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Via E-Mail & Hand Delivery

March 2, 2012

City of Boise
Planning & Development Services
Attention: Planning and Zoning Commission
150 N. Capitol Blvd.
Boise, ID 83701

Re: CUP11-00090 and CFH11-00036 (1004 W. Royal Boulevard)
SB Matter No.: 22868.1

Dear Commissioners:

Our client, 917 Lusk LLC, owns the Keynetics Inc. building located immediately to the east and south of the proposed River Edge Apartment student housing project at 1004 W. Royal Boulevard.

A New Jersey developer, the Michaels Organization, applied for a conditional use permit for a height exception to construct a student housing project nearly thirty feet higher (nearly double) the thirty-five foot height allowed in the R-OD (Residential –Office with Design Review) zone. On January 25, 2012 the Idaho Supreme Court ruled in *Burns Holdings, LLC v. Teton County Board of Commissioners* that conditional use permits cannot be used to obtain a height exception. After the Boise City Attorney and City Staff were notified of *Burns Holdings, LLC*, City Staff responded that the application would be “converted” from a conditional use permit application to a variance application. This occurred despite the fact the Michaels Organization had not submitted a variance application form or paid a variance application fee¹ and despite that the matter has not been noticed as a variance application.

¹ The Boise City Code requires an “application with the appropriate form and fee.” Boise City Code § 11-06-11.02. For variances, the City requires payment of a separate \$366 fee and utilizes a separate Variance Application Form (Department Application form #122).

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Regardless, the proposed student housing project does not comply with the Boise City Code and Idaho Code requirements for a variance. The Boise City Code provides that a "variance shall not be considered a right or special privilege but may be granted upon a showing of undue hardship because of characteristics of the site or unique circumstances relating to the intended use and that the variance is not in conflict with the public interest."² Further, a variance request may only be approved if the Boise City Planning and Zoning Commission (the "Commission") can find:

- A. That the granting of the variance will not be in conflict with the Comprehensive Plan for the City and will not effect a change in zoning;
- B. That there is either a hardship associated with the property itself or an exceptional circumstance relating to the intended use of the property that is not generally applicable in the district; and that [sic],
- C. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property, or the quiet enjoyment thereof.³

The Idaho Code provides that a "variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site and that the variance is not in conflict with the public interest."⁴

A property owner seeking a variance must meet the requirements of both the Boise City Code and the Idaho Code. As demonstrated below, the proposed project meets neither.

1. The Applicant has Not Demonstrated an Undue Hardship Due to the Characteristics of the Particular Site.

Although the Boise City Code provides that a variance may be granted when "there is either a hardship associated with the property itself or an exceptional circumstance relating to the intended use of the property that is not generally applicable in the district," the Idaho Code makes it clear that a variance cannot be granted solely when there is no "showing of undue hardship because of the characteristics of the site."⁵ In other words, the hardship must be unique to the particular property and not shared by other properties within the zone and/or self-created by the proposed use.

Staff claims the Applicant's property suffers a hardship due to the location within the floodplain that requires "the entire building be raised above the base flood elevation."⁶ Staff notes no "hardship" other than the location of the property within the floodplain. Claiming the

² Boise City Code § 11-6-11.01.

³ Boise City Code § 11-6-11.04.

⁴ Idaho Code § 67-6516.

⁵ Idaho Code § 67-6516.

⁶ Memorandum from Joshua Johnson to the Boise City Planning and Zoning Commission (the "Staff Report") p. 4.

floodplain constitutes a hardship assumes that no other properties in the R-OD zone are located within the floodplain. Obviously, that is not the case.

Even if we assume the floodplain is somehow unique only to the proposed site, there is no explanation as to why the floodplain would require a building nearly thirty feet taller than the allowed height within the R-OD zone of thirty-five feet. The floodplain alone does not necessitate a sixty-three foot tall structure.

