

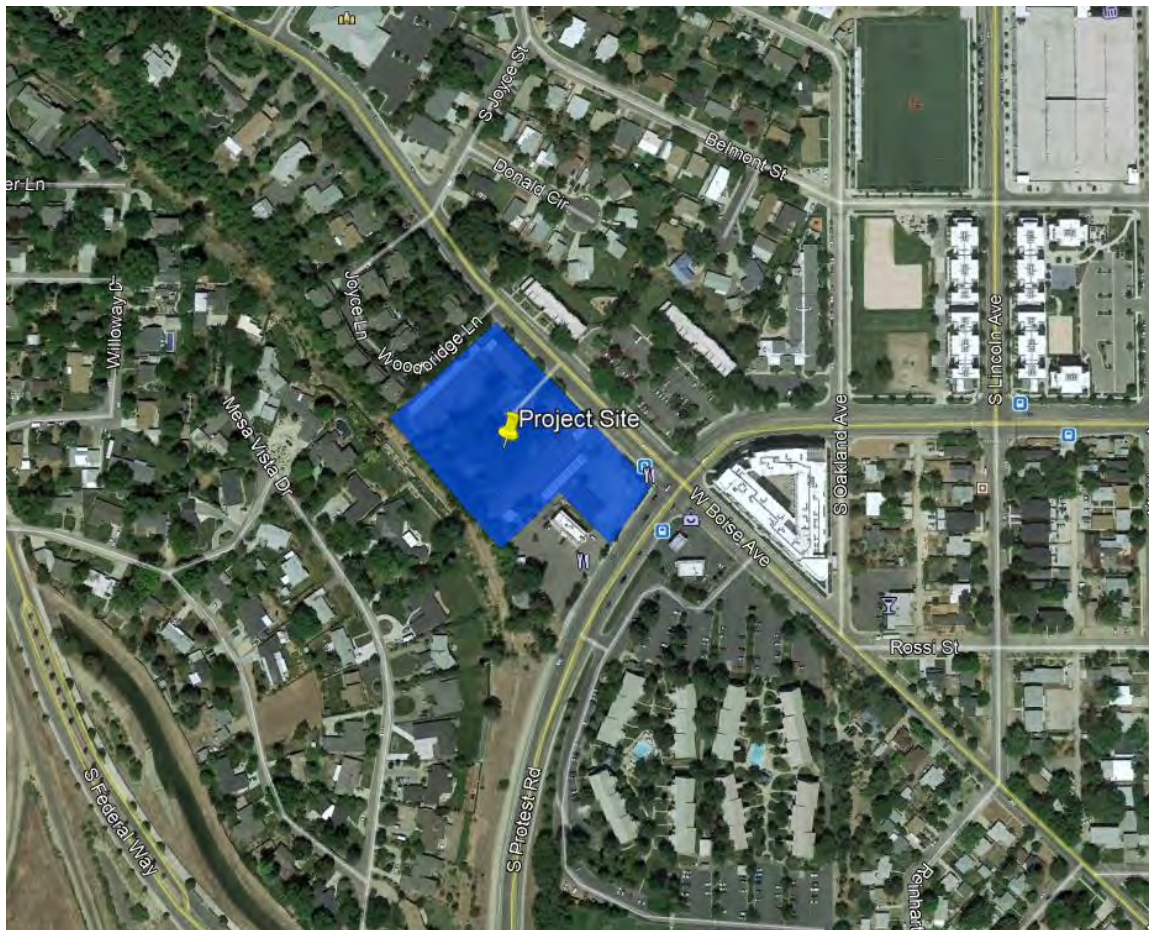
September 11, 2020

Celine Acord
Current Planning & Subdivisions Manager
City of Boise
150 N. Capitol Blvd.
Boise, ID 83702

RE: 1909 & 2001 W Boise Avenue | Boise, ID
Rezone Application | CAR19-00025

Dear Ms. Acord, Mayor McLean, and City Council Members:

We are pleased to provide for your consideration the enclosed Rezone with Development Agreement application to develop multi-family residential housing to serve students attending Boise State University. As shown on the enclosed *Exhibit 1*, the 3.94-acre property is located on the South side of W. Boise Avenue between S Woodbridge Lane and Protest Road, directly across the street from the Boise State University campus. The property is currently utilized as a 23-unit apartment complex (Ridenbaugh Place Apartments) and a vacant former Maverik gas station. The project site does not include Big Jud's at 1289 S. Protest.



PROJECT OVERVIEW

We are proposing to design and build a multi-family residential development tailored toward students at the corner of W. Boise Avenue and S. Protest Road. Given its close proximity to the Boise State University campus, as well as the Neighborhood Activity Center designation in Blueprint Boise, we believe this is the ideal location for a student housing development. We are requesting a rezone from R-2 (2001 W. Boise) and C-1D (1909 W. Boise) to **R-OD**. A development agreement will ensure compatibility with surrounding development (reference *Exhibit 2*).

Boise State University has experienced, and continues to experience, tremendous growth in its student population. According to recent Common Data Set Reports, full-time enrollment increased 2.58% between 2017 and 2018, and increased 4.39% over the two-year period between 2016 and 2018. BSU reports an increased demand of 200% for returning students seeking on-campus housing, for which there is a limited and insufficient supply. According to BSU Housing and Residence Life staff, over 600 students (including Freshmen) were waitlisted for housing in Fall 2019. Of the off-campus housing options available, few are within 1/2 mile of campus, and few are considered purpose-built student-oriented housing.

Blueprint Boise highlights the Boise Avenue and Protest Road intersection as a Neighborhood Activity Center, and we believe this project will help further that vision by providing safe, professionally-managed housing for students, in a pedestrian-friendly design, that rejuvenates and activates the neighborhood.

DESIGN PROGRESS

Over the past six months, we have been working with our architect and local consultants on various iterations of the project. The design changed significantly on several occasions after receiving feedback from neighbors, neighborhood associations and City staff. Below is a summary of the three most recent designs and reasons behind the changes.

Initial Design – May 2019

The initial project design shared with City staff, direct neighbors, neighborhood associations, and other neighborhood constituents in informal meetings was located on the 2001 W. Boise Avenue parcel only. The project consisted of 214 units and 639 beds (reference *Exhibit 3*). The design featured five stories of residential across the entire site, as well as a five-story parking garage. The initial design was consistent with the five-story student housing development, Identity, across the street.

Second Design – July 2019

Based on feedback from the initial meetings, additional site diligence, and continued discussions with our architect and local consultants, we reduced the residential building to four stories across the entire site and also reduced the parking structure to four stories (reference *Exhibit 4*).

Third Design – October 2019

After additional feedback from surrounding neighbors, we reduced the building height from 4 stories across the entire site (in the second design) to three stories for a majority of the site and only a small four-story portion. We also relocated the parking from a four-story above-ground structure to a one-story below-grade structure, which will significantly reduce vehicular noise and

light concerns. The density was also decreased from 214 units/639 beds to 194 units/537 beds (reference *Exhibit 5*).

Final Design

The Final Design further reduces the height of the building to three stories across the entire site. The building height is also a maximum of thirty-five feet, which is the height limit for the existing zoning on the property. Additionally, all air conditioning condenser units have been removed from the roof and the roof color has been changed from white to green to address sound and light reflection concerns from surrounding properties. *Exhibit 6* shows the plan and renderings of the final design. Further, *Exhibit 7* shows the design evolution of the project.

Below is an outline of the comments received over the past year and how these are addressed in the Final Design.

- Height – We’ve continued to reduce the building height and it is now down to three stories. Additionally, we have taken great efforts to ensure the rim neighbors’ views of the foothills and downtown Boise are not impacted, including:
 - We surveyed all of the neighbors’ yards and had a photographer take pictures at numerous places throughout the yards, so we were able to tie the pictures to spot elevations.
 - We also hired a local 3D modeling company to create a 3D video of the full site and design of the proposed building (reference *Exhibit 8*). The consultant utilized GPS to set control points at several locations within the site and then used a Drone / UAV to capture several hundred overlapping images from different angles and perspectives. The photos were then used in a process called "Photogrammetry", which combines all the images using overlap, angles, GPS, sensors, etc. to create a mesh model of the site. The design model was then overlaid accurately to the proposed building location.
- Noise – The parking structure was redesigned from an above-ground structure to a one-story below-grade structure, which will significantly reduce vehicular noise concerns. Additionally, units facing the rim will not have balconies on the exterior of the building, which will minimize noise for the rim neighbors. Further, all condenser units have been removed from the roof to minimize noise travelling to surrounding properties.
- Light - Parking was relocated from a from the above-ground structure to a one-story below-grade structure, which will eliminate lighting concerns from the parking garage.
- Density - The project previously featured 214 units and 639 beds and is now down to 196 units and 541 beds. We feel this density is appropriate given the need for student housing supply and the location on Boise Avenue directly across from the Boise State University campus.

- Privacy - When the building height was five stories, the top floor unit windows were visible to the rim neighbors, and vice versa. With the building height along the rim down to three stories, the rim neighbors will not be looking into any windows.
- Parking – The project features 264 parking spaces, which meets City Code requirements. Based on our development experience across the country, as well as our market research, we believe the provided parking adequately serves our residents. In addition to the vehicle parking, residents will also have access to the following smart alternatives, which will reduce the need for a car.
 - Biking – Boise State University is recognized as one of 18 campuses across the country to hold a gold designation as a *Bicycle Friendly University*. We will provide bicycle parking and covered bicycle storage on site. We are also in discussions with Boise GreenBike about placing a GreenBike hub on site.
 - Transit – Valley Regional Transit, which is free for students, has a bus stop on the corner of our site at Boise Avenue and Protest. In an effort to increase ridership, we are coordinating with VRT, ACHD, and City staff on the construction of a new public bus shelter. Additionally, we are talking to Boise State University about the possibility of extending the Bronco Shuttle service with a stop closer to our project site.
 - Scooters – We plan to partner with either Spin or Lime scooters to place a scooter hub on our site. We’ve had an initial conversation with Spin to understand space and utility requirements for varied scooter hub station sizes. We will educate tenants on proper scooter etiquette, including what areas are no-ride zones through the City and Boise State’s campus.
 - Car Share – We plan to partner with a car share vendor to offer an electric vehicle on site as part of a car share program. Students will have access to the car 24/7.
 - Walking – The project is across the street from the border of Boise State University’s campus. Walking distance from the project to the Student Union is 0.4 miles, or 8 minutes.

With all of these changes, the resulting project features three stories with active uses, such as the leasing office and amenity space on the ground level along Boise Avenue. All tenant parking is underground, with eight short-term parking spots at ground level along Boise Avenue to accommodate deliveries, pick-ups/drop-offs, and future tenant tours. The development includes 196 units and 541 beds. We believe this final design adequately addresses the comments from the City staff, neighbors, and neighborhood associations, while provided needed housing consistent with Blueprint Boise.

