

## Joshua Wilson

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**From:** Bruce Bedinger <brucebedinger@gmail.com>  
**Sent:** Tuesday, April 12, 2016 12:53 PM  
**To:** Joshua Wilson  
**Subject:** Re: Public Hearing for Case Number DRH16-00079

**Categories:** Needs Attention

Dear Josh,

If I had been able to attend, I would invite Mr. Wardle, Mr. Gardner, yourself, and each member of the Committee to join me in my living room to assess first hand the impact of siting the office building on the southwest quadrant of parcel B. If you have the opportunity when delivering my letter, please extend my wish to the parties.

Thank you,  
Bruce

On Tue, Apr 12, 2016 at 11:37 AM, Joshua Wilson <[JGWilson@cityofboise.org](mailto:JGWilson@cityofboise.org)> wrote:

Mr. Bedinger,

Thank you for the letter, I will upload it into our database and distribute it personally to the Committee members at the hearing. I will also mention your letter and any other public correspondence received during my presentation. You may watch video of the hearing either live or afterwards on the City of Boise's website, and meeting minutes will be uploaded after the hearing.

Sincerely,



Josh Wilson

Design Review Analyst  
Planning and Development Services

**CITY OF BOISE**

Phone [\(208\) 384-3830](tel:(208)384-3830)

E-Mail - [jgwilson@cityofboise.org](mailto:jgwilson@cityofboise.org)

**From:** Bruce Bedinger [mailto:[brucebedinger@gmail.com](mailto:brucebedinger@gmail.com)]  
**Sent:** Tuesday, April 12, 2016 11:32 AM  
**To:** Joshua Wilson  
**Subject:** Public Hearing for Case Number DRH16-00079

Good morning Josh,

I have attached my written comments about this application. As much as I would like, I will not be able to attend the hearing in person. I would like assurance that my comments will be entered as part of the record and that each member of the committee has a chance to review them. They have my permission to contact me directly by phone or email if they wish.

Please acknowledge receipt of the attachment and advise me how to retrieve the record of the hearing after it occurs.

Sincerely,

Bruce Bedinger

April 11, 2016

Members of the Design Review Committee

Case Number: DRH16-00079

Parcel B at 1101 W. Front Street

I am a property owner at City Side Lofts. I wish to express my vigorous opposition to the proposed site plan of this project for both personal and civic reasons.

**First, my personal objections:**

*Boise City Code Section 11-03-04.12.C(7)(d)(ii)(E) states "The design shall minimize impacts on adjoining (including across a street or alley) residential uses and districts."*

The applicant states "While there are residential apartments and condominiums in the immediate vicinity of the Site, we do not believe that the impact of the project on such residential units is material. In fact, the closest residential development is an urban five story condominium building located to the southwest of the Site across Myrtle Street."

As an adjoining property owner, I resent the inconsiderate, dismissive and self-serving appraisal by the applicant. I will speak for myself. The office building is directly across the street from me with an 8' setback and 84' high. The impact on me will without question be "material" in terms of loss of privacy and views (qualitative loss), and the resulting uncertainty about property value (economic loss).

The staff conclusion is "While the office building has significant mass located across from the existing City Side Lofts residential property, the building has been designed to prevent a blank, sterile wall on the south elevation."

Architectural details entirely ignore my loss of privacy and views and are insufficient to minimize the impact on me that a building of this size and mass presents at such close proximity.

**Second, my civic objections:**

Development of parcel B presents the only opportunity to create a proud legacy in the context of gateway design and development for the West Connector.

*The Blueprint Boise Boise City Comprehensive Plan Chapter 3 pages 50 – 52 identifies the I-84 Connector from I-84 to Capitol Boulevard as a Community Gateway to protect and strengthen the visual character of the city's gateways or primary entrance points.*

The proposed site plan fails to protect and strengthen the visual character of this primary entry point to the city by massing a six story 145,000 square foot office building (larger than the proposed 128,000

square foot convention center) on the southwest quadrant of the parcel at the entrance to Myrtle Street and creating an urban canyon impression.

*General design principles are intended to guide future public investment and ensure that development occurring with the city's gateway areas enhances, rather than detracts from the overall character of the area.*

The proposed site plan detracts from, rather than enhances, the overall character of the area by placing a high density commercial structure on the southwest quadrant of the parcel without providing a transition to designated mixed use from a designated residential district (River Street Neighborhood) and existing residential property. (Recall the Boise City Code Section noted above)

***The River Street – Myrtle Street Master Plan*** places the project within the boundaries of the West Connector subdistrict. The ideal result stated for Parcel B (without a convention center or tourism related development) would be to create a sense of synergy between the Central Business District (CBD) rather than a sense of competition.

