

# SPINK BUTLER

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March 12, 2019

Josh Wilson, Design Review  
City of Boise  
150 N. Capitol Boulevard  
PO Box 500  
Boise, ID 83701

**RE: Design Review Application for 749 E Park Boulevard  
SB Matter No. 23297.39**

Dear Josh,

We are submitting applications for the property at 749 E. Park Boulevard ("**Site**") for our client Gardner Park Holdings II, LLC, an Idaho limited liability company ("**Applicant**"). We are proposing the construction of a multifamily project on an existing parking lot on the Site. The Site is an existing 3.334 acre surface parking lot that is subject to an easement for the Boise Greenbelt.

## **A. Background**

Previously, the Applicant submitted an application to rezone the Site from C-1 and C-3 to R-OD with development agreement in CAR17-00028. The Development Agreement memorializing the rezoning of the Site was recorded in the Official Records of Ada County, Idaho on September 18, 2018 as Instrument No. 2018-088630. The design that is being presented today is somewhat different than what was incorporated in the Development Agreement. That is due to two facts.

First, the Applicant has increased the number of residential units from what was contemplated originally in the design set forth in CAR17-00028. The original design contemplated two completely different multifamily products that would have approximately 150 units combined. The Applicant has increased the total number of units to 236.

Second, the initial design set forth in CAR17-00028 contemplated three floors of residential uses above a floor of parking. The Applicant has modified the design so that there are residential and other uses at the ground level by internalizing the parking facilities. With the parking facilities interior to the project, the Applicant has been able to address concerns about screening a parking garage that is functioning as a podium for the residential space and has better engaged pedestrians both on Park Boulevard and the Greenbelt.

We believe these changes are appropriate and further the goals set forth in rezoning the Site and adopting the Development Agreement.

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## **B. Nature of Application and Design Consideration**

We are proposing the construction of a 236 unit multifamily building which will include a parking garage with 356 parking spaces that will be shared by the residents of the project and adjoining businesses who presently have parking rights on the Site. The multifamily building also includes management office space, resident amenities, bicycle storage, and other resident spaces and services. With the unique configuration of the residential units around the interior parking garage, every residential unit has an exterior orientation.

The Applicant and the Morrison Foundation, the Owner of the Site, seek to develop a multifamily project with a variety of unit types that also meets the need of existing parking commitments made to various other commercial buildings in the immediate vicinity of the Site. There are two other multifamily residential projects located off of Park Boulevard farther to the east. There are various retail and commercial uses immediately to the west and the large office campus immediately to the south.

In this neighborhood there is a high concentration of jobs but a relatively low number of residential units. Parking has been at a premium in the neighborhood due to the significant amount of office space. In presenting this application, the Applicant has sought to balance those requirements by developing a use that will maximize the sharing of parking for the benefit of residents and adjoining businesses. By wrapping the building around the parking structure, this Application also minimizes the impact of the existing surface parking lot that is immediately adjacent to the Greenbelt and to the Boise River.

## **C. Application of Design Review Standards**

The applicable Design Review standards are set forth in Boise City Code Section 11-03-04.12.C(7)(d). We will address these standards as follows:

**1. Site Design Requirements.** Pursuant to Section 11-03-04.12.C(7)(d)(i) of the Boise City Code, the design review committee is required to make specific findings regarding Site Design. The specific Site Design requirements will be addressed as follows.

**(a) Traffic Impact.** Section 11-03-04.12.C(7)(d)(i)(A) of the Boise City Code states that in evaluating design, "traffic impact is minimized and the pedestrians and cyclists have been provided for through the use of sidewalks, pathways, landscaping, and safe parking lot design." This Site is on an existing high traffic corridor. The Site is presently subject to an easement for the Greenbelt and has a direct access point to it on the south. With the site improvements that have been proposed, additional pedestrian connections between Park Boulevard and the Greenbelt are being provided. The Site is served by transit with VRT having a stop immediately adjacent to the Site. Additional Transit access is available on Broadway to the West. The entrances to the garage do not dominate the site and essentially replace the existing access for the parking lot on Park Boulevard.

**(b) Landscaping, Stabilization, and Screening.** Section 11-03-04.12.C(7)(d)(i)(B) of the Boise City Code states that in evaluating design "landscaping screens

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Boulevard and the Greenbelt are being provided. The Site is served by transit with VRT having a stop immediately adjacent to the Site. Additional Transit access is available on Broadway to the West. The entrances to the garage do not dominate the site and essentially replace the existing access for the parking lot on Park Boulevard.

