

Re: 25th and Bannock – Residential Multifamily Project – Bannock Nine

Dear Planning and Zoning Staff and Commission,

To

City of Boise
 Planning and Development
 C/O: Planning and Zoning
 150 North Capitol Blvd
 Boise, ID 83701

West End Neighbor Assoc.
 c/o Jason Durand
 2517 W. Jefferson Street
 Boise, ID. 83702
westendboise@gmail.com

2502 Bannock St LLC in conjunction with Trig Point Capital is proposing to construct a 9-unit multifamily project at the North West corner of Bannock and 25th Street. The existing site is located in an R3D zoning district with a specific address of 2502 West Bannock Street, Boise, ID 83702. We have submitted the attached PUD application and associated Subdivision / Plat for consideration. It's believed that the proposed development meets Boise's vision and the "regions goal of promoting more responsible growth by identifying opportunities for infill and redevelopment within established parts of the city and encouraging a more compact pattern of new growth throughout the AOCI".¹ while also accomplishing many of the goals that the West End neighborhood association identified in their neighborhood visioning / planning exercise in early 2019 (copy attached)²

This project will consist of 9 residential units with an average size of 1448sqft., each comprising of an open living, dining and kitchen space, two bedrooms, two and 1/2 bathrooms, and detached dedicated parking garages. The residential units will be situated over three (3) independent structures to reduce the building form and scale and help to conform to the neighborhood. Although not required because the site is adjacent to properties designated "high density" on the Land Use Map contained in Blueprint Boise (see Boise City Code Section 11-06-03.2.E), street facing frontages of the project will provide a 2-story façade consistent with the neighborhood and shield a large stepped back 3 story components with rooftop patios in the center of the proposed project. Every unit will be served by a detached, alley-loaded, accessory parking structure, and the exterior will be clad in different profiles of painted fiber cement siding, stucco and brick accents. The location is in close proximity to numerous parks, schools, grocery, and restaurants as well as numerous public transportation options with the closest a little under .2 miles away. The construction of this project will include the removal of one (1) existing single-family structure.

As you know, a multi-family use is allowed by right (see Boise City Code Section 11-06-03.2.G(1)). Rather than submitting a multi-family project that barely meets the minimum standards, however, the development team met with and/or spoke with a variety of stakeholders in the West End neighborhood, its neighborhood association and the City of Boise, and we continue to do so, sharing our proposed development plans, seeking input for improvement, and requesting support for the overall goal of the project. Our neighborhood meeting on January 16th, 2020, was productive and informative and provided a keen insight into the thoughts of the neighbors. We had approximately 30

¹ Blueprint Boise, Chapter 2: Citywide Vision and Policies (2 – #2)

² West End Neighborhood Visioning Exercise .PPT File

Trig Point Capital

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Trig Points are grouped together to form a network of triangulation used for surveying and measurement. Positions of all land boundaries, structures and infrastructure can be accurately located by this network, a task that is essential for monitoring the precision and progress of construction.

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neighbors attend, even some neighbors outside of the noticing area attended the meeting, our neighborhood address listing is provided for reference. Discussions during the neighborhood meeting included project variances, vehicle parking allocations (on-street and on-site), total units and sizes, alley traffic, trash locations, visibility of the adjacent neighbor’s yards and building height.

A previous 10-unit, 3.5 story design was proposed to the city in pre-app meetings and after initial discussions and responses from some neighborhood stakeholders, the development team came forward with the re-designed project seen before you today. While the site size and zoning could accommodate more units (if approved), and the building could be higher than what is being proposed, the project intent was not to maximize the allowable density and buildable dimensions, but more so to deliver a residential development that compliments the neighborhood. Deliberation was taken to fully understand what the Boise City requirements were and take on board any concerns neighbors may have, while balancing the need to get the density required to make the project economically viable and deliver homes that would remain affordable (relative to other similar sized homes (newly constructed and existing) in the neighborhoods surrounding downtown Boise.

The below table illustrates how the proposed development was led and has been designed in accordance with Boise City Development & Planning Zoning code requirements under the R3D zoning district. We have highlighted the requested variance being requested under our PUD application.

