February 13, 2012

City of Boise
Attn: Planning and Zoning Commission
150 N. Capitol Boulevard
Boise, Idaho 83701

Re: Objection to the Requested Height Exception for the Proposed River Edge Apartments at 1004 W. Royal Boulevard in the R-O(D) Zone (CUP11-00090 & CFH11-00036).

Dear Commissioners:

I am a co-founder and board member of Keynetics Inc., which is a neighbor directly adjacent to the proposed River Edge student housing project (CUP 11-00090 & CFH11-00036). The Keynetics building located at 917 Lusk Street is a 3-story, Class A office building and is owned along with the adjacent 914 Royal and 915 Lusk lots by entities affiliated with Keynetics Inc. The Keynetics building was designed by BRS Architects to be consistent with other buildings on this section of the Boise River Greenbelt. Both the Keynetics building and the proposed student housing project are located not only along the Greenbelt connection to Julia Davis Park but also adjacent to Ann Morrison Park.

Although we welcome new development in the area, the current design causes serious concerns and would adversely affect not only the neighborhood, including Ann Morrison Park and the Boise River Greenbelt, but also the viability of the proposed River Edge Apartment project itself. In particular, the proposed height of the building (above what the Boise City Code allows) and the lack of adequate parking demonstrate the proposed student housing has not been properly designed for the location or the proposed tenants. Each of these issues is addressed below.

Height Concerns

The Applicant incorrectly states that the proposed apartments are "similar in height" to the office buildings in the immediate vicinity. The table below[1] demonstrates that the proposed student housing building would be two or three stories taller than nearly all of the nearby office buildings:

Building	Location	# of Levels	Building (GSF)	1st Floor (SF)	Total Site Area (Acres)	Building Footprint to Site
Mallard	1161 W River	3	47,175	15,725	3.13	11.5%
Arid Club	1137 W River	2	15,500	11,500	1.59	16.6%
Golden Eagle	1101 W River	3	42,673	14,095	1.06	30.5%
Blue Heron	1087 W River	3	34,902	10,684	1.62	15.1%
Cornerstone (Cottonwood Grill)	913 W River	4	55,895	13,973	3.42	9.4%
Keynetics	917 Lusk	3	27,958	9,172	1.25	16.9%
Proposed Project	1004 Royal	5	351,900	82,814	3.21	59.2%

[1] The information in the table was obtained from the Ada County Assessor's website.

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Additionally, even if the proposed building was a similar height to the nearby buildings (which it is not), the project is located in an R-OD zone with a maximum height limit of 35 feet. **The typical height of the proposed building is 55 feet, or 20 feet above the R-OD zone restriction.** Therefore, not only does the proposed building exceed the height of neighboring buildings, but it also far exceeds the height restriction of the zone where it would be located.

Although Keynetics obtained a CUP for the height of its building, the height variation of the Keynetics building is minimal compared to what is actually allowed in its zone (C-2D). The Keynetics Building is located in a C-2D zone with a maximum height limit of 45 feet. **The typical height of the Keynetics building is 46 feet, or one foot above the C-2D zone restriction.** The Keynetics CUP was necessary to accommodate an exterior stairwell. The tallest part of the Keynetics building is the single exterior stairwell at 53 feet (on the Royal facing side). Please note that the 53' exterior stairwell is only approximately 5% of the total roofline. The table below provides a comparison between the Keynetics building and the proposed student housing:

	Keynetics Building	**Proposed Student Housing[2]**
# of levels	3	5
Avg. Height per Floor	14'	10'
Height to Roof Deck	42'	53'
Height to Parapet	46'	55'
Height to Exterior Stairwell(s)	53'	63'

The tallest part of the proposed building (in order to accommodate the multiple exterior stairwells) is 63 feet along Royal Boulevard and 59 feet along the Greenbelt. The Applicant states that the "overall building will not exceed five stories, or 55 feet above the finished ground floor elevation," but the proposed building exceeds this stated height exception of 55 feet. Additionally, the proposed building exceeds the 55 foot height limit that Boise Parks and Recreation determined the building should not exceed. Boise Parks and Recreation included this recommendation in its November 21, 2011 letter to PDS staff, and Cheyne Weston, confirmed the 55 foot height limitation in an email dated December 6, 2011.

Parking Concerns

The height concern is closely tied to the second concern –a severe shortage of proposed parking spaces. The shortage of parking in this area is already a serious issue. Ann Morrison Park hosts a variety of high traffic events throughout the year. During the summer river floating season, the parking in Ann Morrison Park and along Royal Boulevard becomes heavily congested. **Ultimately, if not addressed, inadequate parking will make the proposed project an undesirable place to live, adversely affect the businesses in the area, and harm the ability to enjoy Ann Morrison Park and the Boise River Greenbelt.**

According to the application, the Applicant, the Michaels Organization, specializes in student housing and other quality affordable housing. The applicant describes the proposed River Edge

[2] The parapet heights were provided by City Planner Joshua Johnson at a meeting I had with him on February 9, 2012.

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Apartments as student housing for Boise State students. However, the project has been placed into the City's "multi-family" apartment classification for purposes of the present application. This conflation of multi-family housing and single student housing in the Boise City Code poses significant problems.

The general parking standards in the Boise City Code for multi-family dwelling require 1.5 spaces per dwelling unit and one guest space per 10 units. However, most downtown and downtown peripheral multi-family apartment complexes are one-bedroom units, two-bedroom units, or a combination of one and two bedroom units. The table below provides the ratio of parking spaces to bedrooms in the typical multi-family apartment under the Boise City Code:

Bedrooms Per Unit	Parking Spaces to Bedroom Ratio
Complex with all one-bedroom Units	1.6
Complex with all two-bedroom Units	0.8
Complex with combination of one and two bedroom Units	0.9 to 1.5
Fraternity/Sorority	1.0
Proposed Project	0.45

The proposed student housing would create ratios far outside those noted above for typical multi-family apartments. The proposed structure of 175 dwelling units (of which 139 are four-bedroom units) will create 622 bedrooms for 622 students. However, 280 parking spaces to 622 bedrooms allocates **only a 0.45 Parking to Bedroom Ratio, which is far below acceptable averages.**

In a conversation with Guy Tomlinson (affiliated with the proposed development) on Wednesday, February 8, 2012, I expressed my concern with the Parking Spaces per Occupant Ratio. According to Mr. Tomlinson, 60-65% of college students have cars. I quickly calculated with him, his stated best case scenario of 60% of student with cars; if 60% of students living in this complex have a car, there would a shortage of almost 100 parking spaces. The table below illustrates how the shortage of parking spaces double as the percentage of students with cars increases to 75%, which is a realistic expectation:

% of Students with Cars	Parking Spaces Needed Based on 622 Occupants	Shortage of Parking Spaces
60%	373	93
65%	404	124
70%	435	155
75%	467	187

The shortage of parking spaces and the excess of cars will adversely affect the neighborhood and the City of Boise. Parking in this neighborhood has been a problem, remains a problem, and will become even more of a problem with such a serious shortage of parking for the building occupants. Although students will be able to walk/bike to their classes, many will still have cars to drive to grocery stores, malls, jobs, parents' homes, etc. **Many students opt for off-campus housing, so they *can* have a car.**

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No ideal residential category for student housing structures currently exists in Boise City Code Chapter 11-10: Off-Street Parking and Loading Requirements. Technically, since the proposed apartments include a kitchen, the project falls under the multi-family category. However, college students are not families with children that do not drive. **The Fraternity/Sorority category describes the proposed living arrangement better: groups of young adult students living together.** For the Fraternity/Sorority category, the general parking requirement is 1 parking space per occupant. **This standard would require 622 parking spaces for the proposed project.**

If the City is uncomfortable describing all student housing as a "Fraternity/Sorority House**," the City should create a new residential category for private off-campus student housing and set minimum realistic parking requirements for this category.** A parking study or survey is needed for a project of this magnitude and for a structure (4-bedroom units) that does not fit the normal scope of apartment complexes in downtown Boise.

