accessed by a driveway along the east edge of the property. The building main entry is located on Targee street at the east end of the property. Proposed use is consistent with the R-3 Zone and the City of Boise's Affordable Housing Density Bonus program.

The vision for the project is to create a much-needed, dense apartment community addition within the Vista neighborhood having close proximity and access to the established Vista corridor and transit systems. Additionally, the opportunity for the project to meet the City of Boise's new housing incentive category labeled "*(1) Affordable Housing Bonus*" allowing an increase in density by including income restricted housing units, will aid in the project being a beneficial and active community addition. The project is planned to meet the 15% required quantity of units meeting the 80-100% AMI as stated in the Boise City Code Chapter 11-06-03.4.

Existing Site Conditions:

Existing site includes single family and multi-family dwelling units located on land with unimproved landscape. The existing structures and adjacent trees are planned to be removed. However, (3) existing parkway trees located along Vista Avenue are trying to be preserved. The proposed plan supplements any removed trees with new street trees located along Vista Ave. and Targee Street meeting the required tree caliper dimensions.

Building Materials:

Proposed building materials for the new apartment building include vertically oriented metal panel cladding in (2) colors and simulated wood rainscreen cladding as the primary materials. Other materials include integrated ground level fenced yards surrounded by a mixture of CMU and simulated

wood slats. Additional design detail is provided by metal balcony and railing fabrications, large window and patio openings, and framed window openings having black frames and articulated wood casements.

Parking:

The project includes (43) parking stalls using the Affordable housing bonus incentives to achieve a 30% total parking reduction. (6) Stalls will be on-street parking located on Targee street.

Landscape:

The proposed site plan will have improved street frontage with sidewalk trees along Vista and Targee streets. Landscape buffers and fencing will also be located along the streets to contain outdoor living spaces for the ground level apartments. Along the north and east property lines, fencing and plant buffers are being provided to help soften and buffer the view of parking area. Coordination with City of Boise waste management and site design has allowed for the location of the solid waste enclosure to be located internal to site and accessed by the main parking drive with designated vehicle turnaround area.

An "Alternative Landscape Compliance" is being requested to allow for the omission of (2) landscaped parking islands in the parking lot. Maximization of the unit density as allowed by the City of Boise housing bonuses and the parking being internally located on the site, the alternative means will not be detrimental to the public welfare or adversely affect the uses and character of surrounding properties as the parking area will be shielded from view by the neighborhood, street, and pedestrian ways.

A "Variance" to the setback for the entry driveway located on the east side of the property is requested. The parking entry drive location along the east property line is located in a manner that is similar and consistent with the neighboring properties along Targee street. The proposed location is also increasing safety by positioning it furthest from the intersection of Vista Avenue and Targee Street.

We will look forward to review comments, discussion and working with the planning staff with the goal of gathering support for this much needed addition to the City of Boise and Vista neighborhood.

Sincerely,



Bryan Hallowell, AIA
Architect