

Agenda : Paramount Parks CUP Resubmittal 5/31/16

Paramount Parks at the Highlands design team has listened to the objections based on building mass and orientation and taken thoughtful and significant steps to alleviate concerns of both neighbors and city officials. It is understood that the city and neighbors value this use and its offerings to the elderly in an area of Boise underserved with senior living options. These proposed changes hope to alleviate concerns of the those in opposition, to create a future home for Boise's aging population in a treasured heart of the city.

Size: This redesign does reduce the overall size of the building by approximately 10,000 square feet and reduces the unit count from 154 to 145 overall residences. We believe resident count and the amenities in the original design are needed to fill a gap in this portion of the city. We have strived to maintain the offerings of the original program, while critically rethinking building mass as it relates to neighboring land uses.

- Size & Mass Goals
 - Shift overall building mass to the north (adjacent C2 zone)
 - Reduce proximity to neighbors on western edge (adjacent R-3 zone)
 - Reduce towering height of building as it addressed southern boundary (Hill rd.)

The projects height variance is only requested for the architectural tower elements, none of which are adjacent the R-3 neighborhood zone, the rest of the building is within the cities 35'-0" height allowance per code.

Residential Street Traffic: It was a concern of many that 16th street would become a direct traffic link for employees, guests, and building services deliveries. This street is not wide, has few if any sidewalk or curb improvements, and houses small single family homes. The need to access the building down 16th has been completely eliminated. This was accomplished by designing an extensive underground parking structure which will route incoming vehicles from 15th street to underground parking, which in turn connects through to the northern parking lot. We have also have in place the language for a cross access agreement with Greenwoods Ski Haus which will be offered as a condition of approval. It was advised by council not to create a legally binding agreement until approval of the project, and is by definition the reason for conditions of approval. Copy of this agreements framework are included in this submittal.

Southern (Hill road) building exposure: The building height and proximity to Hill road posed problems for neighbors and council members. We have eliminated the four story building completely. The design now sets the southern frontage 60' from the property line. The finish grade of the independent living abutting Hill rd. was reduced 2'-0" to help reduce overall height from adjacent roadway grade. This portion of the building is within the cities 35'-0" height

allotment with exception of tower elements. The newly created patio/park space along the sites Hill road exposure will have plantings, trees, and landscape elements.

Western (16th street) residential transition edge: The proximity of the building to the western neighbors and the linear mass of the building have been significantly redesigned to transition more thoughtfully than previously designed. Setbacks along the majority of the R-3 edge range from 21'-60' with a newly created green space at its core. The increased setbacks allow adjacent property owners the guarantee that they need not purchase their half of the alley way to keep the setback of the building encroaching towards their property, and to allow a more gradual transitional edge.

ACHD alleyway vacation is still a necessary condition of approval for this project. The alley separates Mr. Jayos two properties on the north, thus disallowing lot consolidation without vacation. Without alley vacation, the proposed underground parking cannot access the employee lot at the terminus of 16th, this would disallow the solution to the residential traffic issue stated earlier. The blighted alleyway is unsafe and a visually displeasing backdrop for this facility. The alley way should be landscaped, screened, and beautified.

The most significant change at the western edge is the outdoor space centered on the R-3 zone. This approx. 5500 sf green space will offer a substantial buffer from the building to neighbors backyards. Rooms with direct west facing walls are designed to minimize large windows by orienting them either into the newly created outdoor space or to the south. Green walls are proposed at western walls along the R-3 edge to soften the façade. Retaining walls will be necessary, these will be tiered with landscaped steps similar to existing along Hill rd. There will be a 4' screen wall along the western edge at the top of the retaining walls to increase privacy, the materiality of which will be deferred to design review.

Pedestrian Access: The design team originally did not address any connectivity on the northern edge of the property. Talking with Boise Parks and Recreation it was agreed that they would be willing to abandon an easement which they controlled as it resulted in a dead end. The trail is something that we believe is valuable for the city as well as the vitality of the neighborhood. There will be a 10' trail easement along the northern boundary which will tie in quite seamlessly with the adjacent Ridge to Rivers trail system across 15th st. This trail will come out into the back parking lot at the western edge and a floating easement will be granted by Paramount Parks for pedestrians and bicyclists. The developer also agrees to deed the strip of land under his ownership which encompasses the Crane Creek divergence dam so that future city planning could engineer a more direct route which will connect 15th street to Bogus Basin Rd. In addition to this connection, Jayo Development also agrees to finish curb, gutter, and sidewalk to the east of 16th along Hill rd. which was additional to ACHDs requirements for site improvements.