In fact, the entire floodplain argument is misleading. The Boise City Code defines "building height" as the "vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or the average height of the highest gable of a pitch or hip roof."⁷ The "grade" is defined as the "elevation of the finished surface of the ground adjacent to the exterior wall of a building or structure."⁸ In other words, fill brought on site to raise the finished floor of the proposed structure one foot above the Base Flood Elevation has no effect on the building height because the building height is determined from the elevation of the fill.⁹

At any rate, the Applicant admits the Boise River Ordinance merely requires the "finished floor of the proposed structure" to be one foot above the Base Flood Elevation."¹⁰ Attached as **Exhibit A** is a depiction of the property showing the current elevation of the property at 2686 feet. According to the Applicant, "the estimated Base Flood Elevation for the property is 2687. The finished floor elevation (excluding the parking area) of the structure will be required to meet a minimum elevation of 2688."¹¹ Thus, using the Applicant's own numbers, the location within the floodplain only adds two feet to the height of the building from what would be allowed outside the floodplain.¹² This hardly accounts for the other proposed twenty-six feet above what the R-OD zone designation allows. The additional twenty-six feet requested by the Applicant cannot be justified by the floodplain. At most, the Applicant can claim a hardship for two feet of height.

The Applicant claims the feasibility of building the project also demonstrates a hardship. Economic viability is not an adequate hardship for purposes of obtaining a variance. The Applicant claims it must build an apartment complex of a particular size in order to make the

⁷ Boise City Code § 11-01-03.01 (emphasis added).

⁸ Boise City Code § 11-01-03.01.

⁹ Mathew Bartner, architect on the project for the applicant, testified at the Commission hearing on February 13, 2012 that the fill brought on the site to account for the location within the floodplain could possibly add "four feet in the overall height of the buildings, but on the north side, the Greenbelt side, grade comes up basically to the floor level so that four feet is mitigated on that side." *Boise City Planning & Zoning Commission Minutes for February 13, 2012* p. 2. Mr. Bartner's statement ignores the fact that not all of the four feet is attributable to the floodplain. Nevertheless, even under the most generous interpretation proposed by Mr. Bartner of grade and building height under the Boise City Code, the floodplain location would only add four feet to the building height, far below the nearly thirty feet extra requested by the Applicant.

¹⁰ *Letter from Engineering Solutions LLP dated February 27, 2012* (the "Second Applicant Letter") p. 4.

¹¹ *Letter from Engineering Solutions LLP dated November 28, 2012* (the "First Applicant Letter") p. 3.

¹² See *Second Applicant Letter* p. 4 and *First Applicant Letter* p. 3.

project feasible, but the Idaho Supreme Court rejected this argument twenty-five years ago. In *City of Burley v. McCaslin Lumber Co.*, a property owner began converting a duplex into a triplex, despite the fact that triplexes were not allowed in the zone where the property was located. Upon learning of the issue, the property owner applied for a variance to complete the triplex, which was granted. The Supreme Court invalidated the variance and aptly held as follows:

The variance was granted because increasing the density of the land use, from a duplex to a triplex, would make the remodeling economically feasible. However, the same could be said of any investment in rental property. When the density of land use is increased, the potential income flow also increases. An otherwise unprofitable investment, such as remodeling, may become feasible. This correlation between density of land use and the scope of feasible investments is not "peculiar" to the property at issue in this case. It could apply to rental properties anywhere.¹³

This language could just as easily read: "When the density of land use is increased, the potential income flow also increases. An already profitable investment, such as a thirty-five foot tall student housing project, becomes more profitable." Simply stated, if the project cannot be built within the height limits set forth in the R-OD zone, the project is not suitable for the R-OD zone. Economic feasibility will not cure this problem.

The Applicant sets forth a list of height, setback, parking, and other bulk standards within the R-OD zone that "mandate" the residential units be located above the parking area in order to make the project economically feasible.¹⁴ Again, economic feasibility does not satisfy the variance requirement that the hardship be unique to the particular property. Moreover, those standards apply to any property within the R-OD zone. If the City determines it would like higher density student housing projects than what is allowed under the current bulk standards of the R-OD zone, the proper course of action is to amend the zoning ordinance (but not to grant a variance).

2. The Variance Would Constitute a Special Privilege.

All other property within the R-OD zone must comply with the height, setback, and other bulk standards applicable in the R-OD zone. A variance for the proposed project would constitute a

¹³ *City of Burley v. McCaslin Lumber Co.*, 107 Idaho 906, 693 P.2d 1108 (1984).