Finally, there is a concern about the administration and management of the parking for the proposed project. The Applicant proposes allowing "first come/first serve" parking and no assigned stalls. The Applicant should provide more detailed information on how this method of minimally managing parking will affect the neighborhood and the City.

A Solution - ***Recognizing the Extra Height of the Proposed Building Directly Relates to the Parking Problem***

A possible solution is to limit the project to four levels (one level of parking with three levels of apartments). Three residential floors would accommodate 131 apartments creating 466 bedrooms for 466 students. If 60% of the 466 students have cars, the site would need 279 spaces. This falls nicely in the scope of the 280 proposed spaces and would have less of an impact on the neighborhood, the Boise River Greenbelt, Ann Morrison Park, and the City.

With one level of parking and three levels of apartments, the height of the building to the roof deck would be 42 feet. **The typical height with parapets would be approximately 46 feet, or 11 feet above the R-OD zone restriction.** With exterior stairwells, the building would be 54 feet along Royal Boulevard and 50 feet along the Greenbelt. This would keep the building within the requested 55 feet height exception and would be somewhat more consistent with the other buildings on this stretch of the Greenbelt.

A four-story structure would better meet the parking needs of the occupants and will have less of a parking impact on the neighborhood and the City. A four-story structure is more consistent with other buildings on this section of the Greenbelt. The Greenbelt is a treasured resource and asset to the City of Boise; this section is especially unique because of its location between two of the City's most beautiful parks.

Sincerely,

Eileen Langan Barber
Keynetics Inc.
cc: Richard Andrus, Spink Butler, LLP

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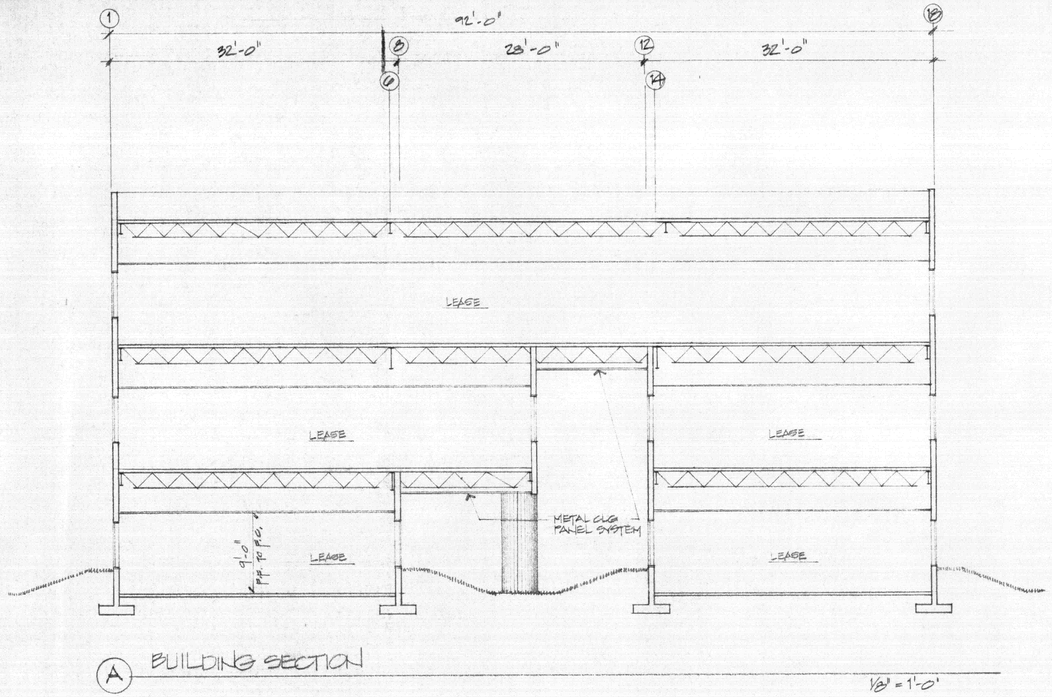
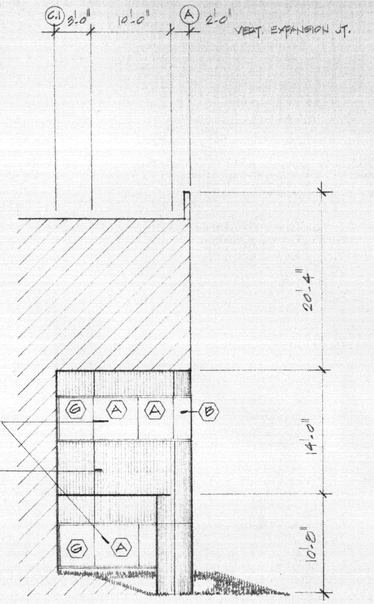


A BUILDING SECTION

1/8" = 1'-0"