COMPREHENSIVE PLAN - BLUEPRINT BOISE

Our rezone request is consistent with the City’s Comprehensive Plan, Blueprint Boise, for the Southeast Planning Area. Blueprint Boise designates this site’s land use as General Mixed-Use, which allows for a vertical or horizontal mix of uses, including residential. The R-O zone is an acceptable zone for the General Mixed-Use designation (Blueprint Boise 3-11). The land use map also designates the intersection of Boise Avenue and Protest Road as a Neighborhood Activity Center, which encourages a range of residential uses, including apartments. Specifically, the development fulfills the following goals and policies of Blueprint Boise:

- Citywide Vision and Policy #1: Environmental Stewardship
 - *Policy ES1.4: Development Patterns* - Our development features a compact, walkable development pattern that supports transit and reduced carbon emissions from vehicles.
- Citywide Vision and Policy #2: A Predictable Development Pattern
 - *Policy PDP2.1: Vacant and Underdeveloped Land Database* - Our development makes use of underdeveloped land with the vacant building at 1909 W. Boise Avenue. The former Maverik gas station has been closed and vacant since 2016. Redevelopment of this corner parcel will spur positive growth and activity.
- Citywide Vision and Policy #3: A Community of Stable Neighborhoods and Vibrant Mixed-Use Activity Centers
 - *Policy NAC2.2: Incorporate Housing* - Our development incorporates high-density residential development as part of a designated neighborhood activity center.
- Citywide Vision and Policy #4: A Connected Community
 - *Policy CC1.1: Reduce Vehicle Miles Traveled (VMT)* - Our development will make use of the in-place transit stop on site to encourage transit ridership and will also promote the use of alternative modes of transportation to reduce the dependence on vehicular traffic, thereby reducing vehicle miles traveled.
 - *Goal CC3: Promote transit-ready development patterns* - Our site is transit-ready, with a Valley Regional Transit bus stop at the corner of Boise Avenue and Protest Road.
 - *Policy CC3.2: Transit Facilities* - Our development will improve the transit stop access on site with a covered bus shelter. Our development will also improve the pedestrian and bicycle facilities on site.
 - *Policy CC4.6: Car-Sharing Program* - We plan to partner with Envoy Car Share to offer a minimum of one electric vehicle as part of a car share program.
 - *Policy CC9.1: Expand Network Possibilities* - Our development will support the existing transit route that stops on site.
 - *Policy CC9.2: Street and Transit Stop Design* - Our development will improve the transit stop access on site with a covered bus shelter.
- Citywide Vision and Policy #5: A Community that Values its Culture, Education, Arts, and History
 - *Policy CEA9.3: Neighborhood Compatibility* - Our development is across the street from the border of BSU's campus. We feel our development provides an appropriate transition of land use, scale, density, and design between university uses and adjacent uses.
- General Design Principles for Mixed-Use (GDP-MU)

- *Principle GDP-MU.2: Housing* - Our development is designated as mixed-use on the land use map. It incorporates higher-density housing at a neighborhood activity center with existing transit access.
 - *Principle GDP-MU.4: Pedestrian Access and Orientation* - Our pedestrian-friendly design emphasizes the character and safety of the pedestrian realm by placing the parking underground and providing generous sidewalk widths.
 - *Principle GDP-MU.6: Transit Access* - Our development complements the existing transit stop on site at the corner of Boise Avenue and Protest Road. Further, our high-density residential is at the core of the neighborhood activity center.
- Southeast Planning Area Policies
 - *Southeast Planning Area: Areas of Stability and Change* - Our project site is designated as a level 2 degree of anticipated change in the Southeast Planning Area, which is defined as “some infill and redevelopment anticipated”.

The table below compares the current zoning to the proposed R-OD district, and to the proposed project:

DIMENSIONAL STANDARD		R-2	C-1D	PROPOSED R-OD	PROPOSED PROJECT
DENSITY, MAXIMUM UNITS/ACRE		14.5	N/A	87.1	49.7
BUILDING HEIGHT, MAXIMUM FEET		35	35	65; 45 WHEN ADJACENT TO R-1A, R-1B, R-1C, R-1M AND SP-01 ZONES OR ANY EXISTING SINGLE FAMILY HOME	37' (42' WITH ROOFTOP APPURTENANCES)
SETBACKS, MINIMUM FEET	FRONT YARD	20	10	10; 20 IF FRONTING A PRINCIPAL OR ARTERIAL STREET	20'
	SIDE YARD, STREET	20	10	10; 20 IF FRONTING A PRINCIPAL OR ARTERIAL STREET	15'/20' on Principal Street
	SIDE YARD, INTERIOR	5	10 (1 STORY), 15 (2+ STORIES)	15 (TOTAL COMBINED WIDTH)	15'
	REAR YARD	15	0	5	40'
USES		ATTACHED HOUSING DEVELOPMENT IN MODERATE DENSITIES	COMMERCIAL USES OF A SMALL SCALE IN OR NEAR RESIDENTIAL NEIGHBORHOODS	MIXED-USE DEVELOPMENT, HIGHER DENSITY RESIDENTIAL AND OFFICE USES	MIXED-USE DEVELOPMENT, HIGHER DENSITY RESIDENTIAL AND OFFICE USES

RIDENBAUGH PLACE APARTMENTS

There are currently 23 apartment units on the property and 17 of those units are occupied. We understand that these apartments are homes for the existing tenants, and they will be displaced by the new project. Based on direct feedback from the tenants, and in an effort to lessen the burden of finding a new apartment, we are providing these tenants with the following relocation assistance package.

- Six Months Advance Notice - To prepare for relocation, every resident will receive a minimum of six months advance notice prior to a required move-out.
- Relocation Support - Upon request, CDG will help tenants find a similarly-priced, similarly-sized and similarly-located residence using several local property management companies.
- Moving Funds – We are providing funds to assist with moving costs and potential increases in rent that may be associated with a new apartment. One-bedroom units will receive \$4,000 and Two-bedroom units will receive \$5,500.
- Affordable Option to Return - If any of the current tenants choose to return after construction, we will provide a comparable unit (studio or one-bedroom for 1-BR units, and two-bedroom for 2-BR units) at a discounted rate for a period of three years. Rates will be based on 60% AMI.

The terms of this commitment are included in the Development Agreement.

AFFORDABLE HOUSING

In addition to providing the existing tenants with the above-mentioned relocation assistance package, we are also committed to providing affordable housing options on site. The project will include ten units dedicated to affordable housing for the first three years of operation. These ten units will be offered at 60% AMI rental rates. The existing tenants will have the first right to rent these units, but any remaining units will be offered to the public. The terms of this commitment are included in the Development Agreement.

TRAFFIC

A Traffic Impact Study completed by Fehr and Peers was submitted to ACHD on November 27, 2019. The Traffic Impact Study concludes that all study area intersections and roadways operate at an acceptable planning level of service threshold under existing and total traffic conditions. We have been working with ACHD to address their questions and expect them to issue a final report prior to the City Council Hearing. ACHD recommended the number of curb cuts to be reduced from four to one, which we agree to do.

OREGON TRAIL

The Oregon Trail Parkway Plan of 2001 highlights the historical significance of Boise Avenue for its former use as the pathway of the Oregon Trail. A 7-foot tall interpretive monument is currently located at the corner of Boise Avenue and Protest Road that pays homage to the Oregon Trail and celebrates its history. We will preserve this monument in our design and construction. We are also aiming to incorporate other elements of the Oregon Trail into our building's design and aesthetic, while respecting the character of the neighborhood.

STAFF REPORT CONDITIONS

Several conditions were set forth in the Planning and Zoning Commission Staff Report issued on February 10, 2020. Over the past several months, we have analyzed these conditions and tried to modify the design to meet as many as possible. Below is the list of conditions and our response to each.

CONDITION 1 - Height shall be limited to 3 stories, or approximately 35 feet. Parapets, mechanical units, elevator towers, and the like, may be at a height of 40 feet.

CDG RESPONSE – We are accepting the height limit of three stories, but request an increase from approximately 35 feet to approximately 37 feet for the building and from 40 feet to 42 feet for parapets, mechanical units, elevator towers and the like.

CONDITION 2 - The Floor Area Ratio of the structure can be no more than 1.5 for above ground improvements.

CDG RESPONSE – We are requesting the maximum floor area ratio to be increased from 1.5 to 1.56.

CONDITION 3 - The maximum number of units shall be no more than 194. The maximum number of bedrooms shall be no more than 537.

CDG RESPONSE – We are requesting a maximum of 196 units and 541 bedrooms.

CONDITION 4 - The minimum number of vehicular parking spaces shall be 267.

CDG RESPONSE – We are requesting the minimum number of parking spaces to be the number required per the zoning code. Based on the current plan, this would be 264.

CONDITION 5 - The number of secured, indoor bicycle spaces shall be half the number of bedrooms. The number of external guest bicycle spaces shall be 1 space per 10 bedrooms.

CDG RESPONSE – Accepted

CONDITION 6 - A minimum of two alternative transportation options shall be provided on site. This could include an e-scooter or bikeshare hub and car share program. The existing transit routes cannot fulfill this requirement.

CDG RESPONSE – Accepted

CONDITION 7 - A maximum of one vehicular access point is allowed.

CDG RESPONSE – Accepted

CONDITION 8 - The development shall provide detached sidewalks with a minimum 8-foot landscape strip and 5-foot detached sidewalks. The landscape strip must include Class II trees where possible.

CDG RESPONSE – Accepted

CONDITION 9 - The development must mitigate for loss of caliper inches as conditioned by the Design Review Committee.

CDG RESPONSE – Accepted

Thank you for your consideration. We look forward to working with the City to provide a quality project of which we can all be proud.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandt Stiles". The signature is fluid and cursive, with the first name "Brandt" being more prominent than the last name "Stiles".

Brandt Stiles
Principal
Collegiate Development Group

Exhibit 1



October 28, 2019
Project No.: 119064

EXHIBIT "A"
CDG BOISE HOUSING
REZONE AREA DESCRIPTION

A parcel of land located in the southeast quarter of the northwest quarter of Section 15, Township 3 North, Range 2 East, Boise Meridian, City of Boise, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Corner common to Sections 15 and 16 of said Township 3 North, Range 2 East;

Thence South 89°48'19" East, a distance of 2669.92 feet on the east-west mid-section line of said Section 15 to the Center One Quarter Corner of said Section 15;

Thence North 45°03'09" West, a distance of 485.30 feet to a point being the approximate location of the centerline intersection of West Boise Avenue and South Protest Road, said point being the POINT OF BEGINNING;

Thence South 34° 48' 07" West, a distance of 114.21 feet on the approximate centerline of said South Protest Road to a point of curve;

Thence 74.63 feet on the arc of a curve to the left, having a radius of 1447.38 feet, a central angle of 02° 57' 16", and whose long chord bears South 34° 57' 56" West, 74.63 feet on the approximate centerline of said South Protest Road;

Thence North 48° 02' 36" West, a distance of 192.52 feet;

Thence South 44° 42' 53" West, a distance of 211.30 feet to a point on the common boundary line between Mesa Vista (Subdivision), as same is shown on the Plat thereof, recorded in Book 10 of Plats at Page 531 of Ada County Records, and McDonald Tract (Subdivision), as same is shown on the Plat thereof, recorded in Book 8 of Plats at Page 350 of Ada County Records;

Thence North 28° 45' 46" West, a distance of 95.66 feet on said common boundary line;

Thence North 41° 58' 46" West, a distance of 273.75 feet on said common boundary line to a point common with the southerly corner of Wood Bridge Townhouses (Subdivision) as same is shown on the Plat thereof, recorded in Book 51 of Plats at Page 4379 of Ada County Records;

Thence North 44° 42' 53" East, a distance of 365.25 feet on the boundary line of said Wood Bridge Townhouses (Subdivision) to a point on the approximate centerline of West Boise Avenue;

Thence South 45° 06' 32" East, a distance of 525.00 feet on the approximate centerline of said West Boise Avenue to the POINT OF BEGINNING.