¹⁴ The list includes the following:

- The 3.21 acre lot size.
- The parking requirements.
- Eight foot wide detached sidewalk and eight foot wide landscape along Royal Boulevard.
- 70-foot setback from the Boise River 6,500 C.F.S. watermark.
- An existing ACHD 15-inch drainage pipe along the property's west boundary.

Second Applicant Letter p. 4.

special privilege that other properties within the R-OD zone do not enjoy. If the City determines it would like higher density student housing projects in the R-OD zone, the proper course of action is to amend the zoning ordinance so the changes apply across the board and fairly to all similarly situated property owners.

3. The Variance Would Constitute a Zoning Change.

The maximum building height in the R-OD zone is thirty-five feet.¹⁵ If the Commission allows the proposed project to be built, it would effectively allow a spot zoning change to the requirements of the R-OD zone. Staff argues that R-OD zone height limit of thirty-five feet and the "desire of this zone . . . for multi-story high density residential projects" "presents an unusual circumstance."¹⁶ The unusual circumstance appears to be manufactured for this particular project. A variance for one property is not the solution for a zone wide problem. If thirty-five feet is insufficient for high density apartment buildings within the zone and the City desires to have higher density projects within the zone, the appropriate method of changing the bulk standards would be to amend the zoning classification ordinance.

4. The Proposed Variance Conflicts with the Comprehensive Plan.

Staff claims the project does not conflict with the City's Comprehensive plan because it maintains compatibility with surrounding buildings.¹⁷ Specifically, staff cites the Morrison Center (at sixty-three feet tall) and the Barnes Towers (at seventy-four feet tall), which are both located on the Boise State campus. Staff neglects to mention that both the Morrison Center and the Barnes Towers are located in a completely different zone than either the proposed project or the Keynetics building. The Morrison Center and Barnes Towers are located in the U and U-C zones that allow buildings as tall as seventy-five feet. The Keynetics building is located in the C-2D zone that allows buildings as tall as forty-five feet. Merely comparing buildings without accounting for the different zoning classifications where they are located improperly ignores what it means to be compatible with surrounding buildings. Moreover, Staff implies the Morrison Center and Barnes Towers are a mere 1,500 feet from the proposed project. However, those building are also located across two major roadways – 9th Street and Capitol Boulevard.

The proposed project is also not compatible with the buildings north of the Boise River located in the Forest River development, including the Mallard, the Arid Club, the Golden Eagle, the Blue Heron, and the Cornerstone buildings. It is important to bear in mind that although those buildings are now located in the R-OD zone, they were not at the time they were constructed. According to the architects that designed the buildings, the land was zoned L-OD when the buildings were developed, which allows a building height of forty-five feet. Moreover, all of those buildings, with the exception of the Cornerstone building, are two to three stories and fifteen to twenty feet shorter than the proposed project.

¹⁵ Boise City Code § 11-04-05.05.

¹⁶ *Staff Report* p. 2.

¹⁷ *Staff Report* p. 3 citing the 1997 Boise City Comprehensive Plan *Objective 7.2.1*.

5. The Proposed Variance Conflicts with the Public Interest, Will be Detrimental to the Public Health, Safety, or Welfare, and Will be Injurious to Other Properties.

On February 13, 2012 Eileen Barber, a principal in 917 Lusk LLC and Keynetics Inc., sent a letter to the Commission providing information about why the proposed project causes serious height and parking concerns. Rather than restate everything contained in that letter¹⁸, the following demonstrates how the proposed project and proposed variance will injure other properties within the vicinity.

The request for a height exception nearly twice what is allowed in the R-OD zone cannot be separated from the parking concerns. Each additional story (which adds height to the building) increases the need for parking. Because the housing project would include 175 dwelling units (of which 139 are four-bedroom units), it will contain 622 bedrooms and house at least 622 student tenants. However, only 280 parking spaces are planned for the expected student count of 622. It is simply unrealistic to expect that only 280 students will own cars, even if they walk to the Boise State campus because students can and will use cars for other aspects of their lives. This will create a severe parking shortage that will encroach on other properties within the area.