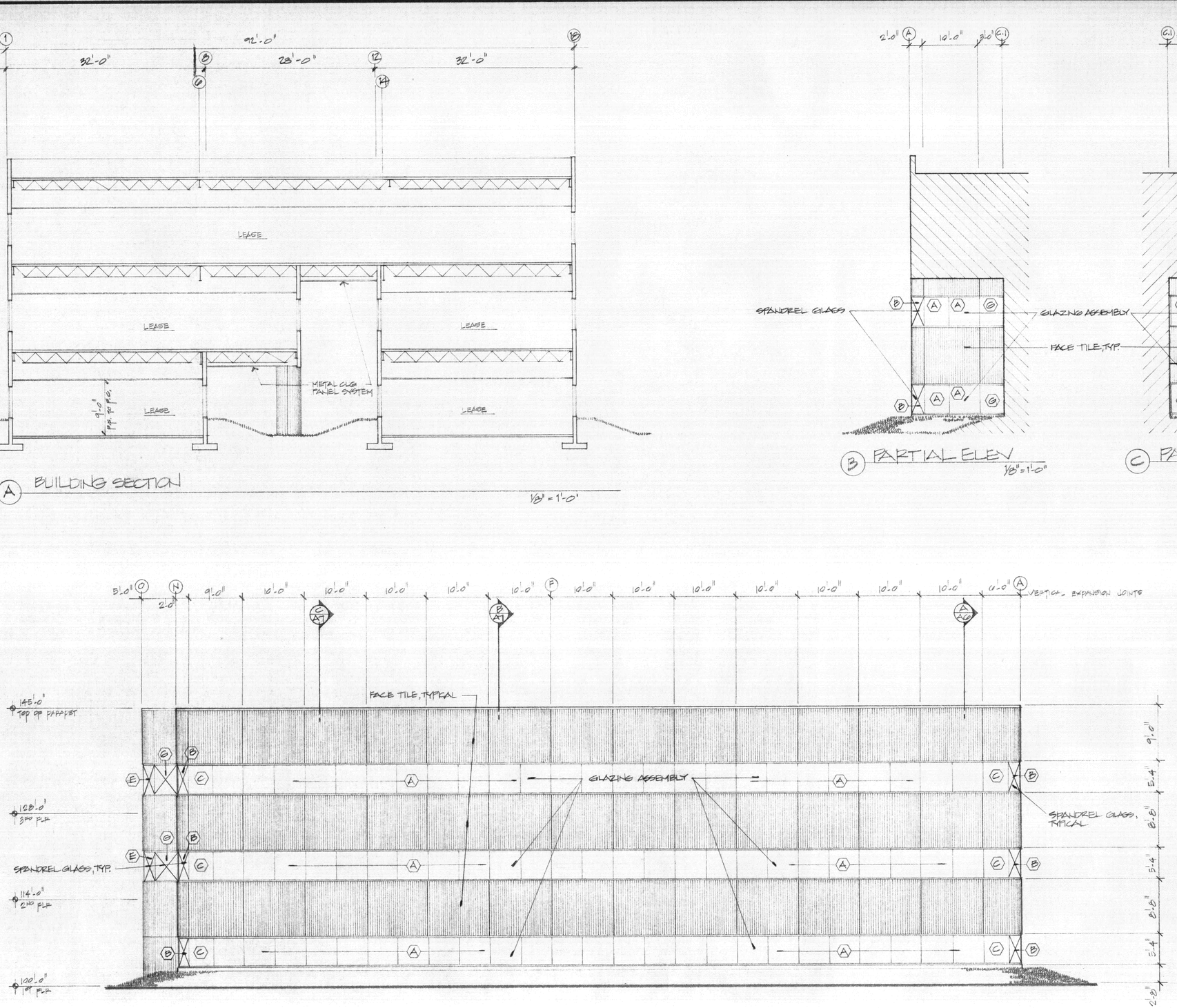
B PARTIAL ELEV

1/8" = 1'-0"



C PARTIAL ELEV

1/8" = 1'-0"



REAR ELEV.

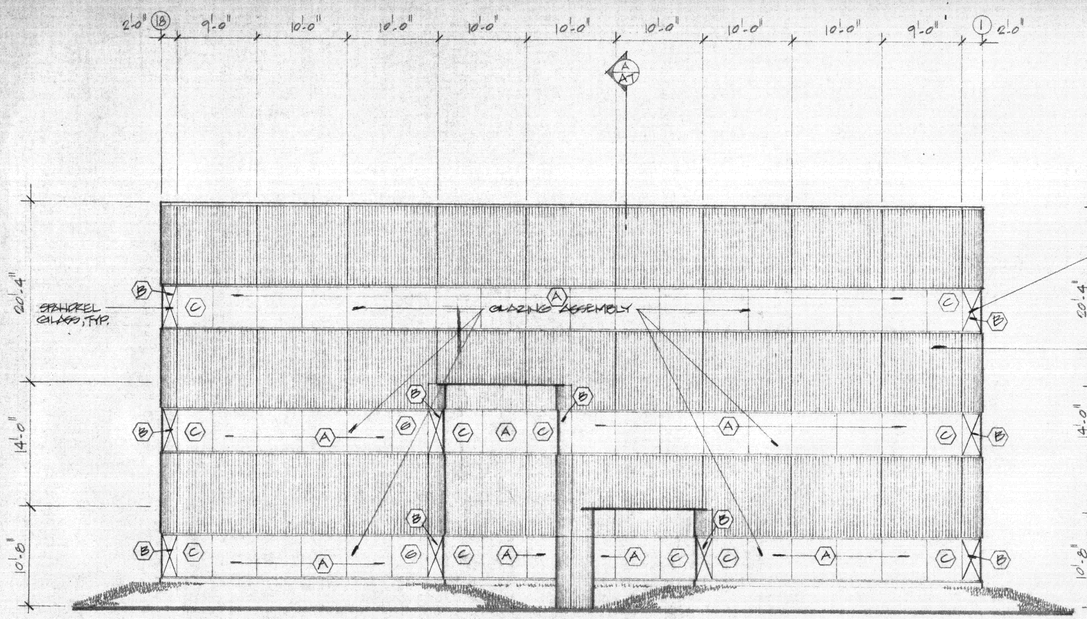
no	revisions	date

billy ray strite
architect p.a. a.i.a.
twenty six sixty grover court
boise, idaho 83705 208·336·8370

brs

Forest River

drawn CMT
date 21 APRIL 1986
checked
job no. 8601FR2
sheet A·6



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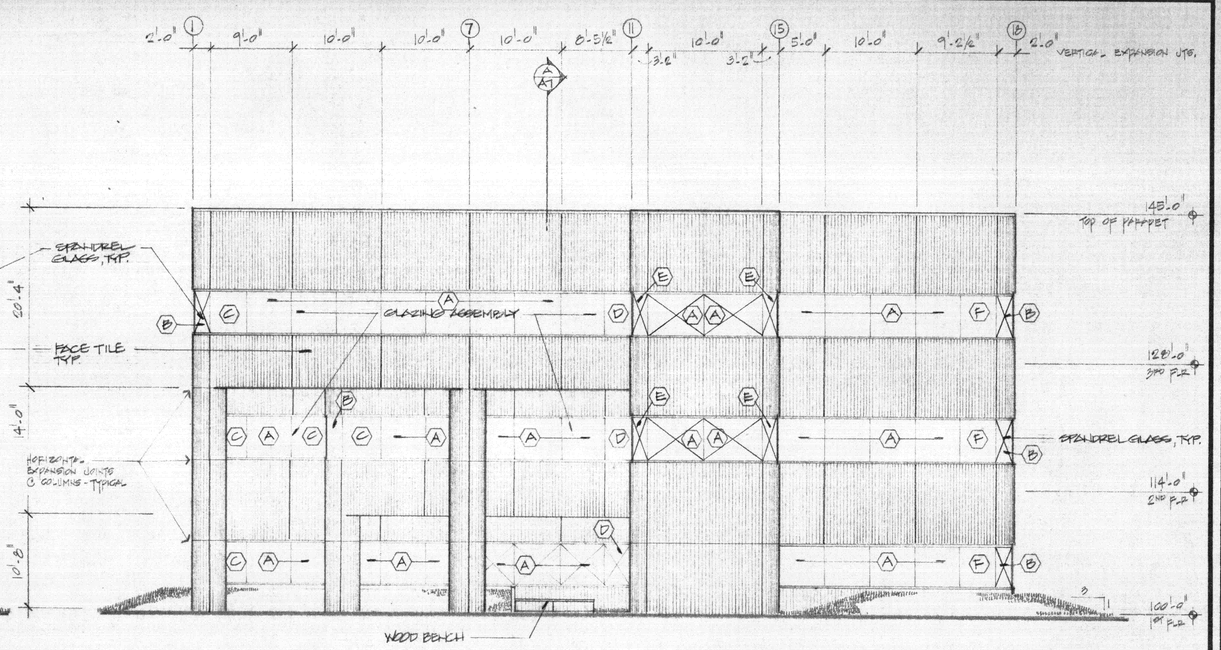