The above described parcel contains 3.94 acres more or less.

PREPARED BY:

The Land Group, Inc.

James R. Washburn



Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	74.63'	1,447.38'	2°57'16"	S34°57'56"W	74.63'

Line Table

LINE	BEARING	LENGTH
L1	S34°48'07"W	114.21'
L2	N48°02'36"W	192.52'
L3	S44°42'53"W	211.30'
L4	N28°45'46"W	95.66'

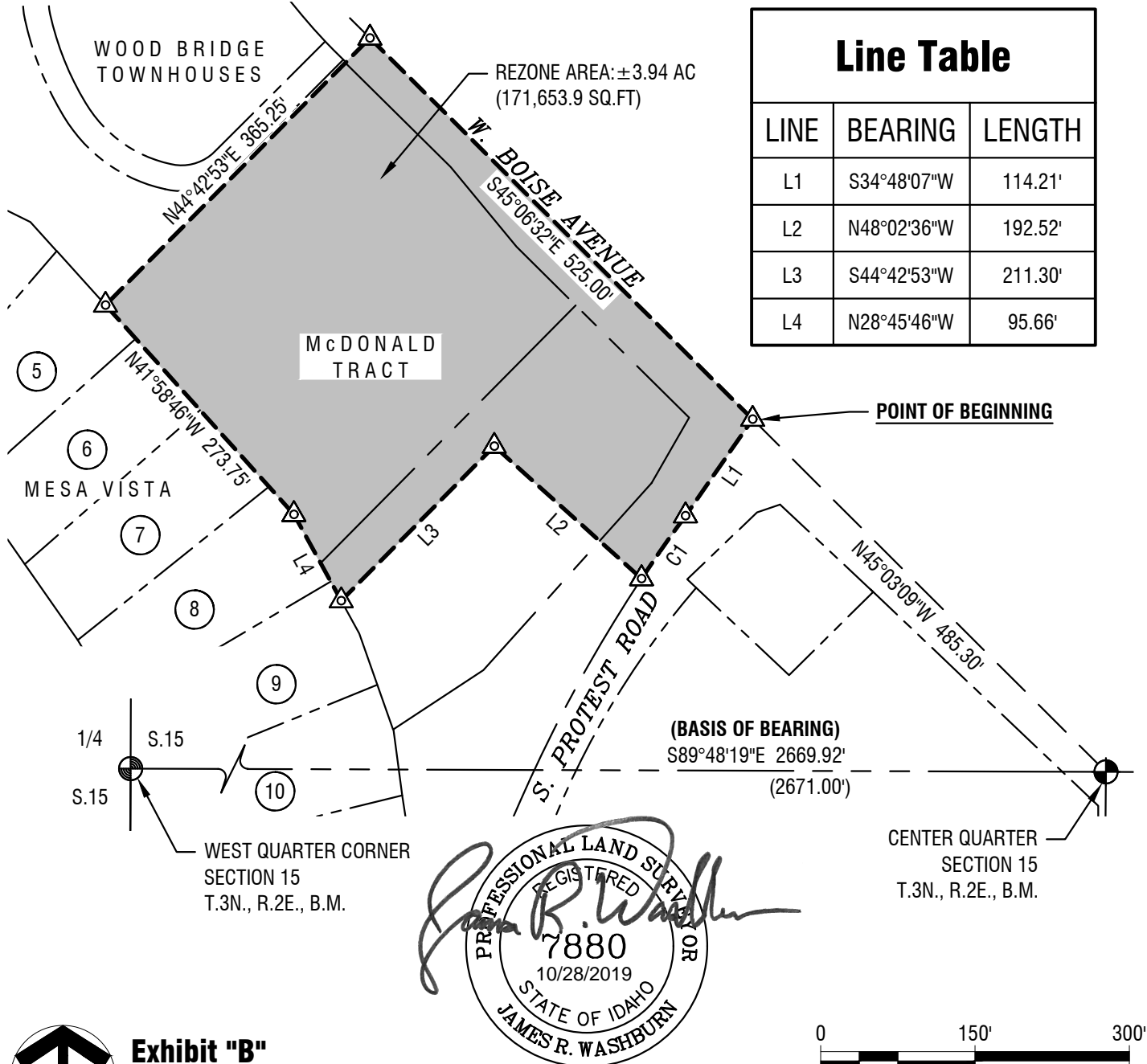
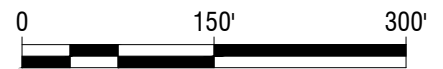


Exhibit "B"

Horizontal Scale: 1" = 150'



Project No.: 119064
Date of Issuance: 10/28/2019



**CDG Boise Housing
Rezone Exhibit**

1 of 1

Exhibit 2

*RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:*

Planning and Development Services Department
City of Boise City
P.O. Box 500
Boise, Idaho 83701-0500

(Space Above for Recorder's Use)

DEVELOPMENT AGREEMENT

This Development Agreement (“**Agreement**”) is by and between the City of Boise City, a municipal corporation of the State of Idaho (the “**City**”) and CDG Acquisitions, LLC, a Missouri limited liability company (the “**Developer**”), who is under contract to purchase the real property legally described on **Exhibit A** attached hereto and made a part hereof (the “**Property**”) and the applicant for Boise City rezone case number **CAR19-00025**.

WHEREAS, the Developer has applied to the City for a conditional rezone to R-OD of the Property to develop a project at 1909 and 2001 W. Boise Avenue; and

WHEREAS, the City, pursuant to Boise City Code section 11-03-04.2 and Idaho Code section 67-6511A, has the authority to conditionally rezone the Property and to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which the requested zoning may not be consistent with Idaho Code and Boise City Code; and

WHEREAS, the City's Planning & Zoning Commission and City Council have held public hearings as prescribed by law with respect to the zoning and planned development of the Property and this Agreement; and

WHEREAS, it is the intent and desire of the parties hereto that development of the Property proceed as provided herein, subject to the terms and conditions of this Agreement and the amendments hereto.

NOW THEREFORE, in consideration of the above recitals and the mutual consideration as reflected in the covenants, duties and obligations herein set forth, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Description and Location of Property; Size of Property; Present Zoning.** This conditional R-OD zone shall apply to the Property. The commonly-associated address of the Property is 1909 and 2001 W. Boise Avenue, which are identified as the following parcels

R5577760345 and R5577760315 and detailed in **Exhibit A**. The Property is approximately 3.94 acres. The Property was formerly zoned R-2 and C-1D.

2. **Use Permitted by this Agreement.** The sole uses allowed pursuant to this conditional rezone as reflected in this Agreement are Multi-Family Residential and accessory uses (leasing office, amenities, etc.), Structured Parking and Accessory Uses (bike parking, etc.). The Developer agrees that this Agreement specifically allows only the uses described and specifically incorporated herein under the conditional R-OD zone. No change in the uses specified in this Agreement shall be allowed without modification of this Agreement pursuant to the requirements of Boise City Code.
3. **Construction of Use in Conditional Zone.** The development and site work shall be constructed conceptually in accordance with the conceptual plan attached hereto as **Exhibit B** and made a part hereof (the “**Conceptual Plan**”) and shall be consistent with the development standards set forth below as well as the original conditions of approval in **Exhibit C** and the housing conditions set forth in **Exhibit D**. Failure to construct the development consistent with this Agreement and the Boise City Development Code or construction in variance with this Agreement, including any amendment of this Agreement, shall constitute a default of this Agreement by the Developer.
 - a. **Development Standards.** The following items, requirements, and conditions shall be applied to the rezoning the Property to a R-OD zone.
 - i. **Development Type and Density.** This Property shall be developed as conceptually described and illustrated in **Exhibit B** (collectively, “Conceptual Plan”), and as conditioned in **Exhibit C**. Minor changes to the Development Plans may be approved through the Design Review Process. Significant changes to the Development Plans, as determined by City’s Planning Director, must be approved by Boise City Council and documented in a signed and recorded amendment to this Agreement.
 - ii. **Building Form & Scale.** The maximum building height on the Property excluding rooftop appurtenances may not exceed thirty-seven (37) feet, as measured in accordance with the Boise City Code; provided, however, rooftop appurtenances (such as parapet, elevator, stairway and mechanical penthouses), mechanical equipment (and any related screening elements) may exceed the foregoing height limitation up to forty-two (42) feet.
 - 1) The maximum number of units shall be no more than 196. The maximum number of bedrooms shall be no more than 541.
 - 2) The Floor Area Ratio of the structure can be no more than 1.56 for above ground improvements.

- 3) The minimum number of vehicular parking spaces shall be 264.
- 4) The number of secured indoor bicycle spaces shall be half the number of bedrooms. The number of external guest bicycle spaces shall be 1 space per 10 bedrooms.
- 5) A minimum of two alternative transportation options shall be provided on site. This could include an e-scooter or bikeshare hub and car share program. The existing transit routes cannot fulfill this requirement.
- 6) A maximum of one vehicular access point is allowed.
- 7) The development shall provide detached sidewalks with a minimum 8-foot landscape strip and 5-foot detached sidewalks. The landscape strip must include Class II trees where possible.
- 8) The development must mitigate for loss of caliper inches as conditioned by the Design Review Committee.

iii. **Tenant Assistance Package.** This Property shall be developed in accordance to the conditions detailed in **Exhibit D**

iv. **Sustainability Features.** The Property will be developed in a manner that incorporates sustainability features, including such features as may be recommended by the City's Public Works Department. Developer presently intends to incorporate the following sustainability features (or their equivalents): (a) Storm water detention system to capture the Project's stormwater runoff, (b) bike storage will meet or exceed Boise bike storage requirements in order to enhance the convenience of bicycles as an alternative mobility options and to prominently feature and to encourage bike commuting within the area, (c) an electric vehicle charging station will be provided in the parking garage to promote the use of low/no emission vehicles, and (d) the use of sensible "green features in the design of the Project, such as LED lighting throughout the building, EnergyStar rated appliances, low-flow plumbing fixtures, garbage/recycling chutes. Further, Developer agrees to study the feasibility of incorporating solar panels on the roof of the Project, installing a "green roof or wall" within the Project, and connecting the central hot water heating system to the City's geothermal service, provided, however, Developer will not be obligated to incorporate any studied sustainability feature unless Developer concludes that the application of that sustainability feature makes economic sense for the Project.

4. **Default.** In the event the Developer, its heirs or assigns, or subsequent owners of the

Property, or any other person acquiring an interest in the Property, changes or expands the use permitted by this Agreement without formal modification of this Agreement as allowed by Boise City Code, or fails to faithfully comply with all of the terms and conditions included in this Agreement, this Agreement may be modified or terminated by the Boise City Council upon compliance with the requirements of Boise City Code.

