

August 24, 2018

Re: The Boise Caddis Project
3rd & Myrtle, Boise, Idaho

To whom it may concern,

The 3rd & Myrtle project requests a Zone change from R-ODD to C-5DD to increase the residential density over what is currently zoned. This change follows the city's masterplan housing goals for the downtown area. This will result in a building that provides more residential and mixed use development in the River-Street-Myrtle Street neighborhood, which is in support of City of Boise Master Plan goals. To ensure that the project maintains a sense of scale agreeable to pedestrians and the surrounding context, building massing will be modified to reduce the perceived size.

The project site is located within the Central Addition Master Plan (CAMP), which supports infill and redevelopment of existing surface parking lots as a means to upcycle for an integrated urban mixed use development. The updated CAMP targets this property as a logical central location for a parking structure as part of a larger mixed use development.

The General Land Use policies of CAMP are:

- 4. Encourage the infill and redevelopment of the Central Addition Neighborhood;
- 5. Flexibility and deviation from the map is allowed and encouraged;
- 6. Broad Street should be considered the core neighborhood street around which high density housing and small retail services are to be oriented;
- 10. Existing surface parking lots uses should be encouraged to recycle to high-performing urban development;
- 11. Appropriately located parking structures integrated with private development are important for the future urbanization of the neighborhood. The eastern half of the block on 3rd Street between Myrtle and Broad may be a logical central location for such a garage as part of a larger mixed use development.
- 13. The C-5 zoning district may be considered for further expansion into the district as a means of encouraging dense mixed use development.

The Blueprint Boise Comprehensive Plan goals:

DT-CNN 1: Maintain Downtown as a civic, economic, education, social and cultural center of the city and region.

1.2 Mix of Uses

1.4 Urban Building Forms

1.6 Relationship to nearby neighborhoods

DT-CNN 2: Create in-town residential neighborhoods and increase the amount and range of housing choices available in Downtown and adjacent neighborhoods.

2.4 Accessibility to Amenities

DT-CNN 3: Encourage redevelopment of surface parking lots and other underutilized properties.

3.2 Underutilized properties

DT-PKG 1: Implement a Downtown-wide parking system that coordinates all on- and off-street parking resources.

1.2 Public Parking Garages

1.3 On-street Parking

1.7 Shared Private Parking

This project's development program is aligned with the CAMP goals, which specifically encourages new parking garages integrated into private developments, the increased use of the C-5 zone as a means of allowing more height and density, and support for sustainability principles.

The zone change is necessary to allow the density envisioned by the CAMP, which is not allowed in the R-ODD zone, and which is not achievable without a reduction in setbacks and an increase in height over what is allowed in the R-ODD zone.

DIMENSIONAL STANDARD		R-O	C-5	PROPOSED
DENSITY, MAXIMUM UNITS/ACRE		87.1	N/A	142
BUILDING HEIGHT, MAXIMUM FEET		65	N/A	95
SETBACKS, MINIMUM FEET	FRONT YARD, STREET	20 - IF FRONTING A PRINCIPAL ARTERIAL	0	VARIES PER STREETSCAPE STANDARDS
	SIDE YARD	15	0	0 - 20
	REAR YARD, SIDE YARD, INTERIOR	5	0	0 - 20
USES		RETAIL, PARKING, RESIDENTIAL	RETAIL, PARKING, RESIDENTIAL	RETAIL, PARKING, RESIDENTIAL

While the C-5DD zone allows unlimited height, we are proposing our project to be limited to 95 feet similar to the other approved projects in the area. The proposed 95 foot height also stays within the pedestrian nature of the Central District.

This rezone, if granted, will allow us to construct a building that is in keeping with the Policies of the Central Addition Master Plan as adopted by the City of Boise, and will therefore be in accordance with the City's goals for enhancing the health, safety, and general welfare of the local community.

Sincerely,

GGLO,

Tom Sheldon, AIA
Principal