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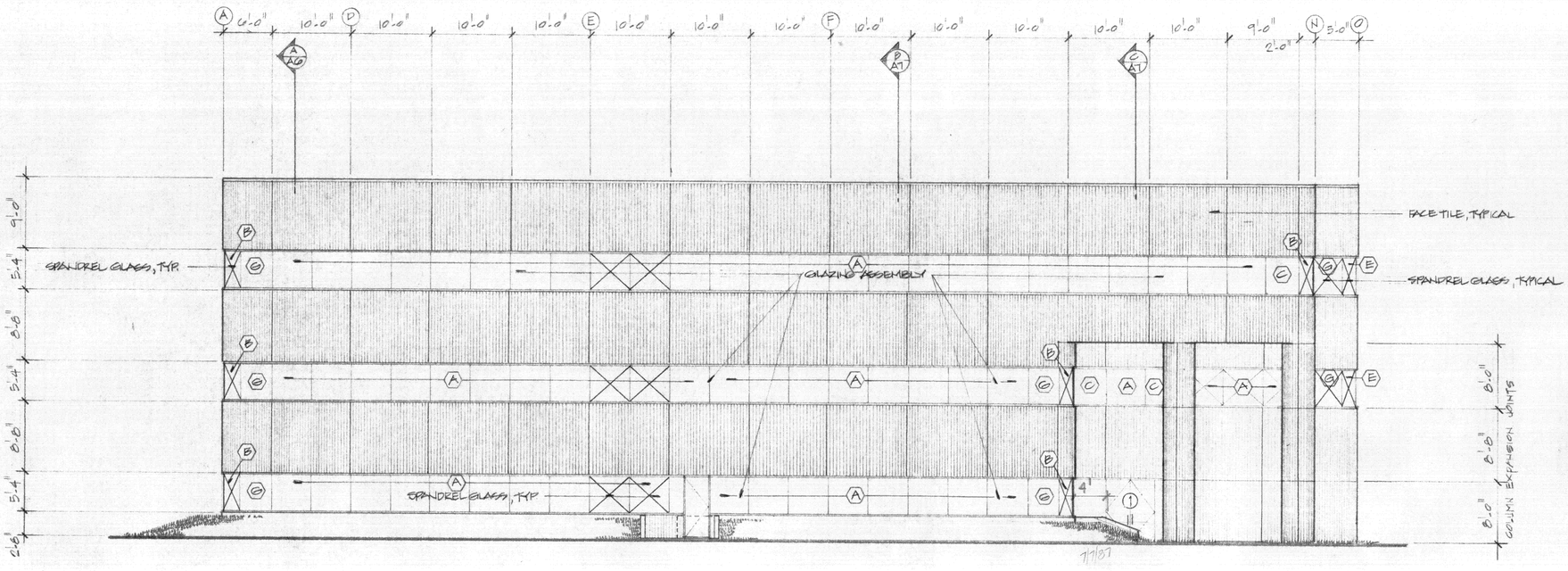

FRONT ELEV.

no	revisions	date

billy ray strite
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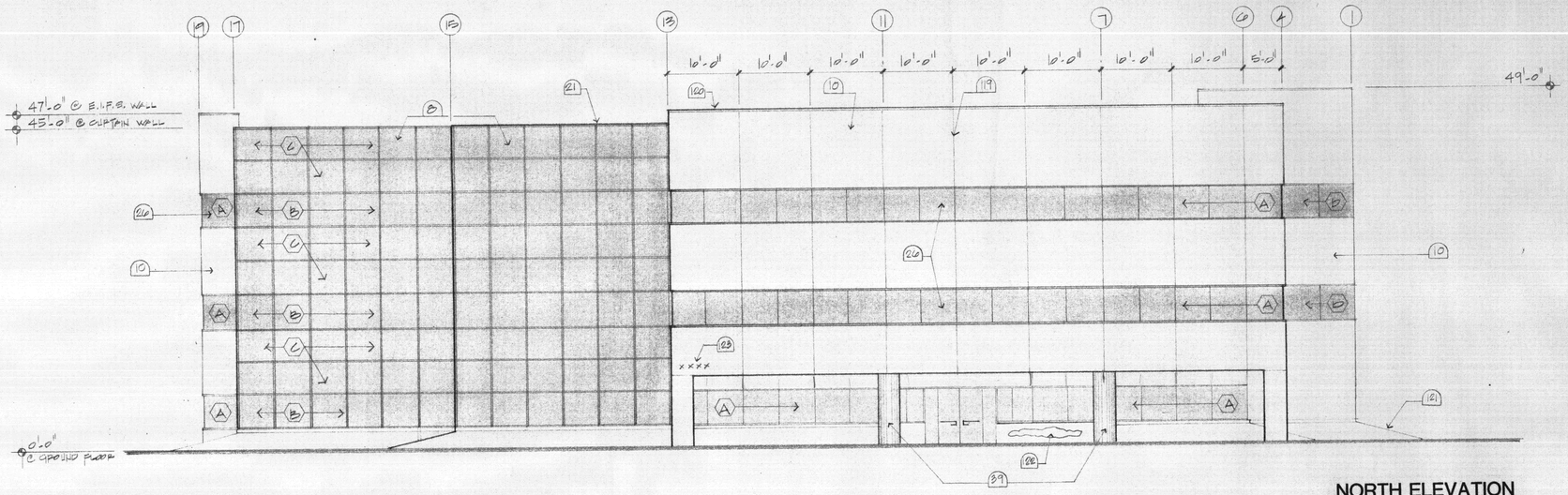
twenty six sixty grover court
boise, idaho 83705 208-336-8370

