



Boise Parks & Recreation

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November 21, 2011

Cody Riddle, PDS Planner III
150 N. Capitol Blvd.
Boise, Id 83702

RE: Park Commission Action Letter – Royal Blvd. Apartments

Dear Cody:

The Boise Parks & Recreation Commission at a regularly scheduled meeting held Thursday November 17, 2011 voted to **approve** a request for a Boise River System Ordinance permit to construct an apartment complex for approximately 600 students on approximately 3.21 acres in an R-OD zone. Below are the findings and recommended conditions of approval.

Boise Parks & Recreation Commission Findings:

The Parks, Trails & Open Space Sub Committee met to discuss the proposed development on Thursday October 27, 2011.

1. The project adequately addresses the need to conserve aesthetic views along the river as viewed from the Greenbelt.
2. Water quality will not be adversely affected.
3. Greenbelt Safety will be enhanced by construction of a concrete pathway connection on the north side of the property from the apartments through the Greenbelt Setback Area to the Greenbelt and second, auxiliary path/sidewalk from La Pointe driveway access on the east side through to the Greenbelt.
4. There will be no discernable adverse noise impacts resulting from development of the project.
5. The project falls within the category of Class C Lands and Water and therefore has no adverse effect upon the protection of bald eagles or other threatened or endangered species.
6. No significant cultural or geologic landmarks as viewed from within the Greenbelt corridor will be adversely affected.
7. Unique and/or special conditions will be listed in the recommended conditions of approval including flood plain approval by City Public Works Dept.
8. PDS will regulate the height of the building with the understanding that the Boise Parks & Recreation Commission recognizes that the building should not exceed 55 feet in height to coincide with buildings currently in the same area.
9. The Fire Department reviewed the applicants plans and requested a

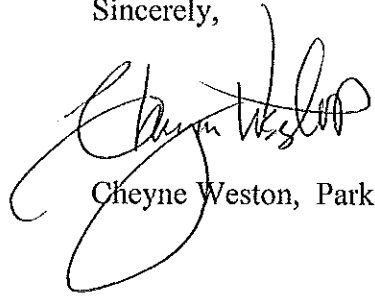
150' concrete fire lane 20' wide on the west side of the proposed apartment building. After further review by the Boise Parks & Recreation Commission an option was provided to the Applicant to extend a 20 ft wide fire access (and pathway) north from the existing culdesac at BPR's maintenance yard to the edge of the applicant's property and at the confluence with the existing Greenbelt. The difference in cost between constructing the approved fire access road on-site and developing the fire access off-site on BPR owned property shall be paid to BPR for use as youth scholarships.

RECOMMENDATION: The Boise Parks & Recreation Commission recommends **approval** of the proposed apartments with the following conditions:

Recommended Conditions of Approval

1. Comply with all conditions listed under Sections 11-16-04.2 Setback Lands and Water Standards under the Boise River System Ordinance.
2. Provide two (2) paved pathway/sidewalk connections to the Boise River Greenbelt as shown on the Applicant's Site Plan.
3. Final Landscape Plan shall be designed to BPR specifications and requires final approval by BPR Design staff and City Forester.
4. Install or leave existing chain link fencing along the entire length of the project adjacent to the Greenbelt during construction.
5. Coordinate with BPR's G.R.O.W. unit when installing irrigation to prevent disruption of service.
6. The building structure shall install non-reflective glass to prevent glare as viewed from Greenbelt pathway system.
7. No equipment staging will be allowed on park/owned or maintained property.
8. Existing trees with the 70' Greenbelt setback shall be protected during construction.
9. Any areas disturbed within the 70' Greenbelt setback shall be returned to it's original condition prior to construction.
10. The proposed site plan and apartment building will be substantially designed to reflect the drawings and plan elevations submitted.
11. The parking area will be screened sufficiently from public view as seen from the Greenb
12. PDS will regulate the height of the building with the understanding that the Boise Parks & Recreation Commission recognizes that the building should not exceed 55 feet in height to coincide with buildings currently in the same area.
13. An approved fire lane will constructed to the satisfaction of Fire Department on both the east and west side of the apartment complex.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cheyne Weston'. The signature is fluid and cursive, with a large loop at the end of the last name.

Cheyne Weston, Park Planner

From: Cheyne Weston
To: Josh Johnson
Date: 12/6/2011 9:50 AM
Subject: Re: Royal Blvd Apartments

Josh;

The Riparian Setback Area and the Greenbelt Setback Area are described in the Boise River System Ordinance. Boise Parks & Recreation Commission makes recommendation on Boise River System Ordinance permits when structure are either in or adjoin these described areas. In regards to Royal Blvd. Apts. the Commission made recommendation that the building structure not exceed 55' in height. This recommendation was made to insure the apartment building as viewed from the Greenbelt does not overwhelm the pathway user. BPR's authority to comment only concerns structures within these setback areas. Thank you for allowing BPR to comment.

Cheyne

Cheyne Weston
BPR Park Planner
(208) 6087637 phone
(208) 489-2039 fax
>>> Josh Johnson 12/6/2011 9:29 AM >>>
Cheyne,

We have to advertise a height exception that is over the 55' mentioned in your river system letter for this project. This is due to the height of the building at Royal Blvd. Where the building interfaces with the river it is 55' as measured from adjacent grade. I don't think this should change your comments. Could you just send me back an email indicating that you are okay with this or not?

Joshua Johnson
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Planning and Development Services
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