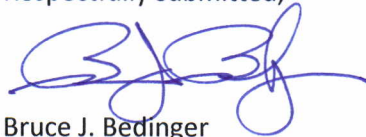
The proposed site plan for the office building creates an abrupt impenetrable visual barrier rather than a sense of synergy between the CBD and the West Connector subdistrict by placing a massive high density commercial use structure on the southwest quadrant of the parcel.

I suggest the Committee consider the following site alternatives as conditions to the application:

- Site the office building and parking garage on either of the two northern quadrants of the parcel to create a sense of synergy between the CBD and West Connector subdistrict;
- Create a visually strong, exciting and pedestrian friendly open space on the southwest quadrant of the site to protect and strengthen this important entry point to the city, by either creating a well-designed and functional public space with pedestrian friendly connections to all points within the River Street – Myrtle Street Master Plan, or siting the lower density more open retail development along the Myrtle Street corridor.

I believe these carefully considered site suggestions respond to the needs of users and present an attractive exterior to the public and adjoining property owners.

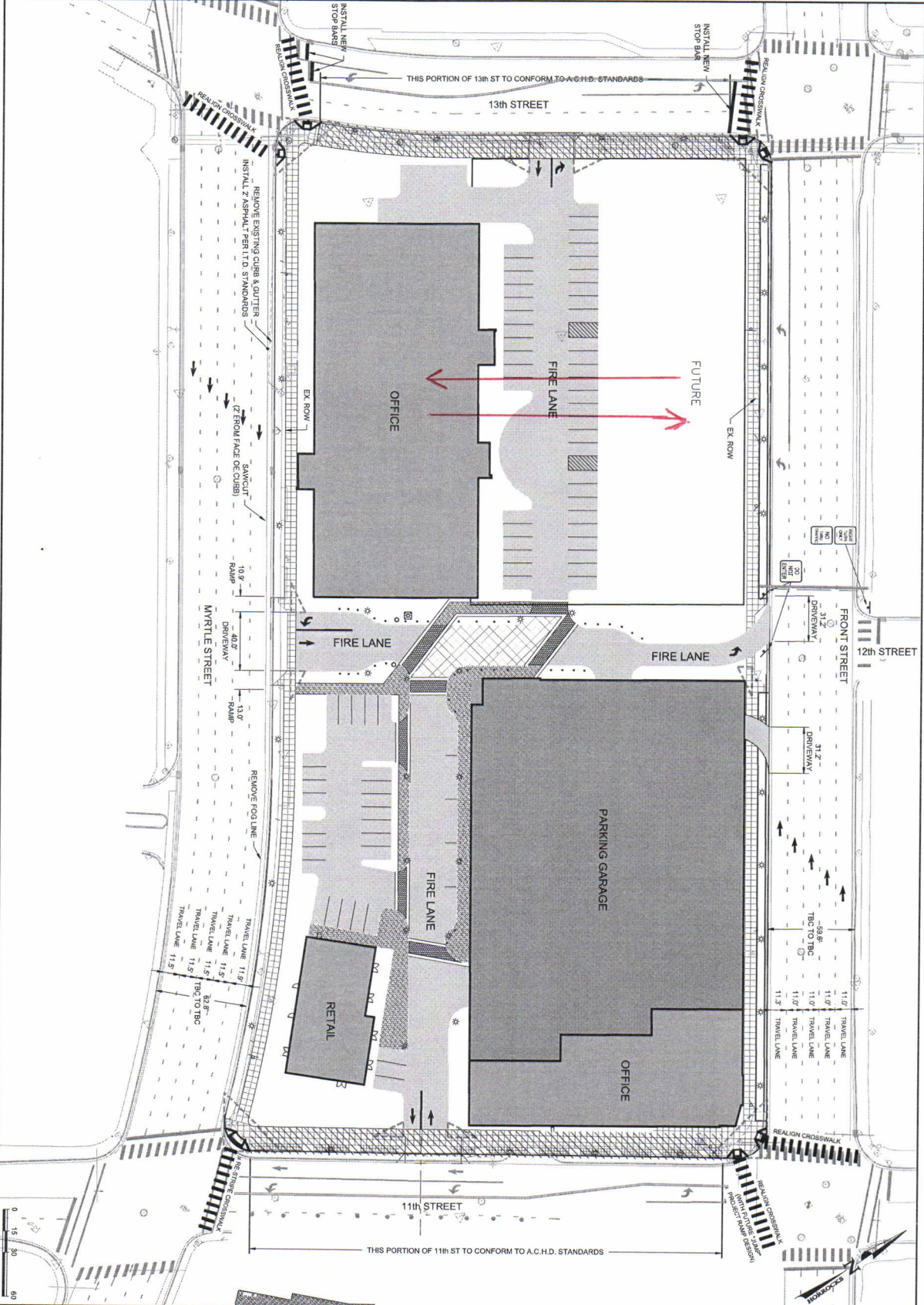
Respectfully submitted,



Bruce J. Bedinger

(206) 999-7725

Attachments



drawing #:  
**CN-101**

revision: description:

date: by:

**PARCEL B - BOISE, IDAHO**

**FRONTAGE ACCESS PLAN**

designed:

drawn:

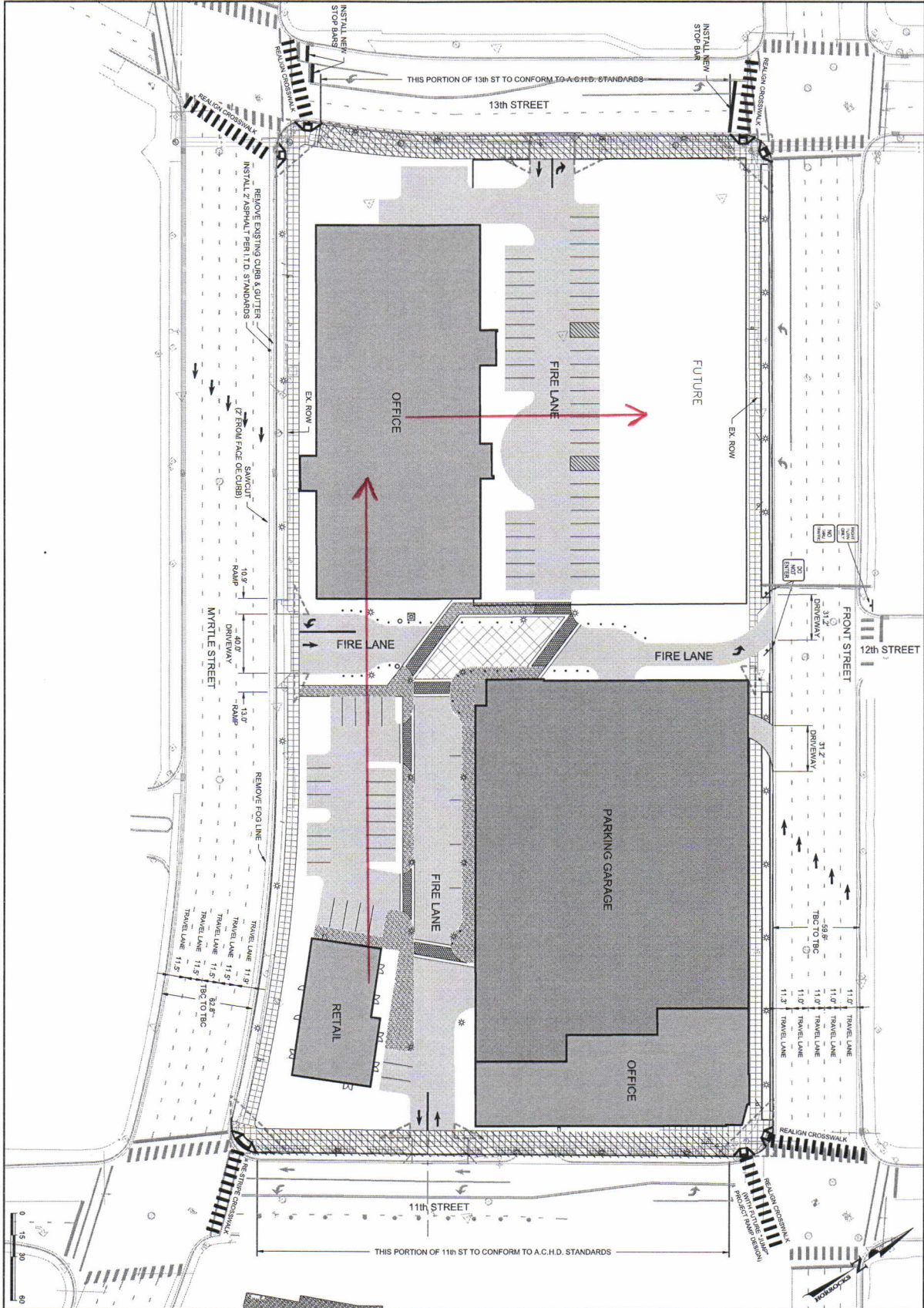
checked:

date:

project #: PG-183-1505

**HORROCKS**  
**ENGINEERS**

2162 West Grove Parkway, Suite 400  
 Pleasure Grove, UT 84062 (801) 763-5100



drawing #:  
**CN-101**

revision: description:      date: by:

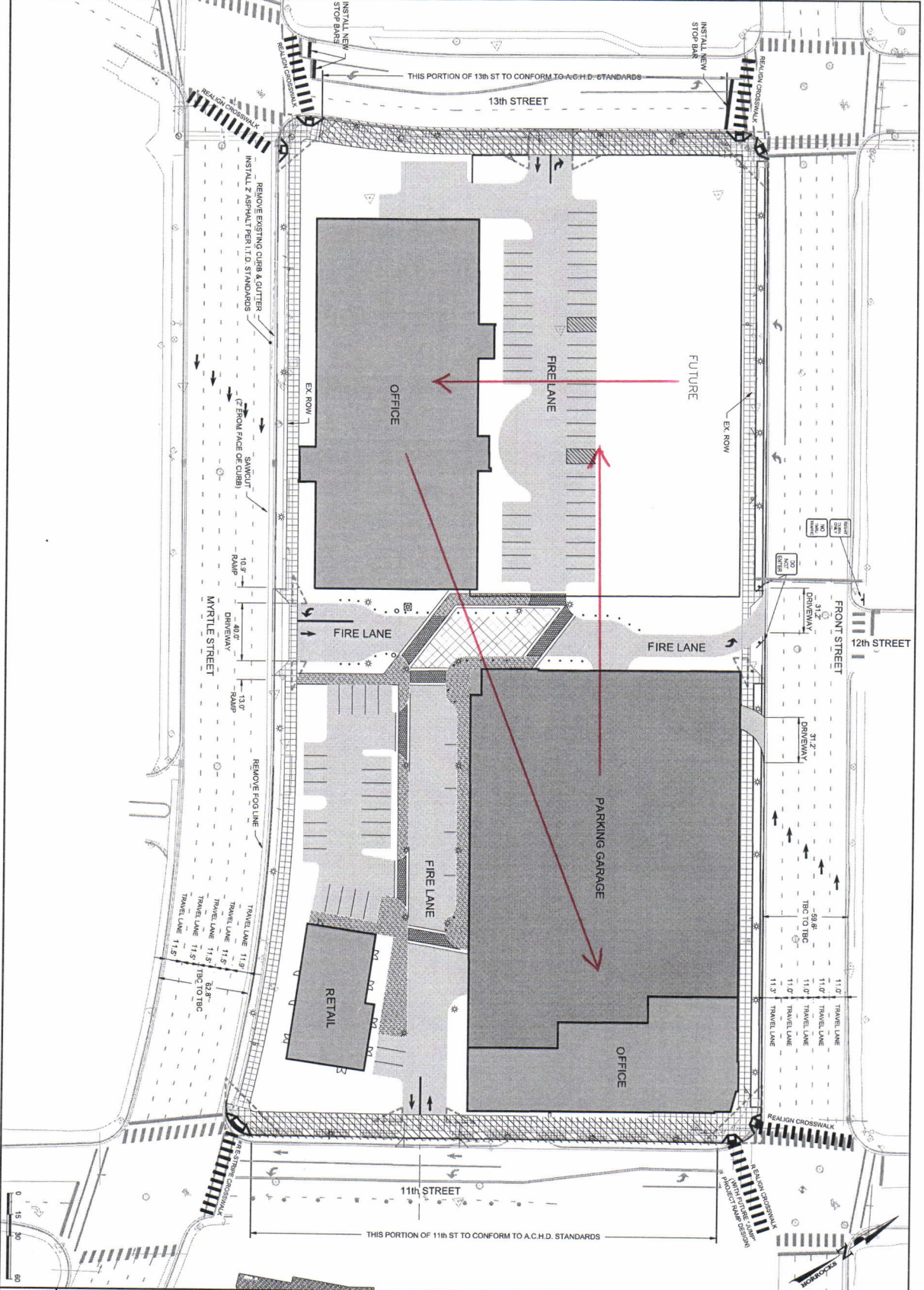
**PARCEL B - BOISE, IDAHO**  
**FRONTAGE ACCESS PLAN**

designed:  
drawn:  
checked:  
date:  
project # PG-183-1505

**HORROCKS ENGINEERS**

2162 West Grove Parkway, Suite 400  
Pleasant Grove, UT 84062 (801) 763-5100

O:\2015\PG-183-1505 Parcel B - Boise Project Data\Exhibit\2016-03-08 Parcel B Frontage Access Plan.dwg - CG-101 - 3/8/2016 03:45pm, larry



drawing # <b>CN-101</b>	revision: description:	date: by:	designed: drawn: checked: date: project #: PG-183-1505	<b>HORROCKS</b> <b>ENGINEERS</b> 2182 West Grove Parkway, Suite 400 Pleasant Grove, UT 84062 (801) 765-5100
	<b>PARCEL B - BOISE, IDAHO</b> <b>FRONTAGE ACCESS PLAN</b>			