brs

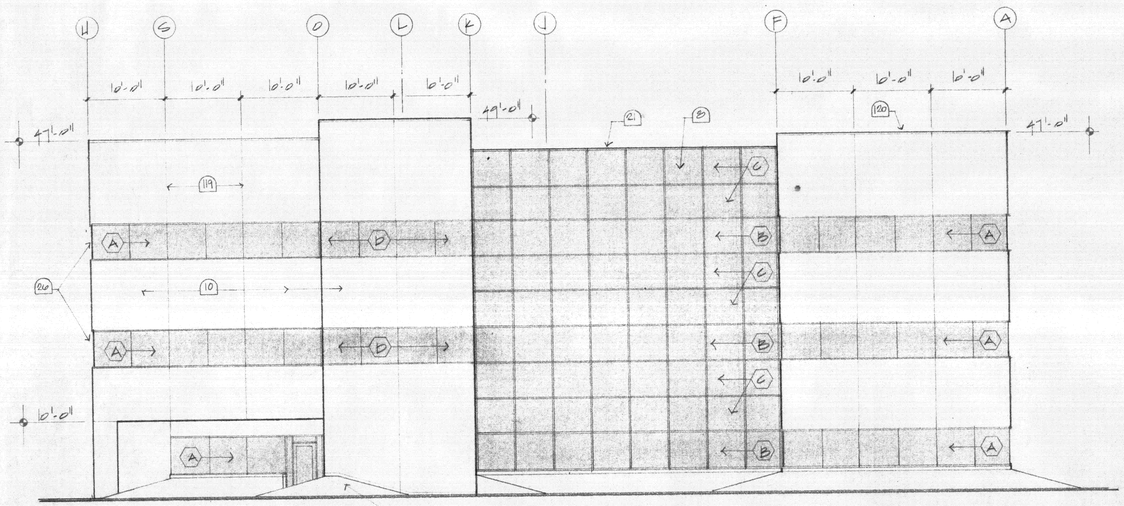
Crest Creek II

drawn CMT
date 21 APRIL 1986
checked
job no. 8601FRC
sheet A•5

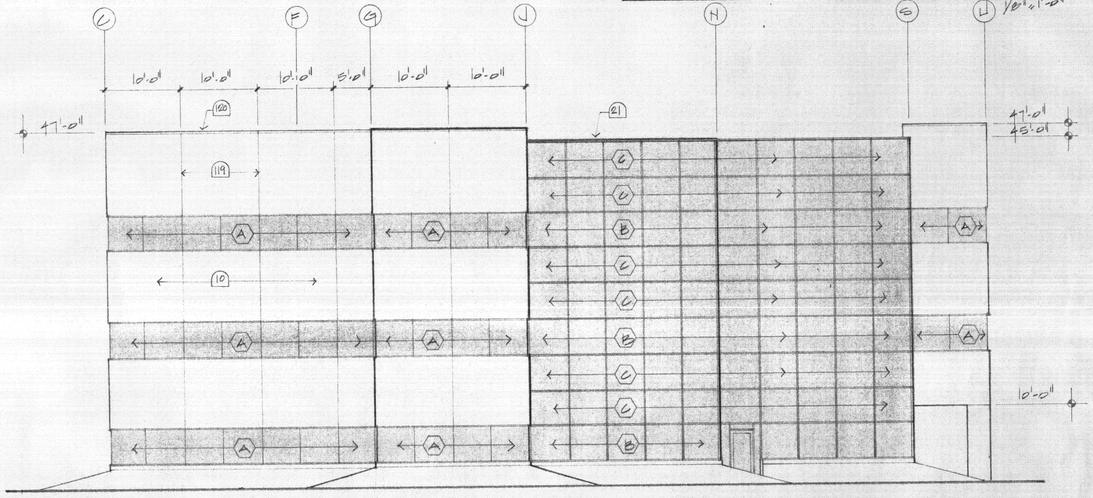
KEYNOTES:



NORTH ELEVATION



WEST ELEVATION



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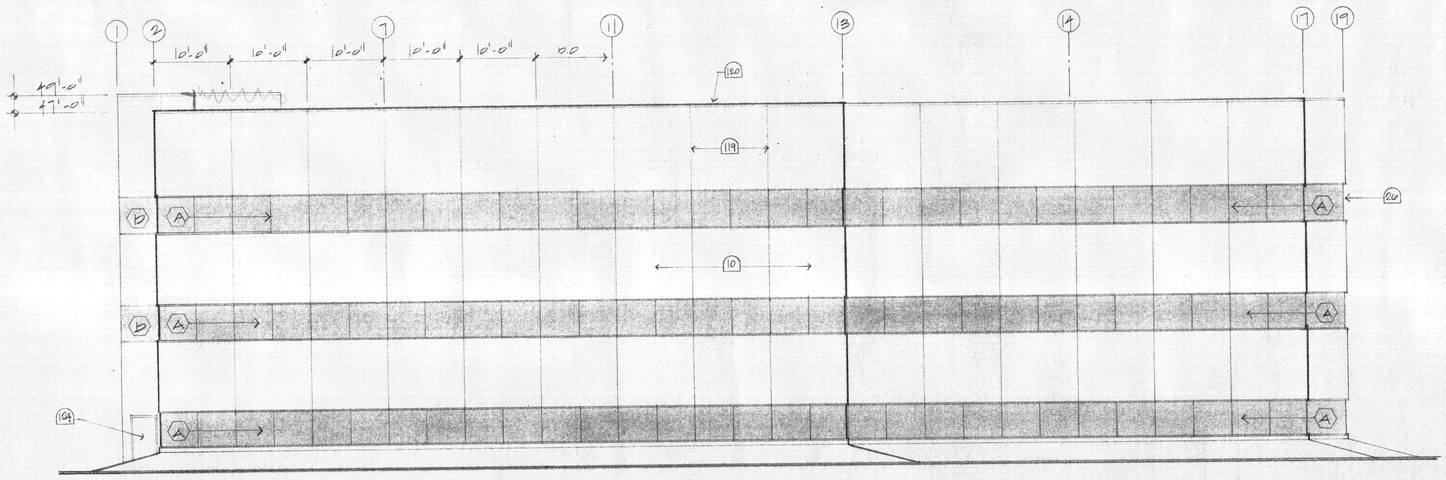


SOUTH ELEVATION

FOREST RIVER IX
730 PIONEER WAY
BOISE, IDAHO

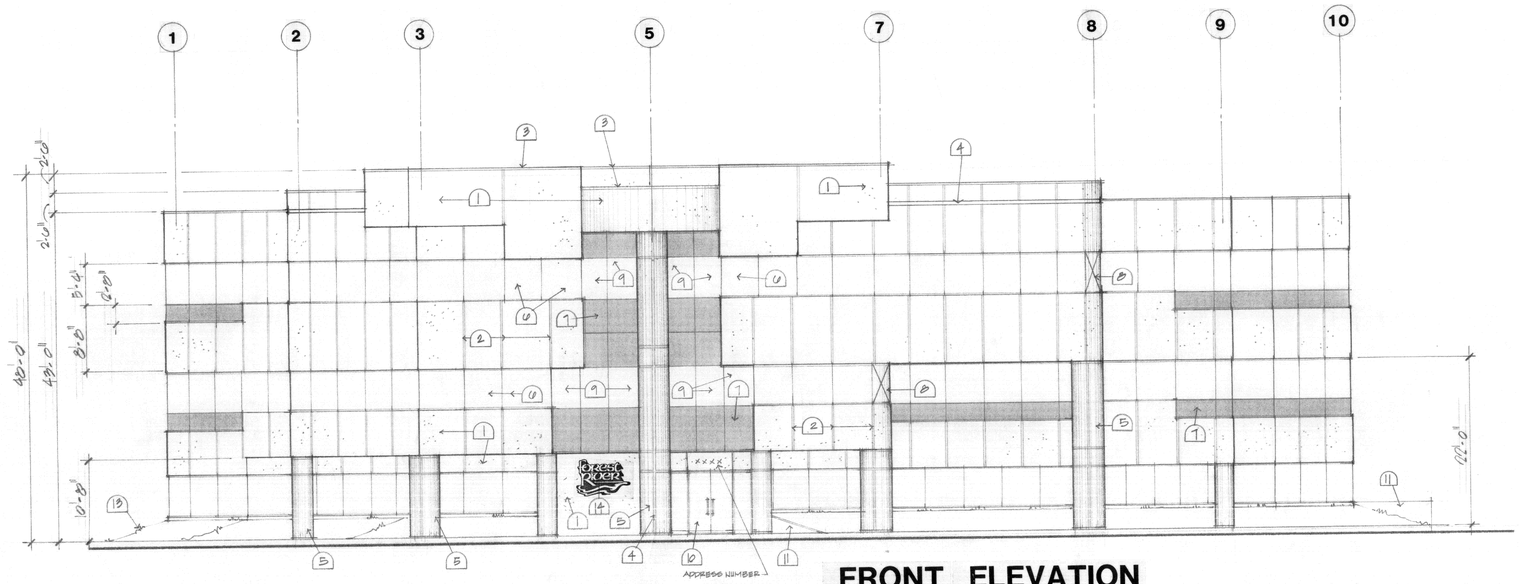
billy ray strite
architect p.a.
twenty six sixty grover court
boise, idaho 83705 208-336-8370

