

June 6, 2024

Ms. Abigail R. Germaine
Ada County Drainage District No. 3
Elam & Burke
251 E. Front St., Ste. 300
Boise, ID 83702

Re: 1500 S. Chrisway Drive (Chrisway Townhouses)

Dear Abbey:

This office is in receipt of preliminary architectural drawings and a letter of explanation providing details for a proposed parcel subdivision and townhouse development at 1500 S. Chrisway Drive. The proposal includes demolition of the existing single-story, single-family home and replacing it with two each 2-story duplex townhouse buildings with a single car garage and driveway at each unit. A project vicinity map is provided as Exhibit A and the conceptual architectural site plan is provided as Exhibit B.

Drain A (labeled as the Bubb Canal on Exhibit B) is located parallel with and adjacent to the rear lot line of the subject parcel. Drain A (the Drain) is currently an open ditch across the entire width of the property.

Exhibit B depicts a top of bank line (labeled TOP) for the Drain and includes a dimension from the top of bank to the nearest townhome showing a distance of 48'-6". Exhibit A also depicts an approximately 10-foot-wide covered patio at the rear of each townhome. Based on the scale provided on Exhibit A, we estimate that the distance from the centerline of the Drain to the nearest covered patio is approximately 48 feet.

As the Drain is currently an open ditch across the parcel, the existing easement would be 66 feet wide as described in the Drainage District #3 Founding Report (Instrument No. 112706). The Founding Report also states that the Drain easement "is 18 feet on the left-hand side and forty-eight feet on the right-hand side of the center line of said drain." Based on the relative location of the Drain with respect to the subject parcel, the subject parcel is on the righthand side of the drain, making the easement width on the subject parcel 48 feet from centerline.

Based on the information depicted on Exhibit A, it is apparent that the proposed building improvements are entirely situated outside of the Drain easement. However, several large trees are proposed to be planted in the easement and are shown to be at least 30 feet from the nearest top of bank of the Drain. Further review of the provided documents indicates that the Applicant intends to leave the Drain in its current condition. I found no reference to site drainage facilities in the preliminary drawings. However, the letter of explanation states that "All stormwater that falls on the site after improvements shall be collected, stored, and disposed of within the project parcel boundaries."

Based on the above findings, I recommend that the Board initiate the process of entering into a license agreement with the Applicant to ensure that the Drainage District's long-term interests are protected as the project progresses, specifically with respect to the following:

1. The current proposal depicts all building improvements being constructed outside of the existing Drain easement but does depict several trees being planted within the easement. The license

agreement should clarify the respective responsibilities of the Drainage District and the Applicant with respect to long-term maintenance or other potential liability due to the presence of the proposed trees within the easement.

2. Site drainage is indicated as being retained on-site. The applicant should provide engineering drawings demonstrating the overall site grading and drainage plan to provide assurance that all stormwater will be retained on-site without discharge to the Drain.

Thank you for the opportunity to provide comment on this project.