- a. **Amendment.** In the event the Boise City Council determines that this Agreement shall be modified, the terms of this Agreement shall be amended, and the Developer shall comply with the amended terms. Failure to comply with the amended terms shall result in default.
 - b. **Termination.** In the event the Boise City Council, after compliance with the requirements of Boise City Code, determines that this Agreement shall be terminated as a result of default, the zoning of the Property shall revert to R-ODD. All uses of the Property which are not consistent with R-ODD zoning or otherwise approved by the City shall cease.
 - c. **Right to Cure.** Notwithstanding the foregoing, in the event of a default under this Agreement or the breach of any of its terms or conditions, the party alleging default or breach shall give the other party not less than 30 days' notice of the default or breach in writing, unless an emergency exists threatening the health and safety of the public. If such an emergency exists, written notice shall be given in a reasonable time and manner in light of the circumstances. The notice shall specify the nature of the alleged default or breach and, where appropriate, the manner and period of time during which the default or breach may be satisfactorily cured. During a period of cure, the party charged with a default or breach shall not be considered in default for the purposes of termination or zoning reversion or the institution of legal proceedings. Further, if the default or breach is cured, the party that alleged the default or breach shall take no further action.
 - d. **Non-Waiver.** A waiver by the City of any default by the Developer of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions.
5. **Effective Date.** This Agreement shall be effective on the date that the City has adopted and published an ordinance by the Boise City Council zoning the Property as described herein and pursuant to case number CAR19-00025 (the “**Rezoning Ordinance**”).
 6. **Consent to Rezone.** The Developer, and its heirs, successors, assigns and personal representatives, by entering into this Agreement, do hereby agree that in the event there shall be a default in the terms and conditions of this Agreement in connection with the Property, after compliance with the requirements of Boise City Code, this Agreement shall serve as consent to a rezone of the Property to R-OD, as provided in Idaho Code section 67-6511A.

7. **Notices.** Any and all notices required to be given by either of the parties hereto shall be in writing and be deemed delivered upon personal service, if hand-delivered, or when mailed in the United States mail, certified, return receipt requested, addressed as follows:

a. To the City:

Director, Planning and Development Services Department
City of Boise City
P.O. Box 500
Boise, Idaho 83701-0500

b. To the Developer:

CDG Acquisitions, LLC
Attn: Brandt Stiles
3000 Locust Street
St. Louis, MO 63103

Either party shall give notice to the other party of any change of its address for the purpose of this section by giving written notice of such change to the other in the manner herein provided. The Developer expressly agrees to notify any successors and assigns of the need to provide the City with a current address. In the event any successor or assign fails to provide an address, the City's obligation of mailing shall be deemed accomplished by use of the address on file with the County Tax Assessor.

8. **Attorneys' Fees.** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorneys' fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination, or forfeiture of this Agreement.
9. **Time Is of The Essence.** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition, and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the party so failing to perform.
10. **Binding Upon Successors.** This Agreement shall be binding upon and inure to the benefit of the parties' respective successors, assigns, and personal representatives, including the City's corporate authorities and their successors in office. This Agreement shall be binding on the owner of the Property, each subsequent owner of the Property, and each other person acquiring an interest in the Property. This Agreement shall run with the land.
11. **Requirement for Recordation.** The City shall record this Agreement, including all exhibits attached hereto, prior to adopting and publishing the Rezoning Ordinance. If for any reason after such recordation the Boise City Council fails to adopt such an ordinance, the City shall

execute and record an appropriate instrument of release of this Agreement.

12. **Invalid Provisions.** If any provision of this Agreement is held not valid, such provision shall be deemed to be excised therefrom, and the invalidity thereof shall not affect any of the other provisions contained herein.

[end of text – signatures on following pages]

IN WITNESS WHEREOF, the parties to this Agreement have caused it to be executed.

Dated this _____ day of _____, 20__.

CITY:

CITY OF BOISE CITY,
an Idaho municipal corporation

By: _____
Lauren McLean, Mayor

ATTEST:

_____, City Clerk

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 20__, before me, the undersigned, a Notary Public in and for said State, personally appeared Lauren McLean, known or identified to me to be the Mayor of the City of Boise City, the Idaho municipal corporation that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said Idaho municipal corporation, and acknowledged to me that such Idaho municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho
My commission expires: _____

DEVELOPER:

CDG Acquisitions, LLC,
A Missouri limited liability company

By: _____

[notary blocks for developer entities on following page]

STATE OF IDAHO)
) ss.
County of Ada)

On this____ day of_____, 20__, before me, a notary public in and for the State of Idaho, personally appeared Brandt Stiles, known or identified to me the Manager of CDG Acquisitions, LLC, the Missouri limited liability company that signed the within and foregoing instrument, and acknowledged to me that such Missouri limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho
My commission expires:_____

EXHIBIT A
Property Legal Description



LEGAL DESCRIPTION

Page 1 OF 1

October 28, 2019
Project No.: 119064

EXHIBIT "A"
CDG BOISE HOUSING
REZONE AREA DESCRIPTION

A parcel of land located in the southeast quarter of the northwest quarter of Section 15, Township 3 North, Range 2 East, Boise Meridian, City of Boise, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Corner common to Sections 15 and 16 of said Township 3 North, Range 2 East;

Thence South 89°48'19" East, a distance of 2669.92 feet on the east-west mid-section line of said Section 15 to the Center One Quarter Corner of said Section 15;

Thence North 45°03'09" West, a distance of 485.30 feet to a point being the approximate location of the centerline intersection of West Boise Avenue and South Protest Road, said point being the POINT OF BEGINNING;

Thence South 34° 48' 07" West, a distance of 114.21 feet on the approximate centerline of said South Protest Road to a point of curve;

Thence 74.63 feet on the arc of a curve to the left, having a radius of 1447.38 feet, a central angle of 02° 57' 16", and whose long chord bears South 34° 57' 56" West, 74.63 feet on the approximate centerline of said South Protest Road;

Thence North 48° 02' 36" West, a distance of 192.52 feet;

Thence South 44° 42' 53" West, a distance of 211.30 feet to a point on the common boundary line between Mesa Vista (Subdivision), as same is shown on the Plat thereof, recorded in Book 10 of Plats at Page 531 of Ada County Records, and McDonald Tract (Subdivision), as same is shown on the Plat thereof, recorded in Book 8 of Plats at Page 350 of Ada County Records;

Thence North 28° 45' 46" West, a distance of 95.66 feet on said common boundary line;

Thence North 41° 58' 46" West, a distance of 273.75 feet on said common boundary line to a point common with the southerly corner of Wood Bridge Townhouses (Subdivision) as same is shown on the Plat thereof, recorded in Book 51 of Plats at Page 4379 of Ada County Records;

Thence North 44° 42' 53" East, a distance of 365.25 feet on the boundary line of said Wood Bridge Townhouses (Subdivision) to a point on the approximate centerline of West Boise Avenue;

Thence South 45° 06' 32" East, a distance of 525.00 feet on the approximate centerline of said West Boise Avenue to the POINT OF BEGINNING.

The above described parcel contains 3.94 acres more or less.

PREPARED BY:

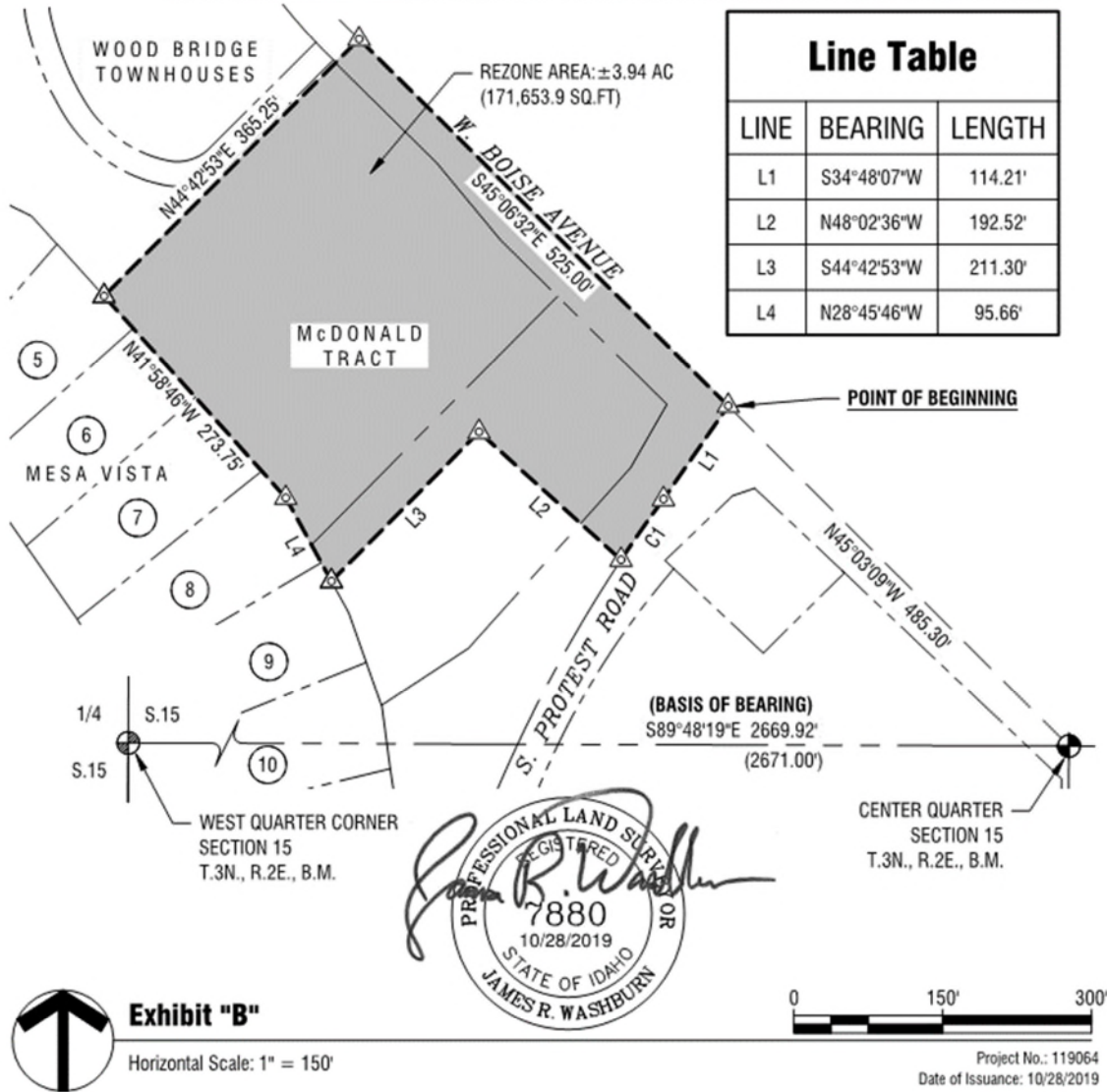
The Land Group, Inc.