drawn
date
checked

no.	revisions	date

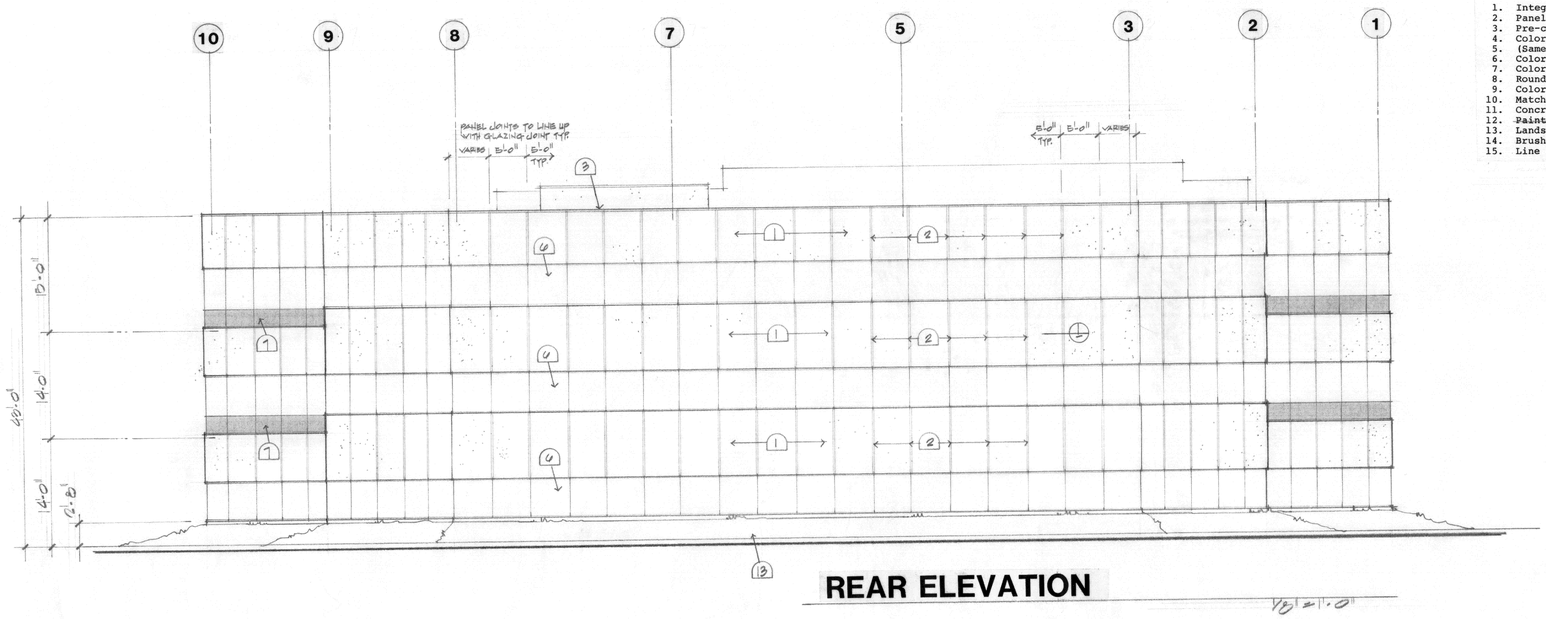
job no. 9006

sheet no. A4.3



FRONT ELEVATION

1/8" = 1'-0"

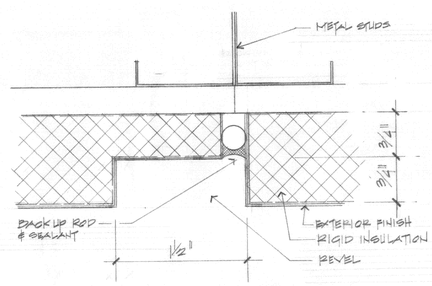


REAR ELEVATION

1/8" = 1'-0"

KEYNOTES:

1. Integral colored Drivit composite panels.
2. Panel joints. Typical.
3. Pre-colored metal flashing.
4. Colored recessed accent strip.
5. (Same as #1) Composite column.
6. Colored semi-reflective mullionless glazing.
7. Colored spandrel mullionless glazing.
8. Round spandrel mullionless glazing.
9. Colored accent mullionless glazing. (MATCH #6 AND #8)
10. Matching herculite entry system.
11. Concrete retaining wall.
12. ~~Painted steel column.~~
13. Landscaped berm.
14. Brushed aluminum Forest River logo.
15. Line of mechanical screen.



1 REVEL DETAIL

PROPOSED OFFICE

FOREST RIVER

billy ray strite
architect p.a. a.i.a
twenty six sixty grover court
boise, idaho 83705 208-336-8370

brs

drawn	date	checked

no.	revisions	date
1	REVEL DETAIL & REVISED ELEV.	9-17-98

job no. 8830

sheet no. A-5

KEYNOTES:

1. Integral colored Drivit composite panels.
2. Panel joints. Typical.
3. Pre-colored metal flashing.
4. Colored recessed accent strip.
5. (Same as #1) Composite column.
6. Colored semi-reflective mullionless glazing.
7. Colored spandrel mullionless glazing.
8. Round spandrel mullionless glazing.
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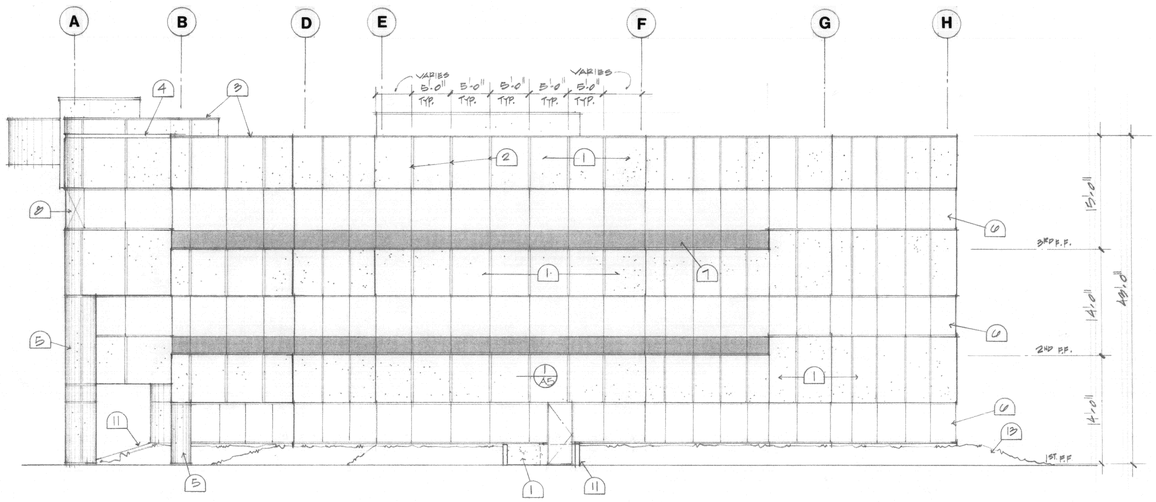
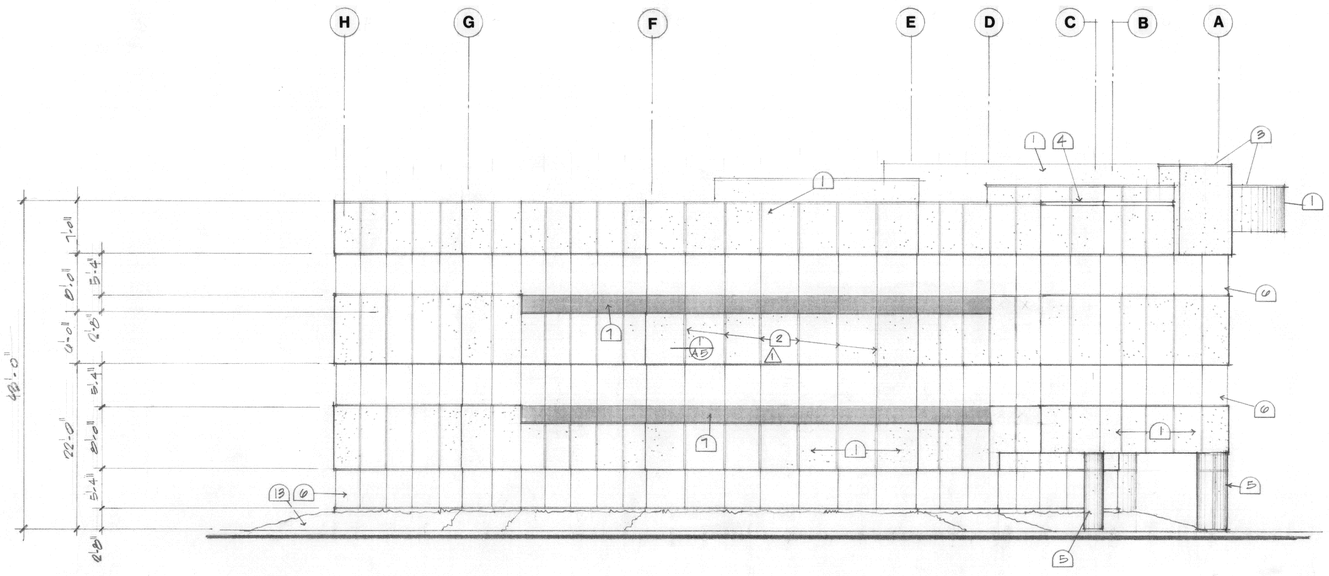