Sincerely,
QRS CONSULTING LLC



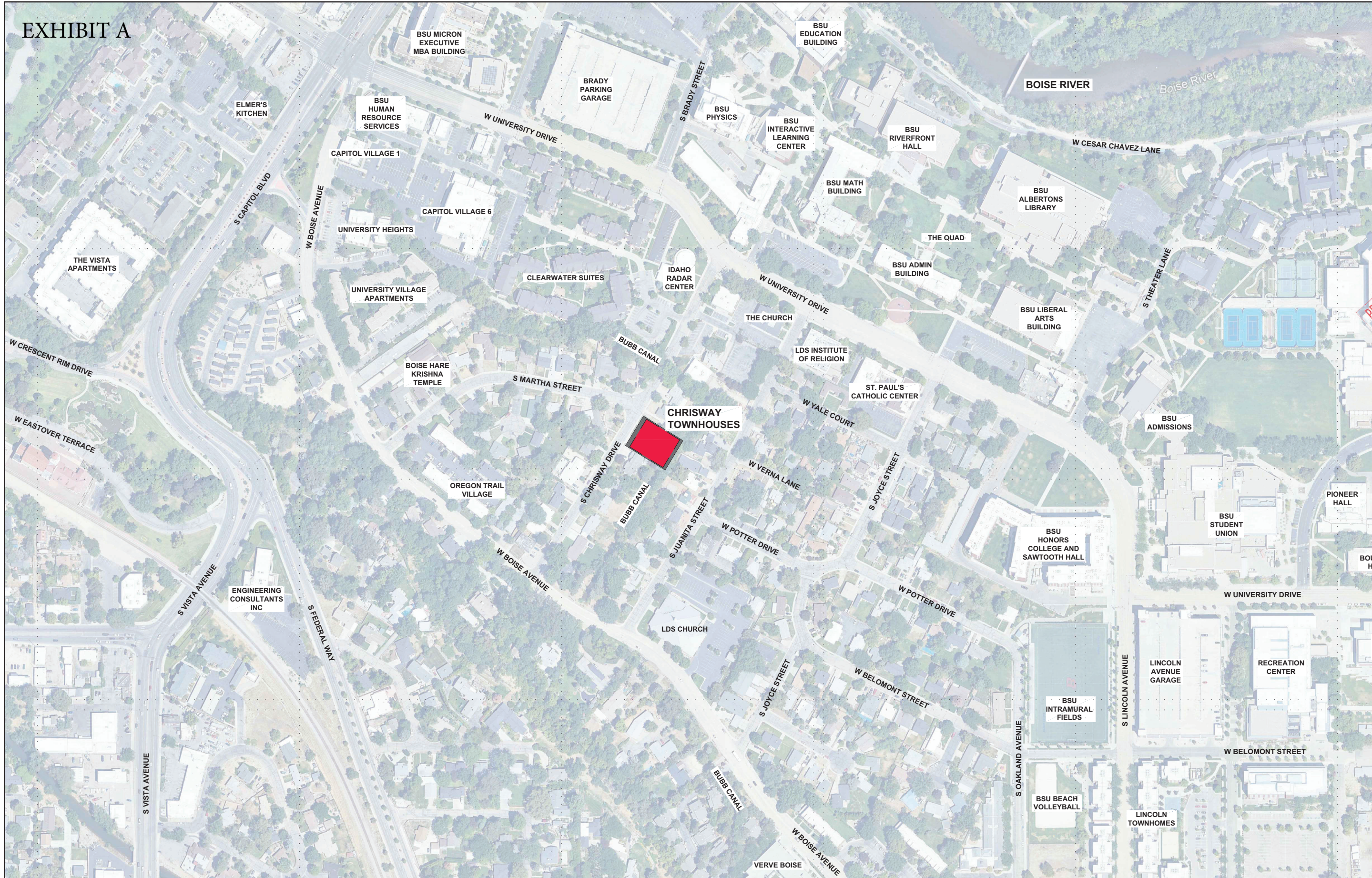
Nicholas A. Kraus, PE
Manager

cc: Ms. Megan Everard

Attachments:

- Exhibit A – Vicinity Map
- Exhibit B – Concept Site & Landscape Plan
- Exhibit C – Applicant Letter of Explanation

EXHIBIT A



ARCHITECTURE

TKM ARCHITECTURE, LLC
 333 SAWTOOTH STREET
 MOUNTAIN HOME, ID 83647
 P: 208.380.5109

NO PART OF THIS PLAN AND DESIGN OR THE
 DESIGN OR CONSTRUCTION OF ANY
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PROGRESS PRINT
 DO NOT BE USED FOR CONSTRUCTION



CHRISWAY TOWNHOMES 1500 S CHRISWAY DRIVE BOISE, ID

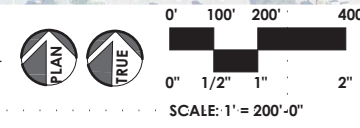
PROJECT:	
DATE	DESCRIPTION
03.11.24	SUB REVIEW SET

PROJECT #: 21023
 DRAWN BY: TKM
 CHECKED BY: TKM

VICINITY PLAN
 SHEET #

A080

5A VICINITY PLAN
 A080
 SCALE (24x36) : 1/200
 SCALE (12x18) : 1/400



OWNER REVIEW 03/11/2024

EXHIBIT B

S CHRISWAY DRIVE



**BOISE CITY, IDAHO
TITLE 11 - DEVELOPMENT CODE**

**PROPOSED R-2/MED. DENSITY RES.
CHRISWAY TOWNHOUSES - SITE & ZONING STANDARDS**

PARCEL NO.: R1516270086
EXISTING ZONING = R-2 MED. DENSITY RESIDENTIAL
LOT AREA = 0.37-ACRES OR -16,117.2 GSF

EXISTING USE = DETACHED SINGLE-FAMILY RESIDENTIAL
PROPD USE = ATTACHED SINGLE-FAMILY RESIDENTIAL W/
TWO (2) DUPLEX TOWNHOUSES

T11-04.2 RESIDENTIAL DIMENSIONAL STANDARDS:
LOT AREA = 2,500 GSF (N/A DUPLEX)
LOT WIDTH = 20 FT
STREET FRONTAGE = 20 FT
MAX. DENSITY = N/A