The density of the proposed project created by the extra height creates concern because it exacerbates the parking problem. As the number of student tenants rises with the increased density, so too does the number of car-owning, student tenants without a place to park. Attached as **Exhibit B** to this letter, are density comparisons prepared by Eileen Barber. The density comparisons account for other cities in southwest Idaho and the Pacific Northwest, as well as comparisons of neighborhood and apartment densities throughout Boise. The comparisons demonstrate that the property could still contain a high density student housing project suitable for an urban environment and that still complies with the height requirements of the R-OD zone, but not as dense as what the five-story design creates.

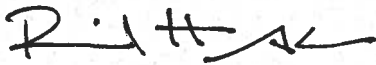
The shortage of parking in the area is already a serious issue. Ann Morrison Park hosts a variety of high traffic events throughout the year. During the summer river floating season and soccer season, parking in Ann Morrison Park and along Royal Boulevard becomes heavily congested. Although pedestrian orientated residential projects are laudable, the neighborhood around the project does not have the infrastructures or services to support an all pedestrian project. 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. Students that cannot find parking within the housing project will park at adjacent properties and within Ann Morrison Park. This situation is against the public interest, will be detrimental to the public health, safety, and welfare, and will injure the neighboring properties.

¹⁸ By this reference, this letter incorporates the statements and information contained in Ms. Barber's February 13th letter.

CONCLUSION

During what have been lean economic times, Keynetics and 917 Lusk LLC certainly understand the interest of the City in promoting economic development. As a business that located to Boise from out of state, and as a local employer, Keynetics has a long-term investment in the City of Boise and the quality of life of its employees that live and work here. They also support redevelopment of this underutilized property. That being said, redevelopment of the property should not only comply with the City's ordinances, but it should not injure its neighbors. The present design meets neither of these criteria.

Very truly yours,

A handwritten signature in black ink, appearing to read 'R. Andrus', with a stylized flourish at the end.

Richard A. Andrus

RHA:g

Enclosures

c: Client (*via email*)
Josh Johnson (*via email*)
Mary Watson (*via email*)

