

February 26, 2019

Ms. Céline Acord, Current Planning Manager
City of Boise
150 N. Capitol Boulevard
Boise, ID 83701

Subject: Trapper's Island Condominiums at 3600 Americana Terrace
Applications for CUP, flood hazard and Boise River System

Dear Ms. Acord:

On behalf of Jayo Holdings LLC, please accept the attached applications for a planned unit development, flood hazard permit and Boise River System permit for a new condominium community at 3600 Americana Terrace (3N, 2E, Section 09). The parcel is currently empty. The condominium buildings and on-site amenities are located on the 7.4 acre parcel at the terminus of the existing public street, Americana Terrace (3N, 2E, Section 9). Trappers Island will include 304 residential condominium units in 5 buildings. Multi-family use is conditional use in the current C-3D zoning designation, and the density is planned to be 41.7 du/acre.

As shown on the site plan, Buildings A, B and C are adjacent to the Boise Greenbelt and Buildings D and E are located along the south side of the entry service drive, adjacent to the Settlers Canal. These attractive buildings include 1-2 levels of parking and 4 floors residential condominiums, plus private amenity spaces such as exercise rooms, bike storage, household storage lockers, guest units, landscaped patios and gathering spaces, etc.

We have also programmed potential retail space in both Buildings A and B. Building A will feature public retail space for a café or restaurant that faces the welcoming plaza located between Buildings A and B. The west side of Building B has also been designed for a small retail space adjacent to the plaza between Buildings B and C. We are labeling this space as a potential bike shop or bike repair station.

The design of the buildings is intended to be urban in nature, while softening the density of the project with elements of wood and landscaping in order to blend into the surrounding site. The contemporary design uses traditional materials within a modern geometry to blend the more traditional look into an up-to-date urban environment. Each building is intended to be unique with the design as a whole feeling more like an urban neighborhood along the greenbelt while providing privacy for residents. The exterior materials for the living spaces include stucco siding, horizontal fiber board and fiber board shake siding.

As noted above, each building will include 2 floors of podium parking, with 4 floors of single level condominiums above the parking. This unique design features a 3rd level top-of-podium courtyard that is accessible to all residents of the building, adding to the sense of community for residents. These courtyards will feature seating areas, landscaping, fire-pits and a pet relief station. The courtyard creates an atrium effect that allows ample sunlight to reach every condo unit, especially those located in the interior of the building.

In addition to the single level condominiums, we also include two story condominiums with ground floor entrances in Buildings B and E.

A previous Trapper's Island subdivision and condominium project was approved in 2007 (SUB07-00085 and DRH07-00281), but not constructed. Since that time the demand for urban housing has increased tremendously, with the downtown population expected to surpass 13,000 in the next few years. Downtown employment is the highest of any location in Idaho and job growth is increasing.

Lifestyle amenities, such as grocery stores, movie theaters and other entertainment venues like JUMP, have added to the live + work + play equation. Trapper's Island is adjacent to two of Boise's most loved City parks; 41-acre Kathryn Albertson Park is right next door and 145-acre Ann Morrison Park is right across the street. The Boise Greenbelt runs along the north boundary of Trapper's Island, providing recreation and a real alternative for commuting to the downtown core and beyond. In fact, we've included bike and pedestrian traffic counts along this section of the Greenbelt with our application. The counts show that this stretch of Greenbelt to be one of the busiest in the City.

Of course, the Boise River is just across the Greenbelt from Trapper's Island. There is no access to the River directly from the site, but the soothing sounds of the River and the natural vegetation along the River bank are great off-site amenities.

PUD

We are requesting approval of a PUD for multifamily housing and for a height exception. We are meeting the multifamily use regulations in BCC 11-06-03-2. Our housing types include single level condominiums, 2 story ground level condominiums and the distinct building designs as noted above that include varied floor plans and building sizes.

We are requesting parking credits that are allowed for podium or structured parking in BCC 11-06-03-2-F-(5). Charts showing unit counts and parking spaces for each building are included in our application

The maximum building height in the C-3 zone is 45 feet. We are requesting a height exception for the condominium buildings. The exterior main parapet height is 71'4"; however, there are interior elements, like the elevator for rooftop access that is up to 79 feet above the proposed ground elevation. These additional elements are located in the center of the building and are not typically visible from ground level.

There are no residential homes adjacent to the proposed condominium buildings. The closest structure is the Riverview Rehabilitation and Skilled Nursing facility on the adjacent property to the east. That building, also zoned C-3, is one story. The other structures on Americana Terrace are a 3-story office building and a 2-story office building with underdeck parking.