RIGHT SIDE ELEV

1/8" = 1'-0"



LEFT SIDE ELEV

1/8" = 1'-0"

billy ray strite
architect p.a.
twenty six sixty grover court
boise, idaho 83705 208-336-8370
brs

drawn	date	checked

no.	revisions	date
1	REVISED DRIVIT & MULLIONS	9/27/02

job no. 8830

sheet no. A-6

BRS ARCHITECTS

LOCATION:
Boise, Idaho

OWNER:
917 Lusk LLC.

CONSTRUCTION DATE:
2005

SQUARE FOOTAGE:
28,000

PRIMARY USE:
Office

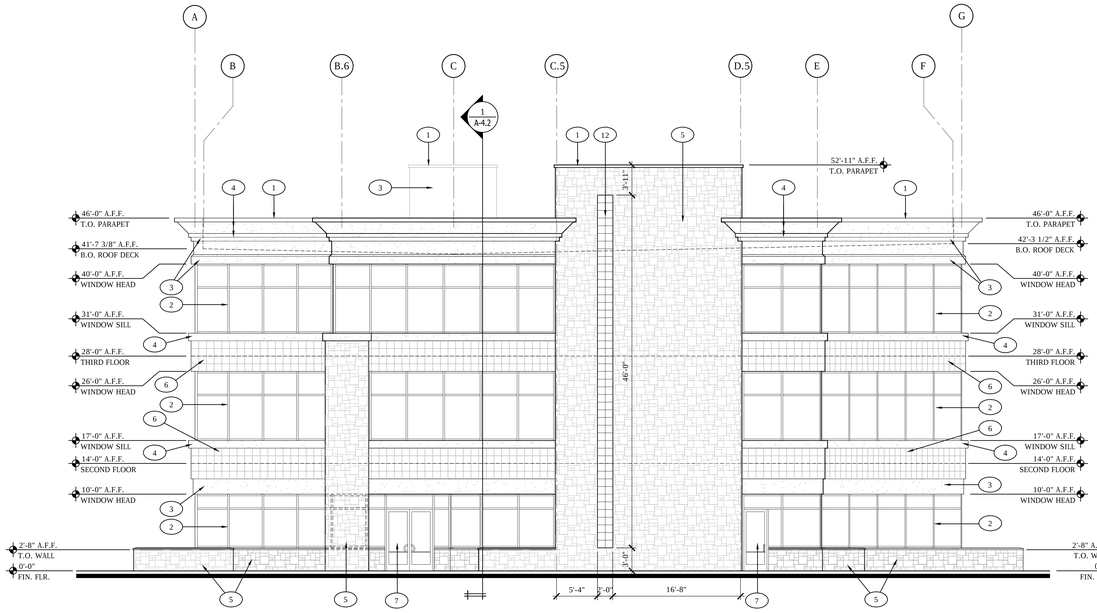
KEYNETICS BUILDING

Office | boise, idaho

BRS Architects designed a three story Class A office building to house the Keynetics corporate offices and their subsidiary Clickbank on the banks of the Boise River. Careful attention was needed in positioning the building due to the river floodplain and greenbelt recreation access setbacks. Buildings along the river have additional requirements to protect water, wildlife and aesthetics; mandating all parking, landscaping and exterior finishes comply with the Boise River System Ordinance.

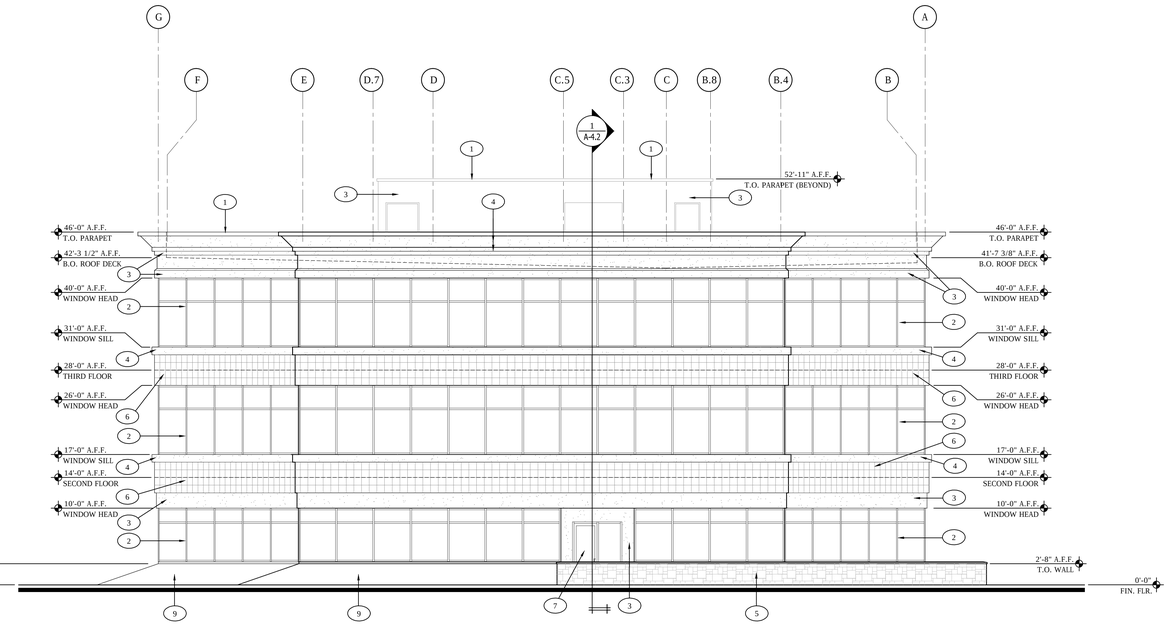
The exterior cladding materials were chosen for their natural coloring and textures in an effort to blend with the surroundings. Glazing was picked for its non-reflective anti-glare properties. Interior infrastructure was designed for a call center with large server capacity using innovative fiber optic service and cable routing, backup emergency and redundant power systems, and energy efficient heating and cooling systems.