EXHIBIT A

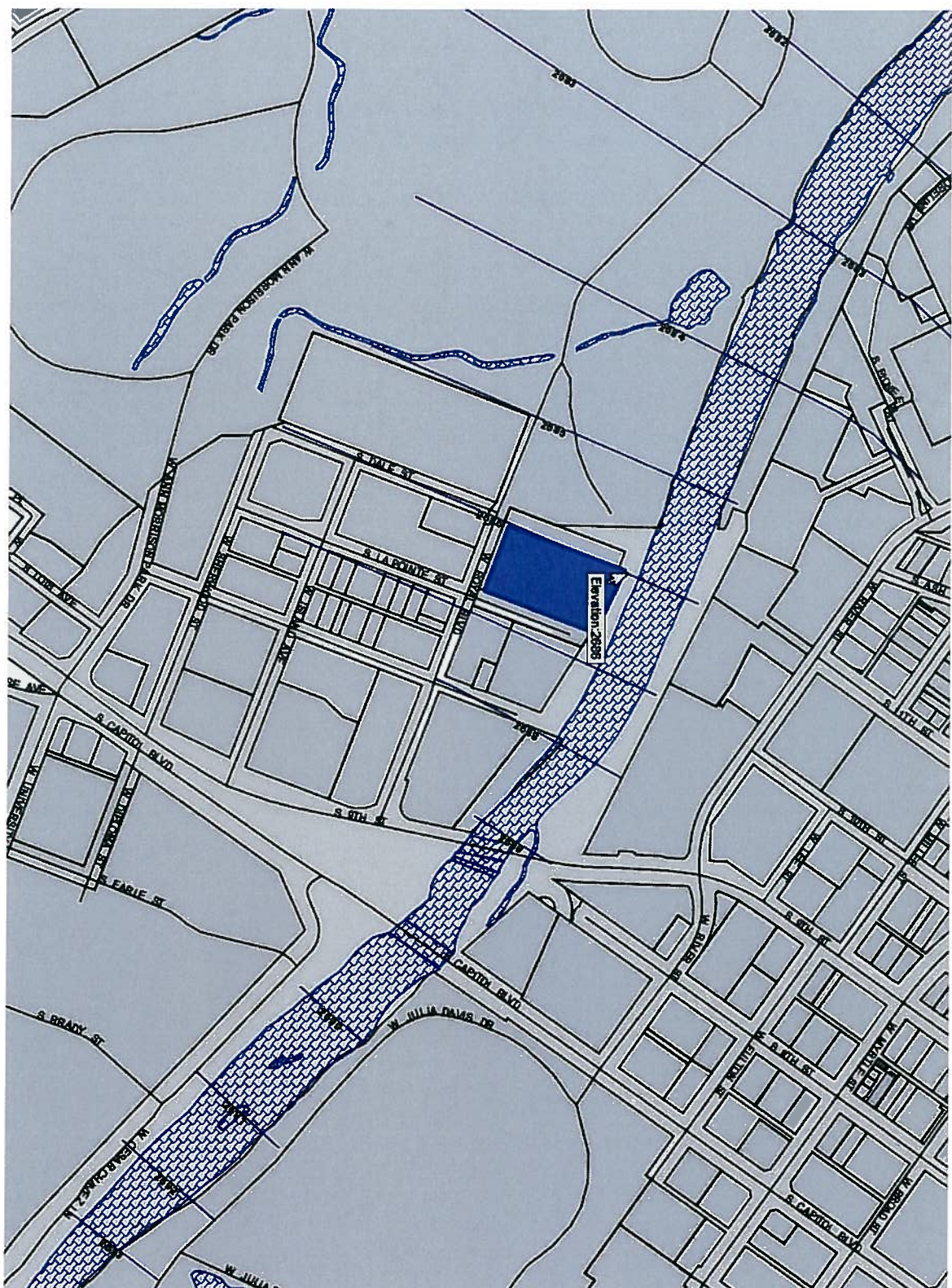


EXHIBIT B

Boise, Idaho Census Data*

205,671 Population, 2010
92,700 Housing units, 2010
61.8% Homeownership rate, 2006-2010
26.2% Housing units in multi-unit structures, percent, 2006-2010
86,032 Households, 2006-2010
2.36 Persons per household (pph), 2006-2010
79.36 Land area in square miles, 2010 (Boise is 51,200 acres)
2,591.50 Persons per square mile, 2010

*<http://quickfacts.census.gov/qfd/states/16/1608830.html>

Conversions Boise

50,790 Land area in acres
4.05 Average persons per acre

Summary

Average Persons Per Acre in Boise

4.05 City of Boise (per Census)
8 Highlands Example
25 North End Example
62 Typical Apartment Living in Boise
120 Urban Density Living in Boise

Average Persons Per Acre in Proposed Student Housing on 3.21 acres

194 Proposed Project w/622 Student Occupants - 4 levels of residential
145 Solution - Modified Project w/466 Student Occupants - 3 levels of residential
97 Solution - Modified Project w/311 Student Occupants - 2 levels of residential

Eagle, ID

28.92 Land area in square miles, 2010
688 Persons per square mile, 2010
1.08 persons per acre

Portland, OR

133.43 Land area in square miles, 2010
4,375 Persons per square mile, 2010
6.84 persons per acre

Seattle, WA

83.94 Land area in square miles, 2010
7,251 Persons per square mile, 2010
11.33 persons per acre

RESIDENTIAL LIVING IN BOISE

North End

A typical North End City block

N. 7th St. between Ada & Resseguie

Address	Acres*
1404	0.211
1408	0.11
1410	0.11
1416	0.11
1420	0.11
1419	0.14
1415	0.10
1413	0.16
1407	0.13
1403	0.07
1401	0.09
<hr/>	
	1.341 Total Acres
Range: 26 persons, 11 households at 2.36 pph**	
44 persons, 11 households at 4 pph	
19	33 persons per acre
	25 Persons per Acre (estimated)