Flood hazard permit application

Though the property is not located within a flood hazard area according to the currently adopted Boise Floodplain maps, we were advised to consider the re-modeled flood hazard areas for this development. The updated flood hazard maps show inclusion in the flood hazard area and new

Base Flood Elevation cross sections. We have incorporated those elevations into the design elevations of the buildings. The podium parking protects most of the living spaces from flooding, however, care has been taken to elevate the ground floor condominiums and the retail spaces one foot above the BFE as required by BCC 11-08.

Boise River System permit application

We have included a Boise River System application in our submittal. We are separated from the Boise River by City of Boise parcels and the Greenbelt. The property is not within the following setbacks: Greenbelt Setback Lands and Waters, Heron Rookeries Setback Lands and Waters, Eagle Perching, Feeding and Loafing Setback Lands and Waters or Riparian Setback Lands and Waters, according to BCC 11-05-06.

The property is not adjacent to the Boise River, does not include river habitat and was previously developed with commercial buildings and as a RV park. The property is Class C land and portions have been previously subdivided. The development will include landscaping and Greenbelt access.

No structures are located within the 70' offset from the 6500 cfs line as previously established and field located.

Access and parking

Vehicle access to the condominiums will be via a private service drive that extends from the end of Americana Terrace. Each building will have secured entrance/exit, providing assured parking and security. Each condominium unit will be guaranteed one parking space in the resident building. Additional parking spaces may be provided or purchased.

Guests can park along the service drive or in a parking lot located between buildings D and E, which is conveniently located across from the café and retail space in building A.

As noted previously, Trapper's Island is located along one of the most used sections of the Boise Greenbelt. Residents will enjoy immediate access to one of the easiest commutes to downtown Boise via the Greenbelt system.

Valley Regional Transit operates 2 bus routes that are easily accessible from Trapper's Island. Route 4 Roosevelt travels to/from downtown and the airport. The bus stop is located at Kathryn Albertson Park entrance on Americana Boulevard. Route 5 Emerald travels to/from downtown and Boise Town Square Mall with the same bus stop location as noted above.

Emergency Access and Enhanced Safety measures

We have included in our application a graphic showing emergency access routes. All buildings are within 15'-30' of the main access route which is Americana Terrace and the 26' wide service drive, with turnaround. We are requesting use of the Greenbelt as an emergency access. In addition to the Greenbelt use we are recommending that Americana Terrace be widened to two 20' wide travel lanes, separated by a narrow median, to provide adequate emergency access.

We have consulted with Ron Larson, with Larson Fire Protection, who recommends additional fire protection measures that exceed the NFPA requirements. Mr. Larson's recommendations are included in our application package.

Traffic Impact Study

A Traffic Impact Study has been completed and submitted to ACHD and is included with our application. Trapper's Island is expected to generate 114 AM peak hour trips and 184 PM hour peak trips. The TIS includes a recommendation to mitigate impacts at the 2023 build-out year by restriping the center median on Americana Boulevard to accommodate a two way center turn land between the Kathryn Albertson Park entrance and Shoreline Drive. It is also noted that a southbound right-turn lane is warranted at the Americana Terrace entrance, however the lane may not be feasible due to the existing bridge and high voltage power pole located adjacent to the intersection.

Landscaping

The landscape plan illustrates the design and lush plantings for Trapper's Island. Trees and shrubs line the service drive, softening the buildings at the pedestrian level while adding vibrant colors and textures. Dense plantings along both the Greenbelt and canal/park marry new development with the existing landscape. The arcs shown on the plan are a strong form that tie the buildings and landscape together to define spaces for both active and passive recreation. The public plazas utilize raised planter beds and curved pathways to be inviting while simultaneously slowing bike and pedestrian traffic. The amenity area around the pool is resort worthy, providing areas for both lap swimming and recreation/sunning along with modular seating, fire pits and a cabana. The pool area can cater to groups large and small. A dog off-leash area is designed to be convenient, yet remote from other open spaces.

As noted previously the top-of-podium open spaces will be landscaped and include amenities for gathering and entertaining.

Utilities

All urban services will be provided to the residents of Trapper's Island. There are no irrigation water rights on the site. We are currently exploring the use of an on-site well for irrigation and will request a waiver for use of potable water in the future if needed.

Storm water runoff from the street will run to porous pavement/pavers in the street side parking. Building runoff will be treated using LIDA flow-through planters (Clean Water Services), which are innovative collection and filtering systems in above ground planters that are strategically located next to the buildings.

Neighborhood meeting

We held a neighborhood meeting on Thursday, February 21, 2019, at the AGC offices, located at the corner of Americana Boulevard and Shoreline Drive. Because we are bounded by the Boise River and the Kathryn Albertson Park, the radius notice included few private property owners, but did include many occupants of the office buildings on Americana Terrace. The attendance sheet is included with our application materials.