James R. Washburn



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	74.63'	1,447.38'	2°57'16"	S34°57'56"W	74.63'

Line Table		
LINE	BEARING	LENGTH
L1	S34°48'07"W	114.21'
L2	N48°02'36"W	192.52'
L3	S44°42'53"W	211.30'
L4	N28°45'46"W	95.66'



File Location: g:\2019\119064\cdg\survey\exhibits\119064_mesa 119064.dwg
Last Printed By: dan rems
Date Printed: Monday, October 28, 2019 at 10:43 AM



**CDG Boise Housing
Rezone Exhibit**

1 of 1

EXHIBIT B
Conceptual Plans

EXHIBIT C

Action Letter from Boise City Council
(with Conditions of Approval)

EXHIBIT D
Housing Conditions

Developer agrees to provide one (1) tenant assistance package, on the terms set forth herein, to the current tenants of each of the seventeen dwelling units (i.e., twelve (12) 2-bedroom units and five (5) 1-bedroom units) located on the Property (the Ridenbaugh Place Apartments) that are occupied as of September 11, 2020. Developer is obligated to provide a total of seventeen (17) tenant assistance packages. If a covered dwelling unit is leased by one person, then that person will be the “**Tenant**” of the dwelling unit, and if more than one person leases the dwelling unit, then all such persons will collectively, and not individually, be the “**Tenant**” of the dwelling unit.

Developer will provide each Tenant with the following tenant assistance package:

1. **Vacation Notice.** Developer will provide each Tenant with least six (6) months advance notice of the date that the Tenant must fully vacate from the Property (the “**Vacation Date**”). To be eligible for the tenant assistance package, each Tenant must promptly confirm receipt of the notice and Tenant’s agreement to fully vacate from the Property prior to the Vacation Date identified in the notice.
2. **Location Assistance.** Upon request by a Tenant, Developer will provide the requesting Tenant with assistance in finding a similarly-priced, similarly-sized and similarly-located dwelling unit using local property management companies.
3. **Relocation Reimbursement.** Developer will pay each Tenant a lump sum as follows to reimburse Tenant for relocation costs (the “**Relocation Reimbursement**”): (a) \$4,000 if the Tenant currently rents a 1-bedroom unit; or (b) \$5,500 if the Tenant currently rents 2-bedroom unit. Developer will pay the Relocation Reimbursement to each Tenant promptly after Tenant certifies to Developer (and Developer confirms) that Tenant has fully and properly vacated the Property; provided, however, Developer may, but will not be required to, pay the Relocation Reimbursement to a Tenant early. Developer will not be obligated to pay a Relocation Reimbursement to any Tenant that does not fully and properly vacate the Property by the Vacation Date.
4. **Opportunity to Rent an Income Restricted Unit in the Project.** Developer will provide each Tenant with the opportunity, as set forth herein, to rent an income restricted unit in the Project when it is completed, regardless of whether or not the Tenant then meets the otherwise applicable income limitations for an income restricted unit. Each Tenant of a 1-bedroom unit will be offered a studio unit or a 1-bedroom unit in the Project, and each Tenant of a 2-bedroom unit will be offered a 2-bedroom unit in the Project. For the first three (3) years after the first occupancy of the Project by any tenant, the base rent for each income restricted unit in the Project will not exceed the applicable rate identified in Section 5 of this Exhibit. Developer will provide each Tenant with written notice of the

opportunity identified herein, to the address provided by the Tenant, at least six (6) months prior to available occupancy in the Project. Each Tenant will have one (1) month from the date of the offer notice to accept the opportunity by written notice to Developer and by execution of a lease for the income restricted unit on Developer's then current standard form. With the exception of the rental rate (which must be as provided below), Developer's offer to each Tenant must be on substantially similar terms as Developer rents similar units in the Project to others. Nothing in this Exhibit will require Developer to lease any dwelling unit to a Tenant that does not comply with Developer's then current tenant requirements for the Project.

5. **Income Restricted Standard.** As used herein, the term "income restricted" means 60% of "Median Family Income" for the Boise City, ID HUD Metro FMR Area for the applicable family size as defined by the HUD ("60% AMI"); provided, however, if HUD does not publish a 60% AMI calculation (as is currently the case), the 60% AMI will be 75% of 80% "Median Family Income" for the Boise City, ID HUD Metro FMR Area for the applicable family size as defined by the HUD (i.e., $60\%/80\% = 75\%$). The base rent (excluding utilities, if any) in each income restricted unit cannot exceed 30% of 60% AMI, pursuant to the following charts:

Income restricted Unit Size	Standard for Calculating Maximum Rent per month for Income restricted Units (using 75% of the Maximum Monthly Rent for 80% AMI)	Calculation of Maximum Rent using 60% AMI currently in effect (2020)
2-bedroom unit	$((30\% \times 80\% \text{ AMI for 2 persons}) / 12) \times 75\% = \text{Maximum Rent per month.}$	$\$1,197.50 \times 75\% = \898.13 per month
1-bedroom unit	$((30\% \times 80\% \text{ AMI for 1 person}) / 12) \times 75\% = \text{Maximum Rent per month.}$	$\$1,047.50 \times 75\% = \785.63 per month
Studio (or Efficiency) unit	$((30\% \times 80\% \text{ AMI for 1 person}) / 12) \times 75\% = \text{Maximum Rent per month, less the difference in rents calculated above (2-BD - 1-BD), which is } \$112.19 \text{ per month.}$	$\$785.63 - \$112.50 = \$673.13$ per month.

Nothing herein shall limit the occupancy of any unit by any number of persons in accordance with applicable law.

6. **Offer of Income Restricted Units to Others.** If fewer than ten (10) units in the Project are

leased to Tenants, then Developer will make up to ten (10) units total, including units rented by Tenants, available for rent by qualifying members of the public on the same terms as offered to Tenants (i.e., at the rent rate identified above for the first three years to tenants making 60% AMI).

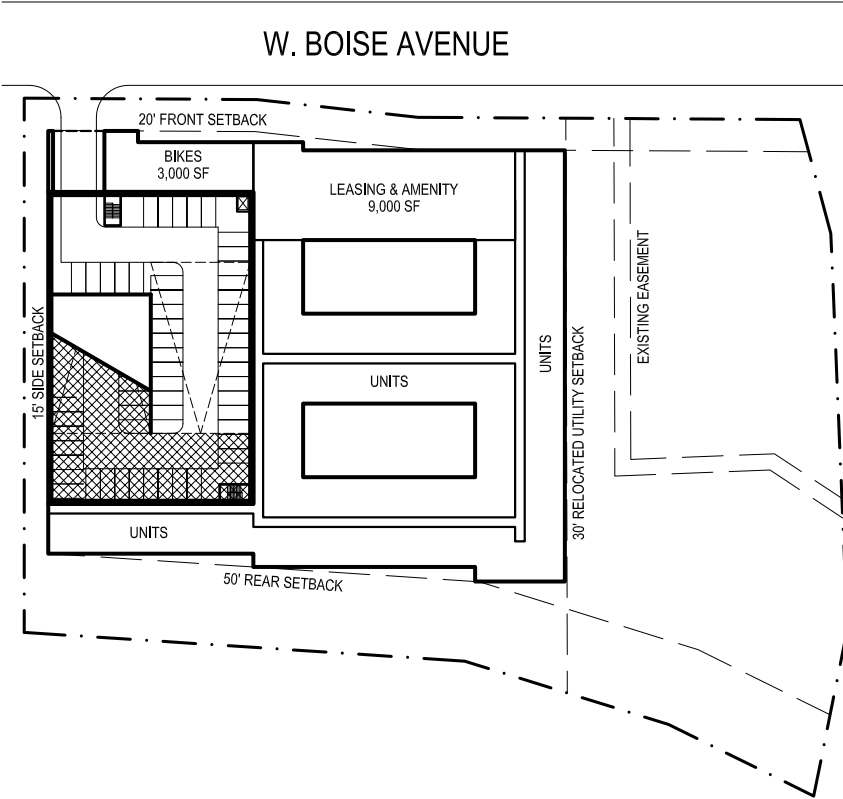
7. **Annual Reports.** After leasing units in the Project, Developer will provide City with a written report by March 1 of each year that provides reasonable evidence that the income restricted units have been leased and/or operated in compliance with this Exhibit during the prior calendar year.
8. **No Third Party Beneficiaries.** Tenants will not be a third party beneficiary of this Exhibit. The City will be the only party with the right to enforce the terms of this Exhibit.
9. **Tenants.** If a Tenant is comprised of more than one person, then any notice or communication received by any person that comprises a Tenant will be deemed to have been received by (and binding upon) all such persons; and any notice or communication given to Developer from any such person will be deemed to have been given by (and binding upon) all such persons.
10. **Expiration.** The obligations of this exhibit will expire three (3) years from the date of first occupancy of the Project by any tenant.

Exhibit 3

CDG
Student Housing
2001 W. Boise Avenue
Site Test Fit
Scheme 2
03.13.19

PROJECT SUMMARY					
LOT AREA	126,324	SF	2.9	ACRES	
DENSITY	74	UNITS/ACRE			
PROGRAM FOOTPRINT	48,300				
PARKING DECK FOOTPRINT	24,900	5 LEVELS			
TOTAL BUILDING FOOTPRINT	73,200				
FAR	2.0				
BUILDING MAX HEIGHT	65'-0"				
TOTAL UNITS	214	UNITS	639	BEDS	900 SF AVG
				UNIT %	BED %
MICRO	31	UNITS	31	BEDS	14.49%
MICRO	31	UNITS	31	BEDS	14.49%
2 BEDROOM	32	UNITS	64	BEDS	14.95%
4 BEDROOM/SHARED	63	UNITS	252	BEDS	29.44%
4 BEDROOM MACRO/SHARED	24	UNITS	96	BEDS	11.21%
5 BEDROOM MACRO/SHARED	33	UNITS	165	BEDS	15.42%
TOTAL RESIDENTIAL PROVIDED	29,400	NRSF			
TOTAL PARKING REQUIRED	267	SPACES			
STANDARD	312	SPACES			
HANDICAP	8	SPACES			
SURFACE	0	SPACES			
TOTAL PARKING PROVIDED	320	SPACES	1.17	RESIDENTIAL RATIO	
BIKE STORAGE	6,150	SF			
TOTAL BUILDING AREA	246,820	GSF			
ZONING SUMMARY					
ZONING:	RE-ZONED TO DISTRICTR-O RESIDENTIAL - OFFICE				
PARKING REQUIREMENTS:	0.75/STUDIO, 1.25/2BED. 1.5/3+ BED - CAN REDUCE 30%				
PARKING SPACE DIMENSIONS:	9'-0" WIDE X 20'-0" DEEP				
AISLE DIMENSIONS:	22' - 0"				
LOADING REQUIREMENTS:					
BIKE REQUIREMENTS:	ONE SPACE PER UNIT AND ONE SPACE PER 10 CAR SPACES				
SETBACK REQUIREMENTS:	FRONT 20', SIDE 15', REAR 50'				