The Highlands

Thornberry Dr. - a typical street in the Highlands

Address	Acres*
353	0.480
345	0.700
337	0.740
329	0.610
321	0.340
313	0.290
305	0.290
297	0.290
269	0.290
243	0.390
225	0.320
201	0.260
177	0.334
212	0.520
270	0.350
308	0.220
336	0.270
<hr/>	
	6.694 Total Acres
Range: 40 persons, 17 households at 2.36 pph**	
68 persons, 17 households at 4 pph	
6	10 persons per acre
	8 Persons per Acre (estimated)

*Address & Acres data from Ada County Assessor website

<http://www.adacountyassessor.org/propsys/AddressSearch.do>

**<http://quickfacts.census.gov/qfd/states/16/1608830.html>

2.36 Persons per household (pph) in Boise, 2006-2010

APARTMENT LIVING IN BOISE ON THE GREENBELT

Apartment complexes have surface parking surrounding the units.

Morrison Apartments (R5844610010) - 3 levels residential

S DALE ST	5.448	acres
	280	units (1-bedroom units)
Range:	350	persons, 280 units at 1.25 pph
	661	persons, 280 units at 2.36 pph*
64	121	persons per acre
	75	Persons per Acre (estimated)
	280	bedrooms
	307	parking spaces
	1.10	parking spaces to bedroom ratio

Clearwater Apartments (R1088500317) - 3 levels residential

660 S CLEARWATER LN	2.25	acres
	60	units (1, 2, & 3 bedrooms)
Range:	75	persons, 60 units at 1.25 pph
	142	persons, 60 units at 2.36 pph*
33	63	persons per acre
	55	Persons per Acre (estimated)

Cottonwood Apartments (R7475920010) - 3 levels residential

1659 S RIVERSTONE LN	7.97	acres
	188	units (1 & 2 bedrooms)
Range:	235	persons, 188 units at 1.25 pph
	444	persons, 188 units at 2.36 pph*
29	56	persons per acre
	50	Persons per Acre (estimated)

*<http://quickfacts.census.gov/qfd/states/16/1608830.html>

2.36 Persons per household (pph) in Boise, 2006-2010

URBAN LIVING IN BOISE

CW Moore Apartments (R1013002200) - 3 levels residential plus parking level

450 W GROVE ST **0.42 acres**
 47 units (1-bedroom units only)

Range: 59 persons, 280 units at 1.25 pph
 111 persons, 280 units at 2.36 pph

140 264 persons per acre
 150 Persons per Acre (estimated)

47 bedrooms
 Zoned P-2 47 parking spaces
 1.00 parking spaces to bedroom ratio

Riverwalk Apts. (S1009120888) - 3 levels residential plus parking level

1689 SHORELINE DR **1.095 acres**
 75 units (studios, 1 & 2 bedroom units)

Range: 94 persons, 60 units at 1.25 pph
 177 persons, 60 units at 2.36 pph

86 162 persons per acre
 110 Persons per Acre (estimated)

Cityside Lofts Phase I (R1431970010) - 5 levels residential plus underground parking*

S 13TH ST BOISE **0.875 acres**
 42 units (1, 2, & 3 bedroom units)**

Range: 53 persons, 188 units at 1.25 pph
 99 persons, 188 units at 2.36 pph

60 113 persons per acre
 95 Persons per Acre (estimated)

64 bedrooms
 Zoned P-3 97 parking spaces
 1.52 parking spaces to bedrooms ratio

*additional parking on level 1
 **23 one-bedroom units; 16 two-bedroom units; 3 three-bedroom units

Crescent Rim Phase I - 4 levels residential plus underground parking

3005 CRESCENT RIM DR **3.0 acres**
 41 units (1 & 2 bedroom units)***

Range: 51 persons, 41 units at 1.25 pph
 97 persons, 41 units at 2.36 pph

17 32 persons per acre
 30 Persons per Acre (estimated)

76 bedrooms
 82 parking spaces
 1.08 parking spaces to bedrooms ratio

***6 one-bedroom units & 35 two-bedroom units
 Data from Russell Corp.

Proposed Rivers Edge Student Housing - 4 levels residential plus parking level

1004 ROYAL BLVD **3.21 acres**
 175 units (2 & 4 bedroom units)****

622 persons, 1 per bedroom
 194 Persons per Acre

622 bedrooms
 280 parking spaces
 0.45 parking spaces to bedrooms ratio

****136 four-bedroom units & 39 two-bedroom units
 Data from the Applicant letter.

Boise, Idaho Census Data*

205,671 Population, 2010
92,700 Housing units, 2010
61.8% Homeownership rate, 2006-2010
26.2% Housing units in multi-unit structures, percent, 2006-2010
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79.36 Land area in square miles, 2010 (Boise is 51,200 acres)
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Conversions Boise