We have also scheduled a courtesy meeting with some of the residents of Houston Road, located on the rim above Kathryn Albertson Park. That meeting is scheduled for March 5, 2019.

Comprehensive Plan

Trapper's Island is located in the Downtown Planning Area and the Future Land Use Map shows the area as Mixed Use. The property is also shown as an area of "significant new development/redevelopment anticipated" on the Downtown Areas of Stability and Change map.

The proposed development meets several of the policies of the Downtown Planning Area in the Comprehensive Plan.

*DT-CNN 1.2 Mix of Uses: Develop a vibrant mix of uses in Downtown which encourage:
24-hour activity;
Office; retail and service businesses;
Residential; hotel, convention and medical facilities;
Civic, cultural, educational and entertainment uses.*

Trapper's Island will significantly add to the residential uses that add vibrancy to Downtown. And will also include retail space that will serve residents and the public.

DT-CCN 1.4: URBAN BUILDING FORMS

(a) Establish design criteria that require developments built in the CBD to use urban building forms where typically buildings are placed at the sidewalk and create a street wall, street level space is activated with people oriented uses, and building entrances and openings are oriented to public sidewalks rather than to parking lots.

(b) Work with developers to use building massing in Downtown that responds to the traditional pattern of lots within blocks, and creates a collage of buildings in each block rather than fullblock mega-buildings or "superblocks".

Even though this policy is directed to the CBD, we have designed Trapper's Island to meet this urban design criteria. The buildings are placed between the service drive and the Greenbelt with publicly accessible plazas adjacent to the Greenbelt. .

DT-CCN 1.6: RELATIONSHIP TO NEARBY NEIGHBORHOODS

(b) Recognize that the neighborhoods surrounding Downtown contribute to the workforce and customer base for Downtown businesses and provide a reservoir of housing for Downtown workers. Maintain close ties between Downtown and these neighborhoods through walking and bicycling routes, transit, range of available shopping, services, dining, culture and entertainment and through community events.

DT-CCN 2.1: DOWNTOWN NEIGHBORHOODS

(a) Create thriving Downtown neighborhoods at the periphery of the CBD to allow people to live and work in Downtown, to increase support of Downtown businesses and to make Downtown safer and more vibrant.

Trapper's Island is looking forward to meeting both of these important Downtown policies/goals.

DT-CCN-2.4: ACCESSIBILITY TO AMENITIES

Encourage residential development on sites within walking distance of employment centers, neighborhood services, parks and the Boise Greenbelt, and other amenities.

Residents of Trapper's Island can walking and/or bike to Downtown employment and services, and as noted previously, is enjoy the adjacent parks and the Greenbelt.

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

The development of Trapper's Island will certainly help Boise meet this Downtown Area goal.

DT- DT-PKG 1.5: PARKING REQUIREMENTS

(a) Establish maximum as well as minimum requirements for parking and promote shared parking among uses.

(b) Develop parking ratios that recognize that Downtown typically generates less parking demand than is required by the zoning ordinance.

Resident parking at Trapper's Island is located in 2 levels of podium parking below the condominium units. We have incorporated parking reductions that are available to this style of parking, while still adequate parking to satisfy the market. Each unit will include one parking space, some two bedroom units will include 2 parking spaces, but not necessarily in the same building. Some additional parking may be sold separately.

New Shoreline Urban Renewal District

The Trapper's Island development represents one of the largest undeveloped acreages in the new Shoreline URD. The purpose of the Shoreline District is "...to catalyze growth and private investment within its boundaries".

In addition Shoreline URD objective statements include:

"The Shoreline District is a diverse, mixed use area that is tied together by the Greenbelt and the Boise River".

"Opportunities for urban redevelopment on vacant surface parcels or underutilized buildings are prevalent throughout the Shoreline District."

"The District has abundant recreational resources".

"Proximity to Downtown Boise and Boise State University harbors a need for the District to offer housing, services, and amenities to downtown residents, workers and students."

"Mobility options create good connectivity throughout the district and pedestrians, cyclists, transit and vehicles should be prioritized respectively".

One of the highest priorities of this URD is to activate the greenbelt and riverfront area with pedestrian level amenities. We are meeting this important goal of the URD. The Shoreline Urban Framework plan outlines various Riverfront Development Typologies. Trapper's Island is located in the Urban Natural prototype, however, we also have some elements of the Urban Patio Typology in our plazas between the condominium buildings along the Greenbelt.

Summary

Trapper's Island will be a signature urban residential community and an incredible asset to the City of Boise. We respectfully request the approval of our applications for PUD, Floodplain Review and Boise River System. And on behalf of our development team we look forward to working with you on the approval of Trapper's Island.

Sincerely,



Jane Suggs
Planner