

My name is Eileen Barber. My address is 917 Lusk, Boise 83716. I am one of the owners of Keynetics and the Keynetics building and am representing Keynetics today.

First off, let me start by saying that I welcome new development and would love to see the truck lot replaced with something that enhances the Greenbelt and that serves our City.

I will be referring to some of the charts in my letter to the Commission – just a heads up.

There are two main concerns with the proposed student housing - the proposed height of the building (above what the Boise City Code allows) and the lack of adequate parking. The current design would harm not only the neighborhood, including Ann Morrison Park and the Boise River Greenbelt, but it **may make the proposed project an undesirable place to live.**

The first concern is that the proposed student housing project is NOT “similar in height” to the office buildings in the immediate vicinity. The table on page 1 speaks for itself.

This stretch of the Greenbelt has mostly 3 story office building, including our building. The average typical height of the 3 story office buildings along this stretch is 45 feet. [Please note that I provided elevations of these buildings to the staff].

The chart on page 2 demonstrates the big differences between the Keynetics building and the proposed project. An important thing to remember is that our building and the proposed building are located in different zones.

The Keynetics Building is located in a C-2D zone with a maximum height limit of 45 feet. The typical height of the Keynetics building is 46 feet, or one foot above the C-2D zone restriction. The tallest part of the Keynetics building is the single exterior stairwell at 53 feet (on the Royal facing side of the property).

The proposed project is located in an R-OD zone with a maximum height limit of 35 feet. The typical height of the proposed building is 55 feet, or 20 feet above the R-OD zone restriction. The tallest part of the proposed building (in order to accommodate the multiple exterior stairwells) is 63 feet along Royal Boulevard and 59 feet along the Greenbelt.

The proposed building exceeds the Applicant's stated height exception of 55 feet. Additionally, it exceeds the limit set by Boise Parks and Recreation at 55 feet.

The height concern is closely tied to the second concern – a severe shortage of proposed parking spaces.

The applicant describes the proposed apartments as student housing for Boise State students. However, the project has been placed into the City's "multi-family" apartment classification for purposes of the present application.

The first chart on page 3 shows parking spaces to bedroom ratios for the typical multi-family dwelling units. Most multi-family apartment complexes are one and two-bedroom units. The proposed student housing (with mostly four-bedroom units) would create ratios far below acceptable occupant - to - vehicle averages.

The proposed structure of 175 dwelling units (again... of which most are four-bedroom units) will create 622 bedrooms for 622 students. The planned 280 parking spaces will provide less than half of the student tenants a place to park their cars; this is far below acceptable averages.

We could expect at least 60-75% of students will bring a car to school. **The second table on p. 3 illustrates these more realistic ranges...** the project will be almost 100 spaces short if 60% of the students have cars, and at 75% **this doubles** to almost 200 too few parking spaces.

YES, students will be able to walk and bike to their classes. However, many will still have cars to drive to the grocery store, to the mall, to their job, home for the weekend, etc. Even if the students are walking or biking to campus, they WILL have cars for their other activities.

This project should not be classified as multi-family housing. College students are not families... with young children that don't drive.

The Fraternity/Sorority category better describes the proposed living arrangement: groups of young adult students living together. For the Fraternity/Sorority residential category, the general parking requirement is 1 parking space per occupant.

If the City is uncomfortable describing all student housing as a "Fraternity/Sorority House," the City should create a new residential category for **private. off-campus. student. housing** and set minimum realistic parking requirements for this category.

There is no need to rush a decision tonight. If you as a commission feel like there needs to be more information, please do a study, have a survey done. Please get the staff involved.

As I mentioned earlier, the Extra Height of the Proposed Building is directly related to the Parking Problem

One possible solution is to limit the project to four levels (one level of parking with three levels of student apartments). This would create 466 bedrooms for 466 students. This would still allow for the high density housing that the city is seeking... 146 students per acre (that's a lot!). The planned 280 parking spaces would then accommodate 60% of the student occupants. Still not ideal, but closer to realistic parking needs.

Furthermore, a four story structure would keep the building within the 55 feet height exception that was actually requested. It would still be higher than most of the buildings on this stretch of the Greenbelt, but at least it would be somewhat more consistent.

Thank you for your time and I appreciate that I was given the opportunity to speak tonight. Do you have any questions for me?