50,790 Land area in acres
4.05 Average persons per acre

Summary

Average Persons Per Acre in Boise

4.05 City of Boise (per Census)
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25 North End Example
62 Typical Apartment Living in Boise
120 Urban Density Living in Boise

Average Persons Per Acre in Proposed Student Housing on 3.21 acres

194 Proposed Project w/622 Student Occupants - 4 levels of residential
145 Solution - Modified Project w/466 Student Occupants - 3 levels of residential
97 Solution - Modified Project w/312 Student Occupants - 2 levels of residential

Eagle, ID

28.92 Land area in square miles, 2010
688 Persons per square mile, 2010

1.08 persons per acre

Portland, OR

133.43 Land area in square miles, 2010
4,375 Persons per square mile, 2010

6.84 persons per acre

Seattle, WA

83.94 Land area in square miles, 2010
7,251 Persons per square mile, 2010

11.33 persons per acre

PRIVATE STUDENT HOUSING PROJECT

Proposed Rivers Edge Student Housing - 4 levels residential plus parking level

1004 ROYAL BLVD **3.21 acres**
175 units (2 & 4 bedroom units)*
622 *persons, 1 per bedroom*
194 Persons per Acre

622 bedrooms
194 Bedrooms Per Acre
280 parking spaces
0.45 Parking Spaces to Bedrooms ratio

*136 four-bedroom units & 39 two-bedroom units
Data from the Applicant letter.

Solution I - 3 levels residential plus parking level

1004 ROYAL BLVD **3.21 acres**
132 units (2 & 4 bedroom units)**
466 *persons, 1 per bedroom*
145 Persons per Acre

466 bedrooms
145 Bedrooms Per Acre
280 parking spaces
0.60 Parking Spaces to Bedrooms ratio

**102 four-bedroom units & 29 two-bedroom units

Solution II - 2 levels residential plus parking level

1004 ROYAL BLVD **3.21 acres**
88 units (2 & 4 bedroom units)***
312 *persons, 1 per bedroom*
97 Persons per Acre

312 bedrooms
97 Bedrooms Per Acre
280 parking spaces
0.90 Parking Spaces to Bedrooms ratio

***68 four-bedroom units & 20 two-bedroom units

URBAN LIVING IN BOISE

Cityside Lofts Phase (R1431970010) - 5 levels residential plus underground parking*

S 13TH ST BOISE

0.875 acres

77 units (1, 2, & 3 bedroom units)**

Range: 96 persons, 188 units at 1.25 pph

182 persons, 188 units at 2.36 pph

110 208 persons per acre

125 Persons per Acre (estimated)

124 bedrooms

142 Bedrooms Per Acre

Zoned P-3

97 parking spaces

0.78 Parking Spaces to Bedrooms ratio

*additional parking on level 1

**33 one-bedroom units; 41 two-bedroom units; 3 three-bedroom units

CW Moore Apartments (R1013002200) - 3 levels residential plus parking level

450 W GROVE ST

0.42 acres

47 units (1-bedroom units only)

Range: 59 persons, 280 units at 1.25 pph

111 persons, 280 units at 2.36 pph

140 264 persons per acre

150 Persons per Acre (estimated)

47 bedrooms

112 Bedrooms Per Acre

Zoned P-2

47 parking spaces

1.00 Parking Spaces to Bedrooms ratio

Riverwalk Apts. (S1009120888) - 3 levels residential plus parking level

1689 SHORELINE DR

1.095 acres

77 units (studios, 1 & 2 bedroom units)*

Range: 96 persons, 60 units at 1.25 pph

177 persons, 60 units at 2.36 pph

88 162 persons per acre

110 Persons per Acre (estimated)

107 bedrooms

98 Bedrooms Per Acre

90 parking spaces

0.84 Parking Spaces to Bedrooms ratio

*60% one-bedroom units & 40% two-bedroom units

Data from the Applicant letter.