1010 S. Allante Place, Suite 100 Boise, Idaho 83709 p(208) 336-8370 f(208) 336-8380 www.brsarchitects.com



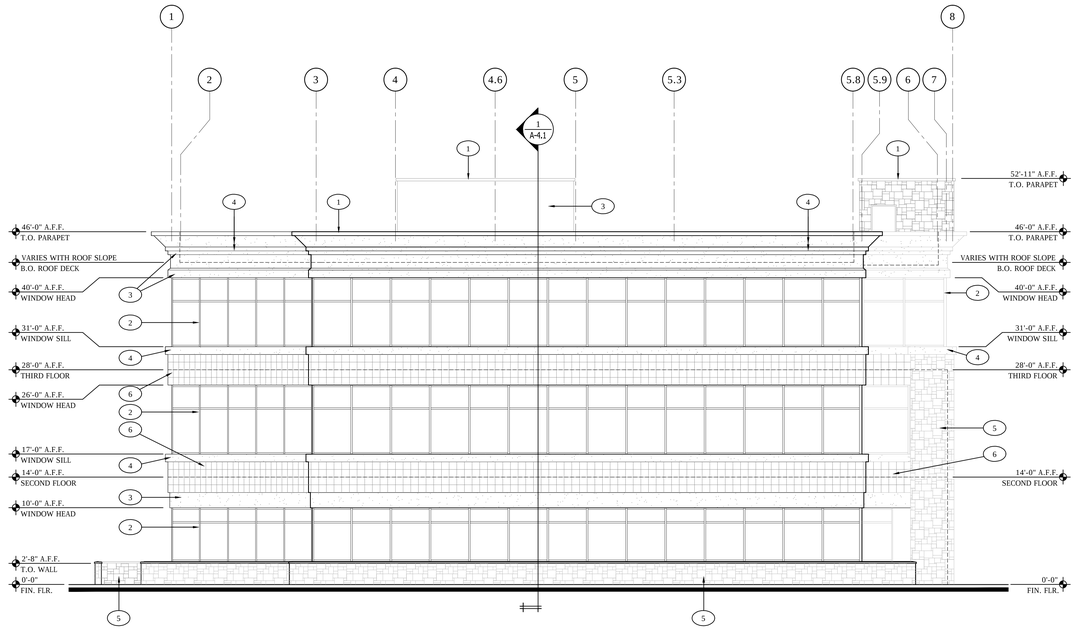
1 — SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



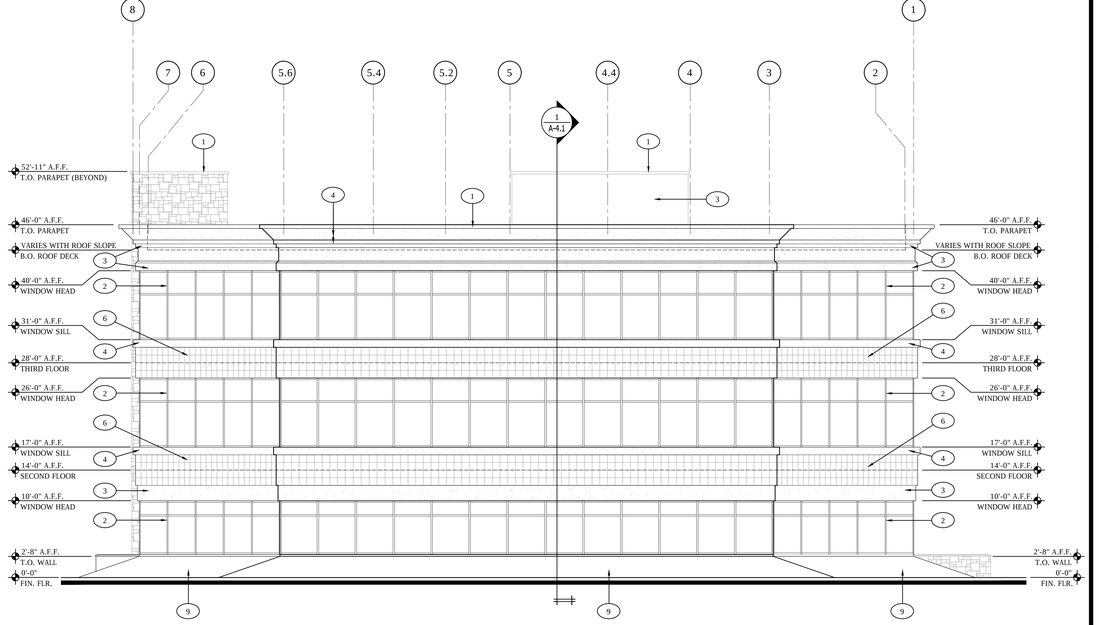
2 — NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3 — WEST ELEVATION

SCALE: 1/8" = 1'-0"



4 — EAST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES (X)

1. 24 GA. GALV. COIL COATED METAL COPING CAP WITH 4" FACE EXPOSURE. COLOR: SHERWIN WILLIAMS #SW6144 "DAPPER TAN".

2. 6" ALUMINUM CURTAIN WALL (KAWNEER 1600 WALL SYSTEM 1) WITH DURANAR EXOTIC COATING, COLOR: #UC51733 "HARTFORD GREEN". GLASS TO BE 1" INSULATED, LOW-E COATING WITH DARK GREEN TINT BY AFGD GLASS, COMFORT TI-AC (U-FACTOR - .29, SHGC - .28).

3. 1" EXTERIOR CEMENT PLASTER (STUCCO) MIN. (3) COAT APPLICATION. COLOR: SHERWIN WILLIAMS #SW6143 "BASKET BEIGE".

4. 1" EXTERIOR CEMENT PLASTER (STUCCO) MIN. (3) COAT APPLICATION. COLOR: SHERWIN WILLIAMS #SW6144 "DAPPER TAN".

5. MANUFACTURED STONE VENEER BY ELDORADO STONE, PATTERN: ASHLAR STONE. COLOR: "SANTA BARBARA".

6. 12"x12" TRAVERTINE WALL TILE APPLIED OVER (2) COAT STUCCO SYSTEM. COLOR: "TRADITIONAL TRAVERTINE" TO MATCH ARCHITECT'S SAMPLE.

7. ALUMINUM STOREFRONT DOOR (KAWNEER 350 SERIES, MEDIUM STILE) WITH DURANAR EXOTIC COATING, COLOR: #UC51733 "HARTFORD GREEN". GLASS TO BE 1" INSULATED, LOW-E COATING WITH DARK GREEN TINT BY AFGD GLASS (U-FACTOR - .35, SHGC - .51).

8. 12"x12" GLASS BLOCK UNIT BY PITTSBURGH CORNING GLASS BLOCK. PATTERN: ARGUS.

9. EARTH BERM WITH LANDSCAPE PLANTING MATERIAL, SEE LANDSCAPE PLAN LS-1.

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REVISIONS	DATE
NO.	

REVISIONS	DATE
NO.	

1010 S. ALLANTE ST.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

BRS ARCHITECTS

PROPOSED DEVELOPMENT FOR:

917 LUSK LLC

BOISE, IDAHO

917 S. LUSK ST.

DRAWN	TJK
DATE	12.13.04
CHECKED	
JOB NO.	03062.01
SHEET	A-2