FIRST FLOOR PLAN
48,300 GSF
12,000 SF AMENITY
36,300 SF RESIDENTIAL



TYPICAL FLOOR PLAN
49,630 GSF
x 4 FLOORS

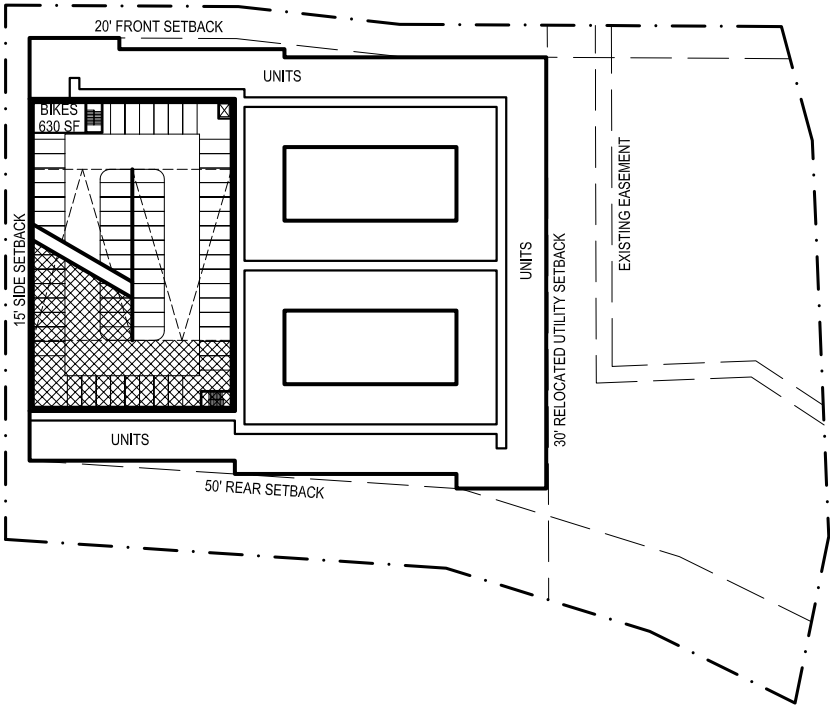


Exhibit 4



CDG - 2001 W Boise Ave
Boise, ID
08/20/19

Conceptual Renderings



Exhibit 5

W. BOISE AVE.

S. PROTEST RD.

DEVELOPMENT DATA

210,495 GSF RESIDENTIAL TOTAL

UNIT MIX

STUDIO 23.7%
2 BED 29.4%
3 BED 0.5%
4 BED 39.2%
5 BED 7.2%

194 TOTAL UNITS

PARKING

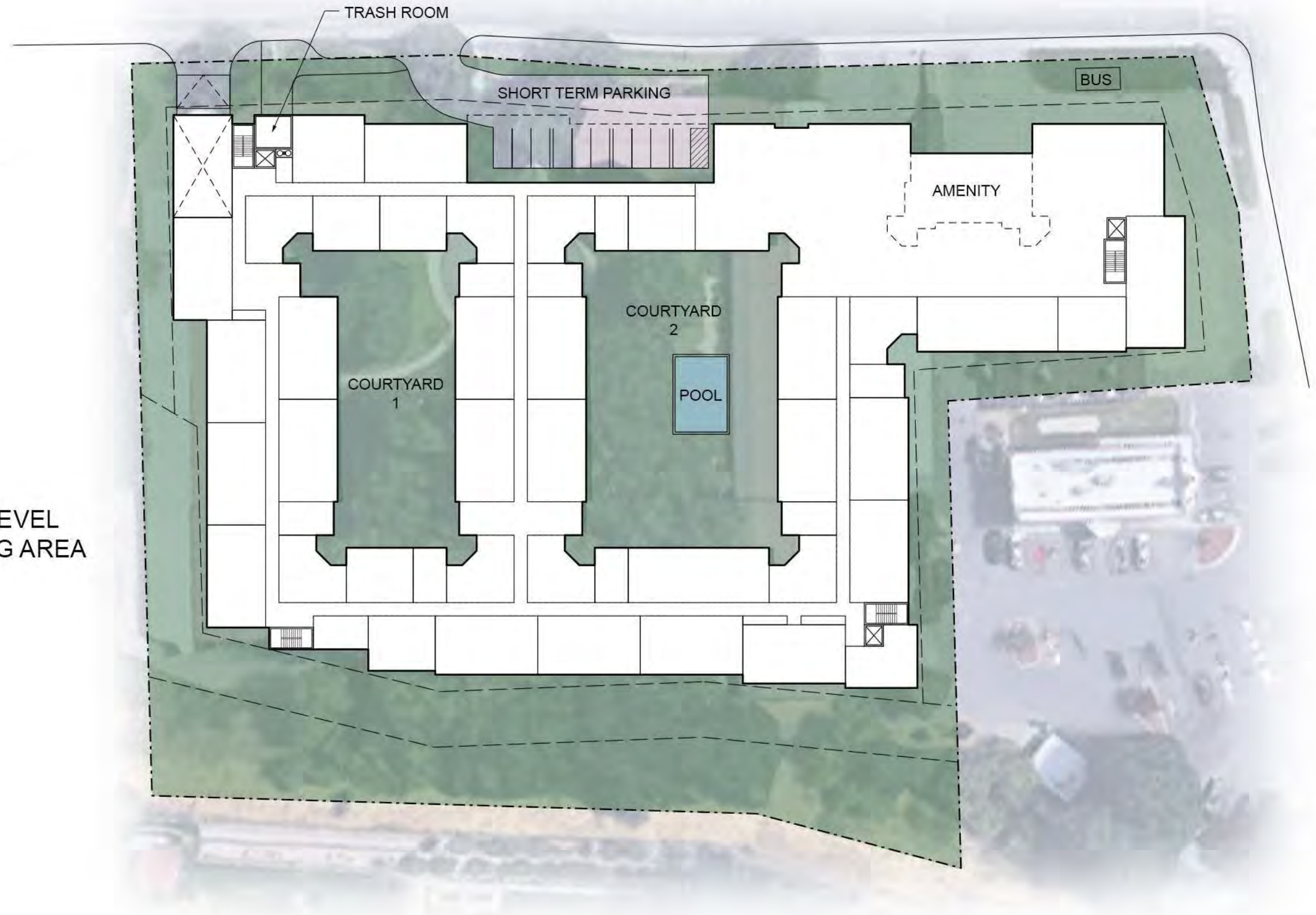
257 SPACES @ UNDERGROUND LEVEL
10 SPACES @ ON-GRADE PARKING AREA
267 SPACES PROVIDED TOTAL

(262 SPACES REQUIRED)