Crescent Rim Phase I - 4 levels residential plus underground parking

3005 CRESCENT RIM DR

3.0 acres

41 units (1 & 2 bedroom units)**

Range: 51 persons, 41 units at 1.25 pph

97 persons, 41 units at 2.36 pph

17 32 persons per acre

30 Persons per Acre (estimated)

76 bedrooms

25 Bedrooms Per Acre

82 parking spaces

1.08 Parking Spaces to Bedrooms ratio

**6 one-bedroom units & 35 two-bedroom units

Data from Russell Corp.

APARTMENT LIVING IN BOISE ON THE GREENBELT

Apartment complexes have surface parking surrounding the units.

Morrison Apartments (R5844610010) - 3 levels residential

S DALE ST	5.448 acres
	280 units (1-bedroom units)
Range:	350 persons, 280 units at 1.25 pph
	661 persons, 280 units at 2.36 pph*
64	121 persons per acre
	75 Persons per Acre (estimated)
	280 bedrooms
	51 Bedrooms Per Acre
	307 parking spaces
	1.10 Parking Spaces to Bedrooms ratio

Clearwater Apartments (R1088500317) - 3 levels residential

660 S CLEARWATER LN	2.25 acres
	60 units (1, 2, & 3 bedrooms)
Range:	75 persons, 60 units at 1.25 pph
	142 persons, 60 units at 2.36 pph*
33	63 persons per acre
	55 Persons per Acre (estimated)
	93 bedrooms
	41 Bedrooms Per Acre
	101 parking spaces
	1.09 Parking Spaces to Bedrooms ratio

Cottonwood Apartments (R7475920010) - 3 levels residential

1659 S RIVERSTONE LN	7.97 acres
	188 units (1 & 2 bedrooms)***
Range:	235 persons, 188 units at 1.25 pph
	444 persons, 188 units at 2.36 pph*
29	56 persons per acre
	50 Persons per Acre (estimated)
	247 bedrooms
	31 Bedrooms Per Acre
verify	294 parking spaces
	1.19 Parking Spaces to Bedrooms ratio

***129 one-bedroom units & 59 two-bedroom units

*<http://quickfacts.census.gov/qfd/states/16/1608830.html>

2.36 Persons per household (pph) in Boise, 2006-2010

RESIDENTIAL LIVING IN BOISE

North End

A typical North End City block

N. 7th St. between Ada & Resseguie

Address	Acres*
---------	--------

1404	0.211
------	-------

1408	0.11
------	------

1410	0.11
------	------

1416	0.11
------	------

1420	0.11
------	------

1419	0.14
------	------

1415	0.10
------	------

1413	0.16
------	------

1407	0.13
------	------

1403	0.07
------	------

1401	0.09
------	------

	1.341 Total Acres
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Range: 26 persons, 11 households at 2.36 pph**

 44 persons, 11 households at 4 pph

19	33 persons per acre
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	25 Persons per Acre (estimated)
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The Highlands

Thornberry Dr. - a typical street in the Highlands

Address	Acres*
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353	0.480
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345	0.700
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337	0.740
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329	0.610
-----	-------

321	0.340
-----	-------

313	0.290
-----	-------

305	0.290
-----	-------

297	0.290
-----	-------

269	0.290
-----	-------

243	0.390
-----	-------

225	0.320
-----	-------

201	0.260
-----	-------

177	0.334
-----	-------

212	0.520
-----	-------

270	0.350
-----	-------

308	0.220
-----	-------

336	0.270
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	6.694 Total Acres
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Range: 40 persons, 17 households at 2.36 pph**

 68 persons, 17 households at 4 pph

6	10 persons per acre
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	8 Persons per Acre (estimated)
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*Address & Acres data from Ada County Assessor website

<http://www.adacountyassessor.org/propsys/AddressSearch.do>

**<http://quickfacts.census.gov/qfd/states/16/1608830.html>

2.36 Persons per household (pph) in Boise, 2006-2010