SETBACKS:
FRONT ENTRY PARKING/GARAGE = 20 FT
REMAINDER STRUCTURE = 10 FT
SIDE STREET = N/A
INTERIOR SIDE = 5 FT-10 FT (N/A SF ATTACH)
REAR = 15 FT
HEIGHT MAX. = 4-STORIES, MAX. 45 FT

T11-04.9 PARKING REQUIREMENTS:
PARKING REQ'D: 1-3 BR = 1.0 STALL/ DWELLING
ON-SITE PARKING REQ'D = 4 TOTAL STALLS
ON-SITE PARKING PROVD = 4 TOTAL COVERED STALLS
PARKING RATIO = 1:0.1 STALLS/UNIT

TWO (2) SHARED DRIVEWAYS ARE PROVIDED LEADING TO
FOUR (4) PRIVATE SINGLE-CAR GARAGES

11-04-09 LANDSCAPING, FENCING, WALLS, & SCREENING:
PROVISION 11-04-09(2)(A)(1) - "RESIDENTIAL
DEVELOPMENTS W/ FOUR OR FEWER UNITS IN A SINGLE
STRUCTURE ARE EXEMPT FROM THESE STANDARDS."

TREE REMOVAL DATA:
*ONE (1) TREE WITH TWO TRUNKS TOTALING 18 CALIPER
INCHES ARE TO BE REMOVED PRIOR TO CONSTRUCTION.
TWELVE (12) NEW TREES OF 2" MIN. CALIPER SHALL BE
INSTALLED FOR A TOTAL OF 24 CALIPER INCHES.

LANDSCAPE DETAILS TO BE REVIEWED AND APPROVED
CONSISTENT WITH ALL BOISE CITY REQUIREMENTS
DURING PLAN REVIEW.

LOT COVERAGE DATA:
LOT 1 & 4 = -4,443.36 GSF
BUILDING FOOTPRINT = -1202.47 GSF
LOT COVERAGE = 27%
IMPERVIOUS SURFACE(S) = 362.60 + 299.7 + 1202.47
IMPERVIOUS TOTAL = 1864.77 GSF
IMPERVIOUS RATIO = 41.9%

LOT 2 & 3
BUILDING FOOTPRINT = -3,699.67 GSF
LOT COVERAGE = -1240.10 GSF
LOT COVERAGE = 33.5%
IMPERVIOUS SURFACE(S) = 305.05 + 41.1 + 229.66 +
1240.1
IMPERVIOUS TOTAL = 1815.91 GSF
IMPERVIOUS RATIO = 49.1%

PRESSURIZED DRIP IRRIGATION SYSTEM THROUGHOUT
SITE W/ 1"-2" STONE LANDSCAPING AGGREGATE COVER

FOUR (4) INDIVIDUAL USPS MAILBOX W/ ADDRESS
IDENTIFICATION LABEL(S) INSTALLED PER USPS

(1) EXISTING FIRE HYDRANT LOCATION TO REMAIN
INDIVIDUAL UNIT GARBAGE CANS STORED IN UNIT
GARAGE

LANDSCAPING DATA:

- TREES:**
- (1) WEEPING NOOTKA CYPRESS; 45' x 15'
 - (1) RED MAPLE; CLASS II - 40-50' x 20-30'
 - (3) STREET SPIRE OAK; CLASS I - 25-30' x 15-20'
 - (2) EASTERN REDBUD; CLASS I - 20-30' x 15-20'
 - (2) IDAHO LOCUST; CLASS I - 20-30' x 15-20'
- SHRUBS & GRASSES:**
- (30) BLUE OAT GRASS; 24-36" TALL
 - (54) DEER GRASS; 36-48" TALL
 - (14) PURPLE SAGE; 18-30" TALL
 - (62) PURPLE CONEFLOWER; 24-48" TALL
 - (14) MOCK ORANGE; 6-8" TALL



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333 SAINT JOHNS STREET
MOUNTAIN HOME, ID 83647
P: 208.380.5109



CHRISWAY TOWNHOMES 1500 S CHRISWAY DRIVE BOISE, ID

PROJECT:

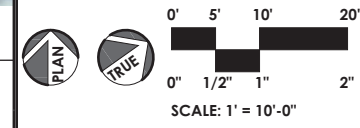
DATE	DESCRIPTION
03.11.24	SUB. REVIEW SET

