



March 1, 2012

Boise City Design Review Staff and Committee
c/o Andrea Tuning, Design Review Staff
150 N. Capitol Boulevard
Boise, ID 83701

Subject: DRH12-00033 / River 8 LLC / 620 S. 9th Street / Design Review Application to Construct Building at 9th and River Streets

Dear Design Review Staff & Committee,

Capital City Development Corporation (CCDC) submits this letter to support a recommendation of design review approval for DRH12-0003.

By city code CCDC is granted the opportunity to comment on design review applications. For this project CCDC is playing more than a commenting role in that CCDC is the owner of the property and has entered into an agreement to negotiate exclusively (ERN) with developer the Hosac Company (River 8 LLC). The due diligence performed by CCDC and the Hosac Company pursuant to the ERN may lead to a development agreement between the two parties defining the conditions for the applicant's acquisition and development of the property.

The developer and his architect, John Price, have worked extensively with Boise Planning and Development Services staff and CCDC, and the plans submitted with the design review application are a result of that work. While CCDC supports the proposed design, in the future CCDC may provide additional direction to the developer on the landscape plan and other elements of design. We acknowledge that any changes to the approved plans are likely to require review by the Design Review staff or committee.

On-Street Parking

With the support of CCDC the plans include the addition of on-street parking on River Street. On-street parking will improve the environment for pedestrians and future residents of the building, and it will help to serve the parking needs for the commercial and residential uses in the building and of others.

The on-street parking was designed for CCDC by Jensen Belts Associates landscape architects upon discussion with the Ada County Highway District (ACHD) and Boise Planning & Development Services. The design considers the width of street right-of-way and existing roadway, and dimensional requirements for traffic lanes, new bicycle lanes (one on each side) and parking stalls. The addition of

on-street parking will require construction of new curbs on the north side and restriping of traffic lanes, including a turn lane. The developer and CCDC are not proposing on-street parking on the south side of River Street and are proposing no reduction in the number of traffic lanes.

The developer and CCDC met with Boise City and ACHD multiple times about the on-street parking. According to ACHD's Complete Streets Policy and the Livable Street Design Guide, River Street is functionally classified as a "town center collector". In the Livable Street Design Guide, on-street parking is an acceptable part of the street cross section for a town center collector. CCDC has received confirmation from ACHD staff that on-street parking is acceptable provided other roadway design requirements can be met. It is our understanding that ACHD will accept the addition of on-street parking if approved by Boise City as part of design review approval.

Streetscape and Downtown Boise Streetscape Standards

The Downtown Boise Streetscape Standards designate the streets surrounding the site as follows.

8th Street: Urban (Brick)

River Street: Urban Parkway

9th Street: Urban (Concrete)

The site plan included in the design review application proposes streetscape improvements that are generally consistent with the Downtown Boise Streetscape Standards. The site plan does not reflect the most recent plans for 9th Street, however. CCDC has been working with Boise Planning and Development Services and Community Forestry on plans for new streetscape on 9th Street between Broad and River streets. The primary purpose of the 9th Street project is to repair a disfunctional irrigation system. The current plans for 9th Street are to replace the trees and grates with trees in a parkway strip (a continuous strip of lawn or other plants with no grates) most closely resembling an Urban Parkway or Neighborhood Streetscape in the streetscape standards. The parties involved in the design of the 9th Street streetscape acknowledge that its design does not adhere to the specifications in the streetscape standards but agree it is the best design solution for 9th Street. An amendment to the Downtown Boise Streetscape Standards to reflect the streetscape plans is anticipated. CCDC is planning to construct the 9th Street streetscape improvements in 2012 and it is presumed a separate design review application will be submitted for the 9th Street streetscape.

Consistency with the River Street – Myrtle Street Master Plan

The site is located in the River Myrtle – Old Boise Urban Renewal District and the River Street – Myrtle Street Master Plan (the master plan) provides policy guidance for development of this area. The area is further designated in the master plan as the Warehouse/Cultural Subdistrict. CCDC considers the project to be consistent with the master plan, and the project supports the Agency's many efforts to encourage housing in downtown. The master plan envisions this area along South 8th Street as an urban village. The desired land use mix is housing at densities of as much as 80-120 units per acre, office, neighborhood-serving businesses and cultural institutions. The plan envisions buildings at heights of up to six stories. The proposed building is seven stories but the building mass is divided into three towers

of residential condominiums, allowing more light and air to the units, mitigating the building's mass, and creating design interest.

The master plan addresses the following topics:

- Preferred Development Concept
- Preservation, Revitalization & Renewal
- Building & Site Design
- Street Character, Civic Spaces & Pedestrian Ways
- Transportation & Parking

In an attachment to this letter we have identified what we feel to be the most relevant of the policies and guidelines from the master plan. It also divides the master plan area into six sub-districts including the Warehouse / Cultural District as shown in the map in the attachment.