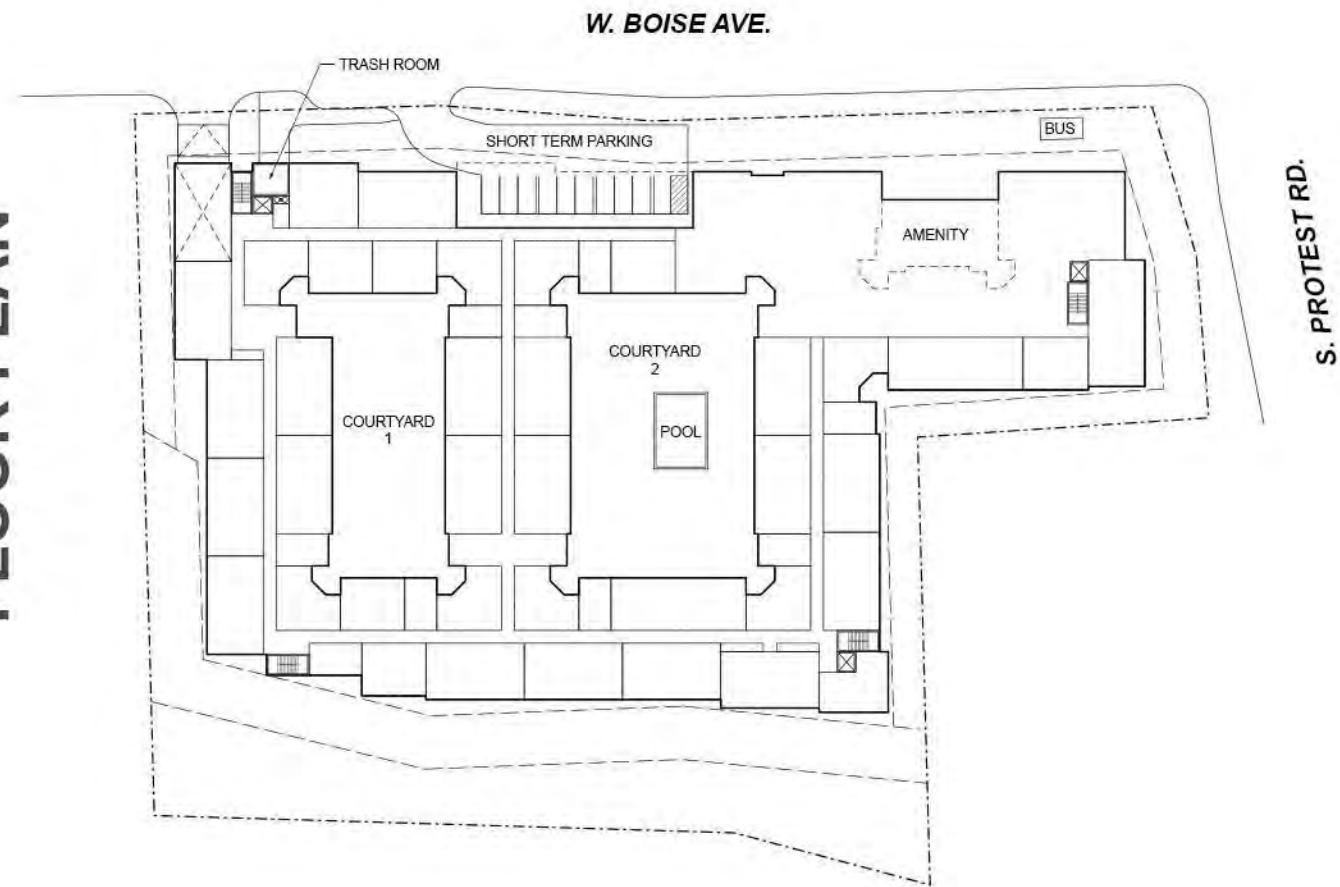
BIKE PARKING

220 SPACES PROVIDED TOTAL

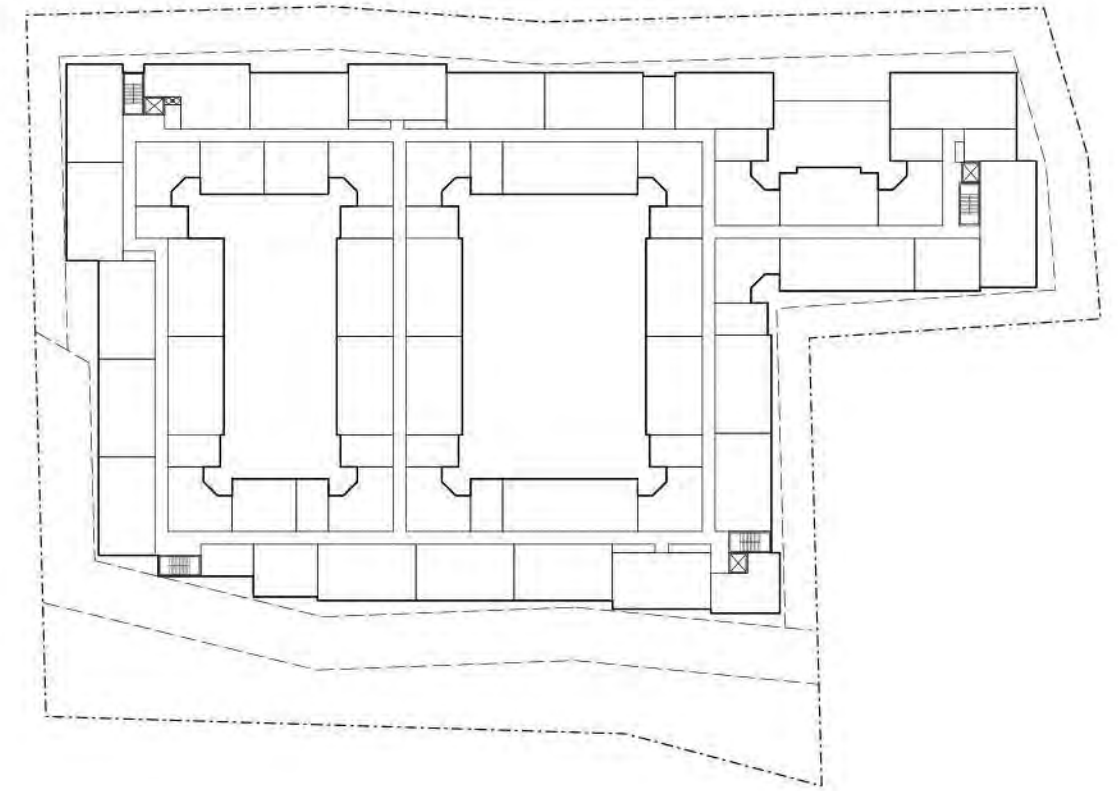
(220 SPACES REQUIRED)



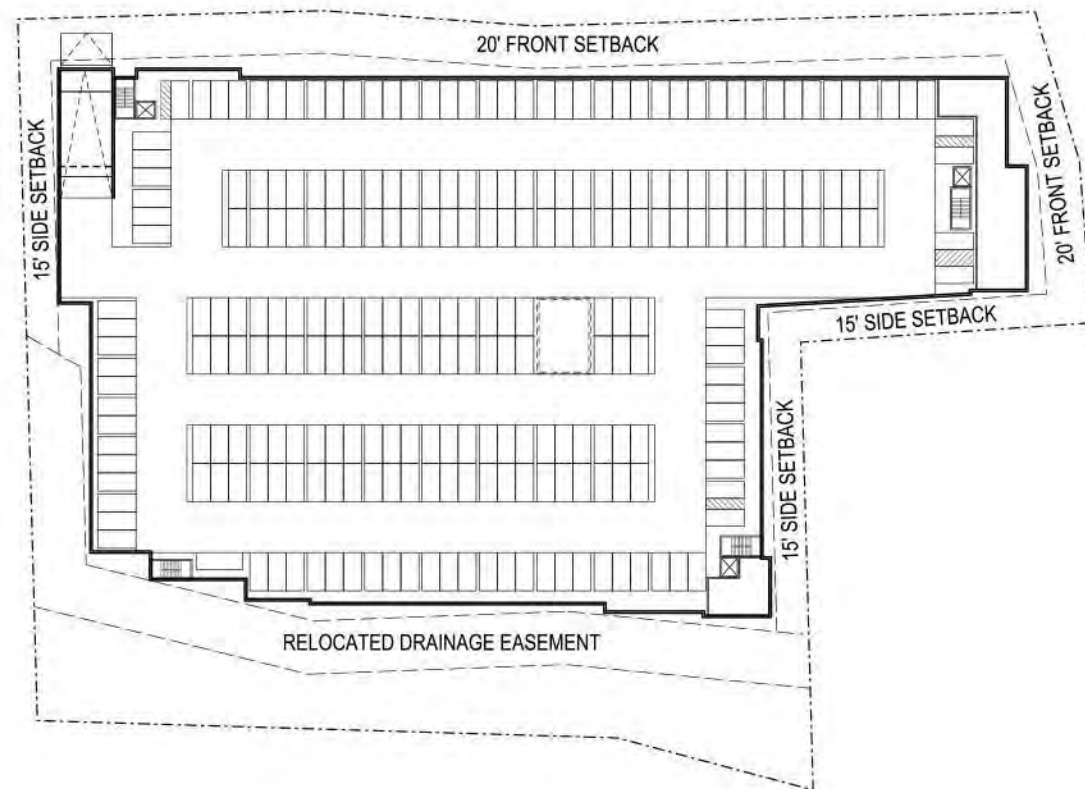
GROUND FLOOR PLAN



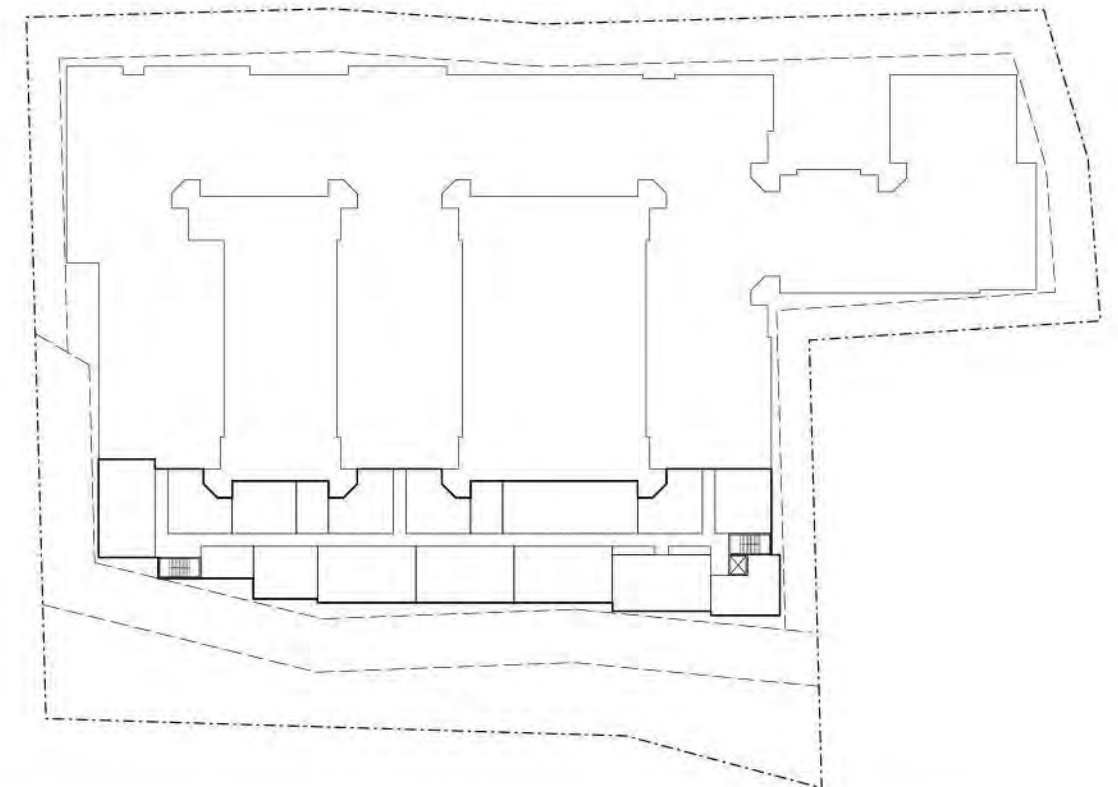
FLOORS 2-3 PLAN (TYPICAL)



UNDERGROUND FLOOR PLAN



FLOOR 4 PLAN



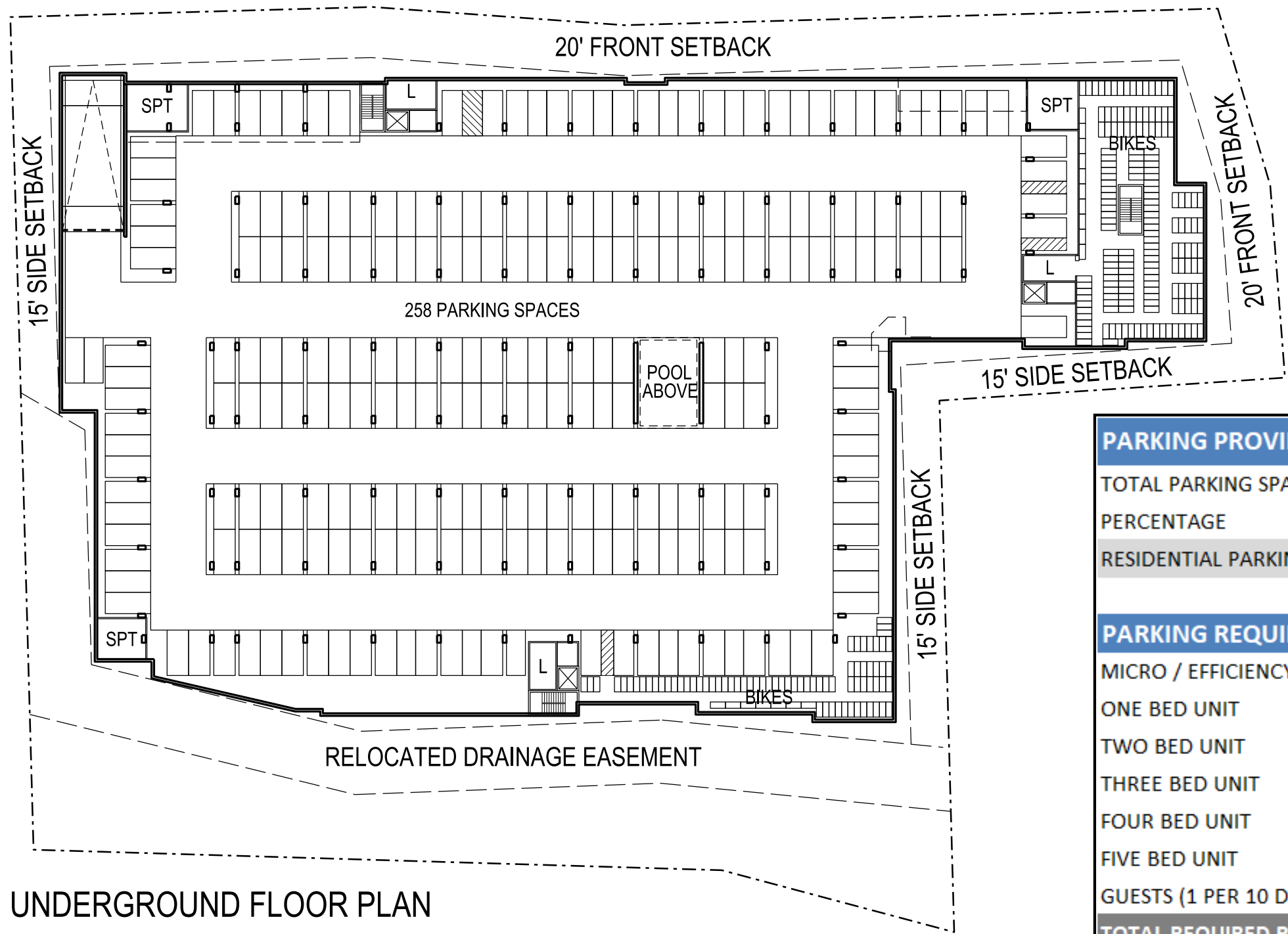
COLLEGIATE
DEVELOPMENT
GROUP

FLOOR PLANS
2001 W BOISE AVE STUDENT HOUSING
BOISE, ID



Exhibit 6

COLLEGIATE DEVELOPMENT GROUP
2001 W. BOISE AVE STUDENT HOUSING
03.09.20
1" = 50'