	Zoning Requires/Allows	Proposed Development	Notes / Variance:
Number of units (based on lot size)	12 units (max)	9 units	75% of max allowed density requested under conditional use
Building Height allowed	45 feet	32’6” feet	12.5’ lower than allowed
Front Set Back (facing W. Bannock Street)	15 feet	15 feet	No Variance Requested
Side Street Set Back (along 25 th Street)	15 feet	8 feet	7-foot variance requested , but will not affect the existing detached sidewalk and planting/lawn strip, which is located within the public right-of-way - the width of the detached sidewalk and the planting/lawn strip is in addition to the setback distance
Side Yard Set Back (West side)	15 feet	15 feet	No Variance Requested
Rear Set Back for accessory structures (Alley Load garage)	0 feet assuming proper back-up space	5 feet	11-06-07.3(B)(7)(d)iv, AUTHORIZES “[d]etached accessory structures that are under 1,000 square feet in area and under 22 feet in height [to be] built to the rear or side lot line abutting an alley.
Parking	12 spaces	15 spaces	25% over parked w/o parking reduction allowances for Transit-Supportive Development Parking Credits

As outlined in the above table, a variance for the side street set back along W 25th and a conditional use for density are being requested under this application that would have minimal adverse effects on the adjacent residents. In order to address neighbors’ concerns related to parking, and the size of the building, the projects redesigned layout should result in no need for parking reduction or height variances.

The reduction in building setbacks along 25th Street will promote an active, safe and vibrant pedestrian environment as well as accenting the most pedestrian friendly building components to be located along the street frontage. Additionally, this setback variance allows for each unit to have a dedicated off-street parking garage along the alley. This setback is consistent with other residential multifamily properties in the surrounding area and throughout Boise. Neither the (required 40’) vision triangle for 25th and Bannock St or the required 10’ alley vision triangle would be affected under this variance request. Nor will the usability of the existing detached sidewalk, tree lawn and green space along 25th, which provides an additional 14 feet of buffer from the 25th Street pavement, be impacted under this variance request. Maintaining a 15’ front set back from Bannock and the side yard setback to the West helps provide neighbor privacy and adequate room for landscaping.

We also understand the importance of the street-scape and its impact on the neighborhood environment. In recognition of this, we anticipate the addition of numerous trees along Bannock (None presently exist in this portion of street frontage), along with additional landscaping components along 25th and the building face at grade. These features and landscaping components help soften the structure into the existing neighborhood. Furthermore, the integrated pedestrian connections within the site provide for a reduction in overall building mass and scale by breaking up the structure, while creating a small courtyard amenity for residents of the site.

With only minor departures from code requirements, the proposed project meets all of the decision criteria required for approval of a PUD or a CUP, as shown in the following table:

Decision Criteria for PUD and CUP		Project Complies
1	The location is compatible to other uses in the general neighborhood;	<u>YES - the location is compatible with other uses, which are largely residential</u>
2	The proposed use will not place an undue burden on transportation and other public facilities in the vicinity;	YES - the project will not place an undue burden on transportation or other public facilities
3	The site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls, fences, parking, loading, landscaping, and such other features as are required by this Code;	YES - the site is sufficiently large to accommodate the project, which has been designed and scaled to fit the site

4	The proposed use, if it complies with all conditions imposed, will not adversely affect other property of the vicinity	YES - the project will comply with all conditions imposed, and will not adversely affect other property in the vicinity; rather than maximizing the height, density, and buildable area of the site, the project sought to ensure a transition from adjacent properties and uses (even though this effort was not required by City Code because the site is adjacent to properties designated "high density" on the City's Land Use Map (see Boise City Code Section 11-06-03.2.E)
5	The proposed use is in compliance with the Comprehensive Plan;	YES - the project complies with many provisions of the Comprehensive Plan, including the designation of the site on the City's Land Use Map as "High Density," "Encourage compact growth" (p. 2-24), "Encourage residential infill that complements the scale and character of the surrounding neighborhood" (p. 2-36), "Facilitate an integrated mix of housing types and price ranges in neighborhoods" (p. 2-38), and "Allow a mix of housing types and densities by-right in areas designated as... "High Density Residential" on the Land Use Plan map" (p. 2-38), just to name a few.
5	A multi-family building (any building containing more than two residential units) is designed to comply with the Citywide Design Standards and Guidelines;	YES - the project is within a design overlay district.
7	Drive-up window... will not adversely affect pedestrian traffic or create an unsafe pedestrian environment... .	N/A

The West End is unique and values its diversity. The surrounding area has an eclectic mix of single family residential, commercial, greenspace and small multifamily housing that provide for a mixed neighborhood that's attainable to many of the residents that chose to live and work in Boise. Persistent disparities in income and wealth, combined with biased neighbor opinions and policies have excluded moderately priced housing and diversity from other surrounding neighborhoods near downtown. This project is a great example in which the city can support a development that balances density, attainable housing options, and the existing neighborhoods' values without major variances or deviations from city code. We are proud to bring it to you for review and hope it serves as a great example for future development and something everyone can be proud of.

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We appreciate your approval of our Planned Development modification application and look-forward to the continued collaboration with the City of Boise and the West-End neighbors in order to make this a great community

Should you have any questions or concerns regarding this project please don't hesitate to contact any of the current project team as listed below. We thank you for your time and consideration.

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