Recommendation

CCDC recommends approval of design review application DRH12-00033 including plans received by Boise City Planning and Development Services on February 7, 2012. Architect John Price has submitted an updated site/landscape plan to CCDC since February 7 that incorporates CCDC's plans to add new streetscape to 9th Street, which is being planned for Summer 2012 in advance of the River 8 project. We request that the applicant be given the opportunity to discuss details of the landscape plan with Boise City and CCDC and to submit revised landscape plans after this design review hearing to be approved by the Design Review staff or committee at a later date.

Thank you for giving our comments consideration.

Sincerely,



Mike Hall
Planning & Development Director

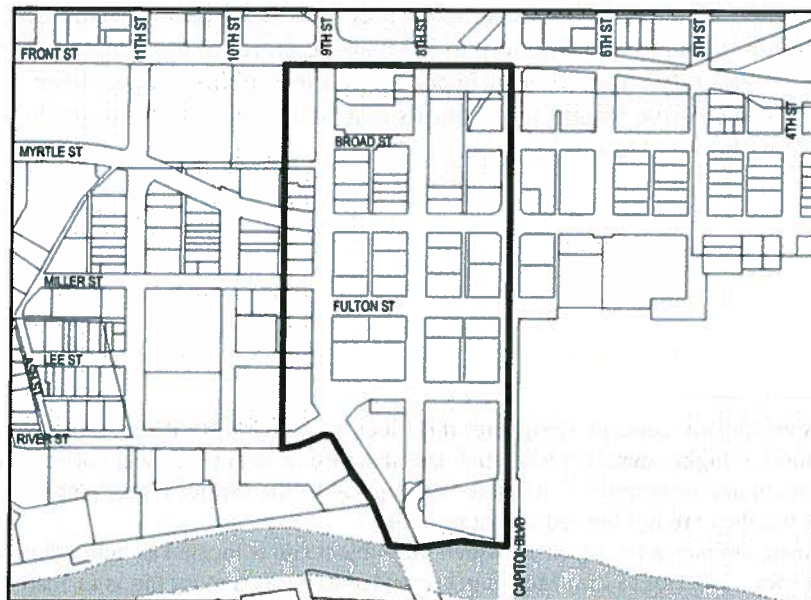
CC: Steve Hosac, River 8 LLC
John Price, Architect
Angie Brosious, Boise City PDS
Mike Hedge, Boise City Public Works
Matt Parks, Elam & Burke
Ryan Armbruster, Elam & Burke
Anthony Lyons, CCDC
Todd Bunderson, CCDC
Morgan Maiolie, CCDC

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Applicable Policies and Guidelines from River Street-Myrtle Street Master Plan

March 1, 2012

620 S. 9th Street is located in the Warehouse/Cultural District, A Subdistrict of the River Myrtle-River Street Planning Area.



Map of Warehouse / Cultural District Subdistrict (p. 77)

Design & Development Guidelines

CD-1 Utilize the Preferred Development Concept in Figure 5 to guide development patterns in the Warehouse/Cultural District.ⁱ

CD-2 Use the Built Form map in Figure 7 to guide building height and development densities in the Warehouse/Cultural District.ⁱⁱ

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CD-5 Work to create a compact, urban neighborhood in the area bounded by Capitol Boulevard and River, 9th and Myrtle streets. Make public investments to create a sense of place.

CD-6 Encourage housing densities of 80 to 120 units per acre in order to create an urban level of intensity and to maximize the number of housing units developed in the Warehouse / Cultural District.

CD-7 Evaluate whether the conversion of existing warehouse buildings to housing will make more affordable options available. Where feasible, encourage the renovation of warehouse into unique types of housing units such as lofts or artists' housing.

CD-8 Preserve historic character of the Warehouse /Cultural District while encouraging development of underutilized property.

CD-10 Where a historic structure is in poor repair or obsolete, evaluate alternative approaches that would include reuse of the structure, reuse of the façade or replacement. Weigh the contribution made by the structure to the historic fabric of the Warehouse /Cultural District and to the community's record of its history with the benefits derived from redevelopment proposals. Give weight to proposals that will result in increasing the supply of housing in the Warehouse / Cultural District."

ⁱ Figure 5, Preferred Development Concept, designates this block as an "Urban Village". *Urban Village* is defined as a "concentration of higher density residential uses that also have smaller-scale office uses and neighborhood oriented retail and restaurants." As stated on page 34 of the Master Plan, "emphasis areas have a predominant use but they are not limited to that use only."

ⁱⁱ Figure 7, Built Form map, envisions the block on which the subject site is located as being developed with buildings of 4-6 stories. The Built Form Map is not intended to be regulatory but is instead meant to describe an envisioned urban form of the district.