



Patrick Boel

Director of Construction

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Re: The Cartee Project, 4th and Broad Streets, Boise, Idaho.

To whom it may concern,

The Cartee Project, LLC is requesting a Zone change from R-ODD to C-5DD in an effort to continue the development of dense, urban, mixed-use housing projects in downtown Boise and the Central Addition Neighborhood. The project site is located within the Central Addition Master Plan (CAMP), in its "Neighborhood Core Zone". This Plan, in general, is calling for dense residential development with supporting small retail uses. The Development Team has conceived a project that we believe meets the policies of the Master Plan and the goals that the City officially supports in this location but which the current underlying zoning regulations for the R-ODD zone would preclude. In the words of the CAMP, this project takes an "existing surface parking lot" and "recycle[s it] to high-performing urban development." The zoning ordinance in place is simply not supportive of the development patterns called for in the Central Addition Master Plan.

The zone change is necessary to allow the density envisioned by the CAMP, which is not allowed in the R-ODD zone, and which is not achievable without a reduction in setbacks and an increase in height over what is allowed in the R-ODD zone. Both greater allowable footprint and increased height are needed to achieve the requisite density for the project and to accommodate all of the CAMP goals within a single project.

One of the goals of The Cartee Project is to create a contemporary urban experience downtown. The CAMP calls for "development where building facades directly face the street and setbacks are minimized or eliminated," "urban building forms wherein buildings are placed at the sidewalk and create a street wall," and "vehicle access is most preferably taken from existing alleys." A project in this location that conformed to the setbacks of the R-ODD zone would fail to achieve the urban character that the CAMP calls for and that the Developer hopes to achieve, because the setbacks would effectively force the creation of yards inside the property line between the sidewalk and the building, ruining the energetic effect that an active building façade has upon the pedestrian experience. This effect is produced by a narrowed and more interactive curb-to-building section.

The Project's development programming is directly in line with the CAMP vision, which specifically encourages "new parking garages integrated into developments, the increased use of the C-5 zone as a means of allowing more height and density, and support for sustainability principles."

The Plan also expresses a preference for higher-density housing especially within a mixed-use development, and requests active uses at the ground floor to screen the garage from public view. As we saw on the Fowler, when all of these factors as well as building code compliance are taken into account, the dimensions of a half-block parcel are not large enough to achieve all of the goals if the setbacks of the R-ODD zone must be adhered to.

A zone change is necessary for us to be able to bring another genuinely walkable, urban, mixed-use housing project to the Downtown Core. Given the intense stakeholder involvement that accompanied the development and passage of the Central Addition Master Plan and the Project's adherence to that Plan, the Developer feels that the approval of a zone change to C-5DD would advance goals in the interest of the public good that have demonstrable support in place from the community.

This rezone, if granted, will allow us to construct a building that is in keeping with the Policies of the Central Addition Master Plan as adopted by the City of Boise, and will therefore be in accordance with the City's goals for enhancing the health, safety, and general welfare of the local community.

Thank you in advance for your understanding and consideration.

Patrick Boel
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LocalConstruct, Inc.