**(b) Landscaping, Stabilization, and Screening.** Section 11-03-04.12.C(7)(d)(i)(B) of the Boise City Code states that in evaluating design “landscaping screens buffer adjacent uses, and screen or conceal unsightly areas.” As set forth in the landscaping plan and the site plan additional screening and landscaping improvements have been proposed. The building itself screens the garage and the service facilities from the public rights of way.

**(c) Grading and Drainage.** Section 11-03-04.12.C(7)(d)(i)(C) of the Boise City Code states that in evaluating design “on-site grading and drainage have been designed so as to minimize off-site impact.” With the requirements of the Boise City Code for drainage and setback to the Boise River and the existing drainage improvements on the Site this application has taken significant efforts to minimize the impact of the improvements. We believe this Application will not materially impact the existing topography and will in fact reduce the amount of impermeable surface.

**(d) Signage.** Section 11-03-04.12.C(7)(d)(i)(D) of the Boise City Code states that in evaluating design signage should provide for business identification, minimize clutter, and comply with the sign regulations. For this multifamily project, signage is not anticipated to impact his consideration.

**(e) Utilities.** Section 11-03-04.12.C(7)(d)(i)(E) of the Boise City Code states that in evaluating design that the size and location of utility systems do not detract from the design of the buildings. All utility and service requirements will be appropriately located and screened within the project.

**2. Structure Design.** Pursuant to Section 11-03-04.12.C(7)(d)(ii) of the Boise City Code, the design review committee is required to make specific findings regarding the architectural design of the buildings. The specific structural design requirements will be addressed as follows.

**(a) Mass.** Section 11-03-04.12.C(7)(d)(ii)(A) of the Boise City Code states that in evaluating the project architecture, “building mass should be consistent with development in the immediate area.” There are currently a variety of office buildings of various heights to the east and north of the site. Similarly scaled multifamily projects are located further to the east. Low rise retail uses are immediately to the west. By modulating the facades of the building and by incorporating the parking structure inside the building, the Applicant has sought to ensure that the mass of the building is consistent with the larger neighborhood.

**(b) Façades.** Section 11-03-04.12.C(7)(d)(ii)(B) of the Boise City Code states that in evaluating the project architecture, the height to width relationship is compatible and consistent with architecture in the area. Significant attention has been paid to ensuring that the modulation, materials, and designs of the façades are appropriate. By varying the size and



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placement of windows, using various different materials, and utilizing balconies for each of the units, the Application provides for distinct and interesting façades oriented towards both Park Boulevard and the Greenbelt. This approach to design has permitted us to provide a variety of courtyards and other areas that reduce the mass of the building and provide visual interest.

**(c) Openings in the Façades.** Section 11-03-04.12.C(7)(d)(ii)(C) of the Boise City Code states that in evaluating the project architecture, façade openings “shall be consistent with the architecture in the area.” To the extent possible, we have attempted to ensure that the street elevation is of an appropriate mass and scale. The entrance to the garage is evident, but minimized. As noted above a variety of sizes and shapes of windows have been proposed.

**(d) Exterior Material.** Section 11-03-04.12.C(7)(d)(ii)(D) of the Boise City Code states that in evaluating the project architecture, that the exterior materials should complement surrounding development in terms of color and relief. Due consideration has been given to the relevant design standards. Exterior materials that are compatible with the existing structures in the neighborhood have been utilized. However, we have not sought to replicate or copy the existing structures in the vicinity. We have sought to provide variation through the proposed materials and color. As noted above, we have sought to provide a variety of textures and colors and to ensure that the placement of materials comply with the requirements.

**3. Consistency with Adopted Plans and Design Guidelines.** Pursuant to Section 11-03-04.12.C(7)(d)(iii) of the Boise City Code, the design review committee is required to make specific findings regarding the consistency of the project with plans and design guidelines previously adopted by Boise City. Due attention has been paid to the Citywide Design Guidelines and Standards in undertaking this design and project. Obviously, there are elements associated with multifamily development that are due to the nature of the use, (i.e. parking, utilities, meters) through modulation, screening, materials and other design considerations we have sought to address those.

#### **D. Accompanying Materials**

In support of this Application for a Design Review approval we are transmitting this analysis together with the following documents for the various buildings:

- Site Plan
- Fire Service Plan
- Landscape Plan
- Floor Plan
- Elevations, Perspectives, and Materials for the Building
- Color Photographs of the Site and Site Perspectives
- Affidavit of Legal Interest

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We look forward to presenting the Application to the Design Review Committee and look forward to its review of this project.

Sincerely,

/s/ Geoffrey M. Wardle

Geoffrey M. Wardle

GMW  
Attachments