**CONCEPT SITE &
LANDSCAPE PLAN**
PROJECT 23.023
DRAWN BY TM
CHECKED BY:
SHEET #
A100

OWNER REVIEW 03/11/2024

5A CONCEPT SITE LANDSCAPE PLAN

A100 SCALE (24x36) : 1/20
SCALE (12x18) : 1/40





March 08, 2024

City of Boise – Planning and Development Services

Attn: Madison Lockhorn – Assistant Planner
150 N Capitol Blvd.
Boise, ID 83714

**RE: SUB24-00005 Subdivision Application – Letter of Explanation / Statement of Intent – Chrisway Townhomes
TKMA Project No.: 23 023**

Dear Madison,

Thank you for the opportunity to present our Subdivision Application for the Chrisway Townhouses residential community. The project includes: two (2) 2-story duplex townhouse buildings for a total of 4 townhouses. Each unit will consist of a 3-bed, 3.5-bath floor plan as seen in units A and B, with the option for a 4-bed, 4.5-bath floor plan as seen in units C and D. Each townhouse will have a single car garage and driveway. The proposed community is to be constructed on four individual tax parcels addressed T.B.D. S Chrisway Drive, Boise, Idaho, consisting of approximately 0.37-acres.

Existing Site: Chrisway Townhouses is proposed for an infill site located within an existing R-2 College Subdivision No.3 with a mixture of R-3, R-1C, MX-U, and MX-2DA zones with a variety of residential housing and commercial land uses common in an around universities. The objective of the proposed development is to provide four (4) high-quality and aesthetically appealing townhouse units on proposed lots that are 50% greater than R-2 zoning requirements.

General Site Information: Chrisway Townhouses will provide much needed medium-density housing less than 1/8 mile from the Boise State University campus and public transit's W University Dr.-S Joyce St. stop and 1/4 mile to the beautiful Boise River. The proximity of the site to the university, river, parks, and many other recreational and commercial opportunities offers both short walks to and from other desirable indoor and outdoor recreational activities. Other amenities within a short distance include: State Capitol - less than 1-1/2 mile; downtown Boise - less than 1 mile; and St. Lukes - less than 1-1/2 miles. Water-wise landscaping shall be used within all required setbacks, yard buffers, and large open spaces. We propose that only one (1) existing tree due to conflicts with overhead utilities and replacing with approximately nine (9) species appropriate trees and exceeding required tree caliper replacement. Large and usable Open Spaces shall be provided at the rear of each townhouse with more than 60 feet separating buildings and property line (please refer to plans for more details).

Streets, Driveways, and Parking: Access to the townhouse units is proposed through existing public road at S Chrisway Drive to two (2) approximately 22'x 26' minimum driveways with two (2) curb entries leading to a single car garage and unit front entry. Each townhouse unit shall provide one (1) private off-street parking space as required per Table 11-04.9. On-street parking is available per city ordinance.

Water and Sewer: Water and sewer are proposed to connect to existing water and sewer mains at S Chrisway Drive less than 50 feet from the proposed buildings.

Fire Protection: The siting and design of the buildings shall provide better than required fire safety and protection. An existing fire hydrant is located at the northwest corner of the site and shall remain during and after project construction. There are no interior streets or driveways with this proposal.

Site Drainage: All stormwater that falls on the site after improvements shall be collected, stored, and disposed of within the project parcel boundaries.

The Neighborhood Meeting was not required as part of this application.

Early Review and Concept Reviews have taken place prior to submission of this application.

TKM Architecture, LLC.
www.tkm-architecture.com

MOUNTAIN HOME

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Mountain Home, Idaho 83647

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F 804.539.2740

PRINCIPAL

Teran K. Mitchell, AIA, LEED®

STAFF

Julio Arroyo, Assoc. AIA
Britton D. Mitchell, Intern
Ethan Worthley, Intern
Gabriel Sorenson, Intern

Additional Application Considerations

The proposed project went through an Early Assistance and Concept Review with Planning and Development Services 01/29/24-02/07/24. The findings and suggestions during those two meetings include:

1. Attached sidewalk at S Chrisway Drive: The proposed project requests consideration to retain the existing attached 4' concrete sidewalks along S Chrisway Drive. Boise Fire Department Chief Fire Marshal stated on 1/29/2024 "The hydrant in question is the hydrant that affords the house at 1520 S Martha Circle its fire department water supply per the fire code's distance requirement. "I would not advocate for the moving of the hydrant at 1500 S Chrisway Dr." ACHD indicated, on a telephone call, that they defer to the city on detached vs attached sidewalks. Thus, maintaining the existing sidewalk and fire hydrant along S Chrisway Drive appears to be the best path forward given that there are no existing detached sidewalks in the neighborhood and relocation of the existing fire hydrant is not desirable.

Thank you for your consideration of this exciting proposed addition to Boise City. We look forward to your review and approval of the Chrisway Townhouses Subdivision application. Please feel free to contact our office with any questions.

Respectfully,



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