



# Planning & Development Services

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 Boise, Idaho 83701-0500 Website: www.cityofboise.org/pds

## Application for Appeal

Fee: \$ 182

I (we) Boise Green Investors, hereby appeal the decision of the Boise City:

- Planning & Zoning Commission     Hearing Examiner     Design Review Committee  
 Historic Preservation Commission     Planning Director

File Number: DRH11-00133 Address: 989 W. Sherwood St., Boise, ID

Specific Action Being Appealed: Approval of DRH11-00133/1005 W. Royal Boulevard

### Grounds for Appeal

9. The project shall provide a total of 162 parking stalls. A parking reduction of
- 11 stalls has been granted with the application.
- Traffic study has not been completed with accurate data.
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Appeal Contact Person: Gretchen Frankenthal

Address: 516 W Hale St, Apt 101, Boise, ID 83706

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### Appeals

- Appeal of an Administrative Decision to the Planning & Zoning Commission or Design Review Committee (non-refundable fee).  
 Appeal of a Design Review Committee Decision to the Planning & Zoning Commission.\*  
 Appeal of a Planning & Zoning or Historic Preservation Commission decision to City Council.\*  
 Appeal of a Hearing Examiner decision to City Council.\*

\* Portion of fee is refundable if appeal is successful.

### Notes

- If the reasons for the appeal are resolved prior to the appeal hearing, please contact the Planning Staff at 384-3830.
- The only topics which may be discussed during the appeal hearing are the specific reasons for the appeal as stated in the application.
- Neighborhood groups are encouraged to elect a spokesperson for appeals that are supported by numerous residents of the project to avoid a duplication of testimony.
- Section 11-3-7.2 of the Zoning Ordinance provides that an appeal to Council may not be withdrawn without the consent of Council.

Signature of Appellant/Representative: Gretchen E Frankenthal Date: 8/19/2011

#### For Staff Use Only:

If the appellant is not the applicant, the applicant must be contacted immediately following the acceptance of this appeal.

Applicant contacted on 8/19/11 by Sarah M. Schafer  Appeal is by applicant



August 19, 2011

To Whom it May Concern,

As part of the formal process for appeals, we would like to attach a letter explaining our reason for appealing the Design Review Committee's "approval with conditions" of the "Royal Cubes" development, 108 apartments and "live/work" units. Although the development meets the majority of the zoning/code requirements, Boise Green Investors (aka "Park Village Apartments") is extremely concerned that the developer is asking for a parking variance and submit plans for approval prior to a formal traffic study.

As voiced during the meeting, the collective concern of the neighborhood is the parking/traffic dilemma. I have outlined our three main reservations below:

1. **Traffic** – The intersection at Ann Morrison Park / Capital Boulevard is the only exit from the neighborhood to reach downtown and BSU. This development will increase traffic flowing through the neighborhood towards this intersection and will increase congestion at an already crowded, confusing intersection.
2. **Parking** – Street parking is extremely challenging in this neighborhood. With traffic from BSU, Ann Morrison Park, and the surrounding businesses/apartments, the streets are always crowded and pose a hindrance to any visitors of the existing establishments. Additionally, the fact that all of the surrounding multi-family properties in the neighborhood are under-parked (per city code), it would be a disservice to the neighborhood to considering allowing another non-conforming use in the area.
3. **Pedestrian Safety** – The surrounding neighborhood contains several people who live and park in the area, walking to class, downtown, and the Greenbelt. As a result of this increased traffic and parking which takes up the majority of the street (equating to worse corner visibility), there is a reduction in safety for walking/biking pedestrians in the neighborhood. Anecdotally, our residents have had numerous close calls with autos in the neighborhood hurrying to find parking, get out of the neighborhood, etc.

We strongly oppose the approval of this project until a formal traffic study has been performed to assess the impact of this new project. We would like to see a formal recommendation from the county's traffic/parking committee.

We recognize that the City's master plan calls for the area to be redeveloped into high density, mixed-use and are excited for new projects that are aligned with this goal. Our main concern is that the developer is asking for a parking variance in an already under-parked area with severe traffic issues. We would like to see the city decline this parking variance and also factor in the traffic impact before approving this proposed development.

Thank you very much for your time and consideration.

My best,

Gretchen Frankenthal  
Asset Manager – Boise Green Investors