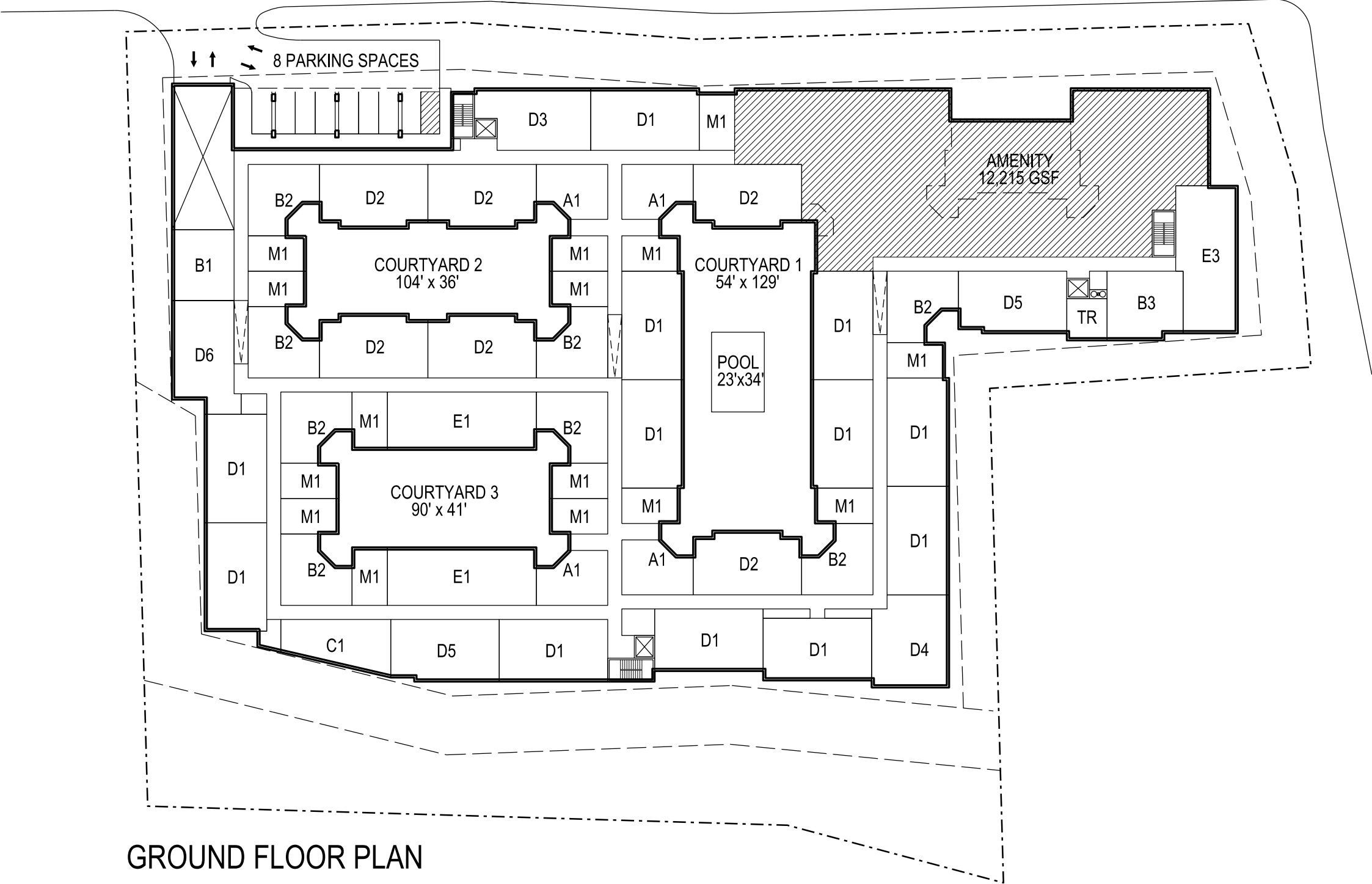
UNDERGROUND FLOOR PLAN

UNIT MIX	UNIT COUNT	BED COUNT
MICRO / EFFICIENCY UNIT	53	53
ONE BED UNIT	4	4
TWO BED UNIT	40	80
THREE BED UNIT	3	9
FOUR BED UNIT	85	340
FIVE BED UNIT	11	55
TOTALS	196	541

PARKING PROVIDED	STANDARD	COMPACT	HANDICAP	TOTAL
TOTAL PARKING SPACES	202	54	8	264
PERCENTAGE	76.5%	20.5%	3.0%	
RESIDENTIAL PARKING RATIO (SPACES / U)				1.35

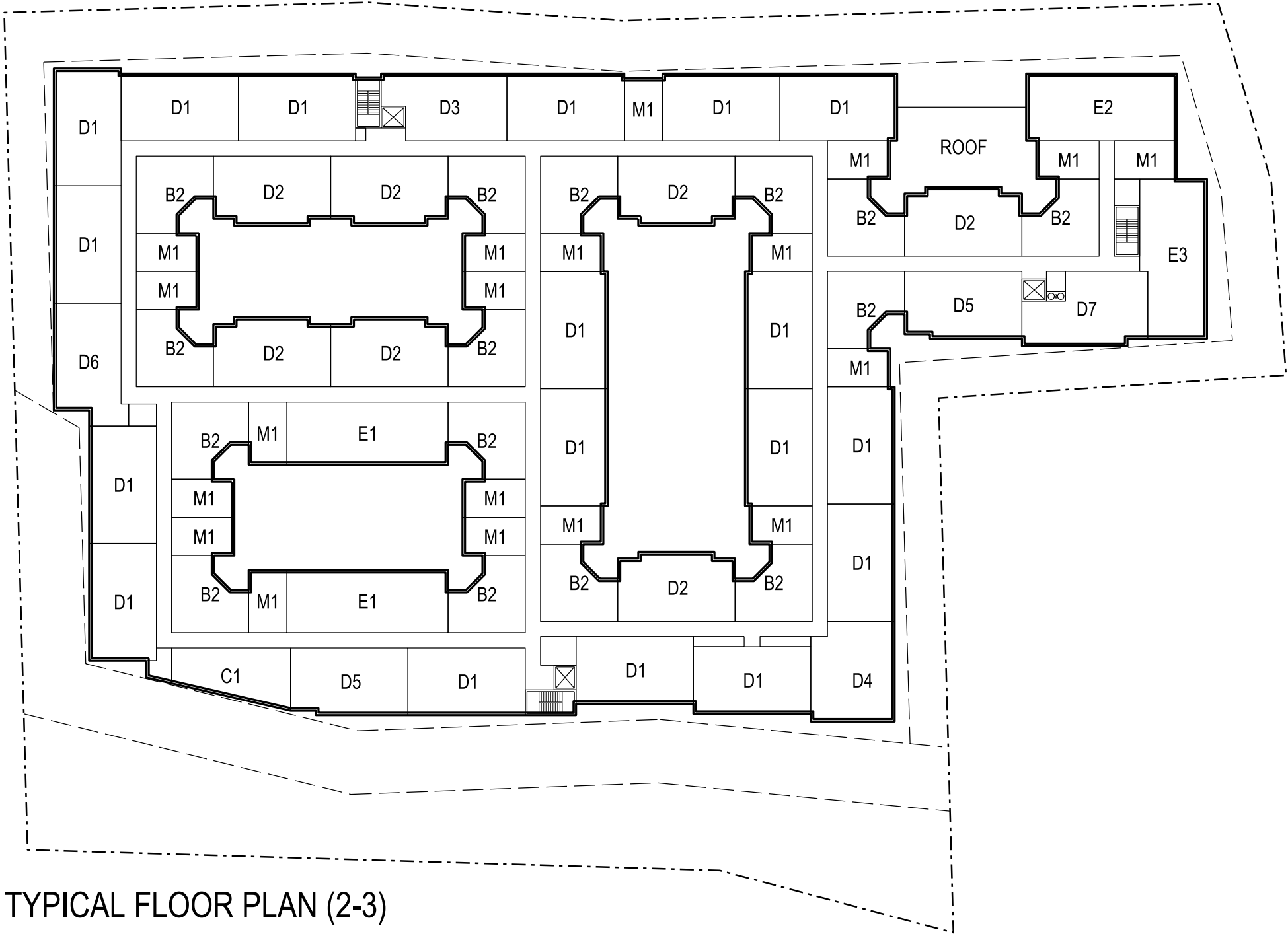
PARKING REQUIRED	SPACES / UNIT	UNIT TOTAL	TOTAL
MICRO / EFFICIENCY UNIT	0.75	53	40
ONE BED UNIT	1	4	4
TWO BED UNIT	1.25	40	50
THREE BED UNIT	1.5	3	5
FOUR BED UNIT	1.5	85	128
FIVE BED UNIT	1.5	11	17
GUESTS (1 PER 10 DWELLING UNITS)	0.1	196	20
TOTAL REQUIRED PARKING SPACES			264

COLLEGIATE DEVELOPMENT GROUP
2001 W. BOISE AVE STUDENT HOUSING
03.09.20
1" = 50'



GROUND FLOOR PLAN

COLLEGIATE DEVELOPMENT GROUP
2001 W. BOISE AVE STUDENT HOUSING
03.09.20
1" = 50'



TYPICAL FLOOR PLAN (2-3)



COLLEGIATE
DEVELOPMENT
GROUP

CONCEPTUAL RENDERING 1
2001 W BOISE AVE STUDENT HOUSING
BOISE, ID





COLLEGIATE
DEVELOPMENT
GROUP

CONCEPTUAL RENDERING 2
2001 W BOISE AVE STUDENT HOUSING
BOISE, ID





COLLEGIATE
DEVELOPMENT
GROUP

CONCEPTUAL RENDERING 3
2001 W BOISE AVE STUDENT HOUSING
BOISE, ID



Exhibit 7



**ORIGINAL
4-STORY SCHEME**

NEIGHBOR'S VIEWS PARTIALLY
OBSCURED, GARAGE & LIGHTING
VISIBLE, AND RESIDENTIAL
CONDENSERS PARTIALLY VISIBLE



**PREVIOUS
3 & 4-STORY SCHEME**

NEIGHBOR'S VIEWS LESS
OBSCURED, PARKING RELOCATED
UNDERGROUND, & RESIDENTIAL
CONDENSERS ON LOW ROOF
ONLY & SCREENED BY 4TH STORY



**PREVIOUS
3-STORY SCHEME**

NEIGHBOR'S VIEWS CLEAR,
PARKING UNDERGROUND,
RESIDENTIAL CONDENSERS
VISIBLE & WHITE ROOF
COULD CREATE GLARE



**CURRENT
3-STORY SCHEME**

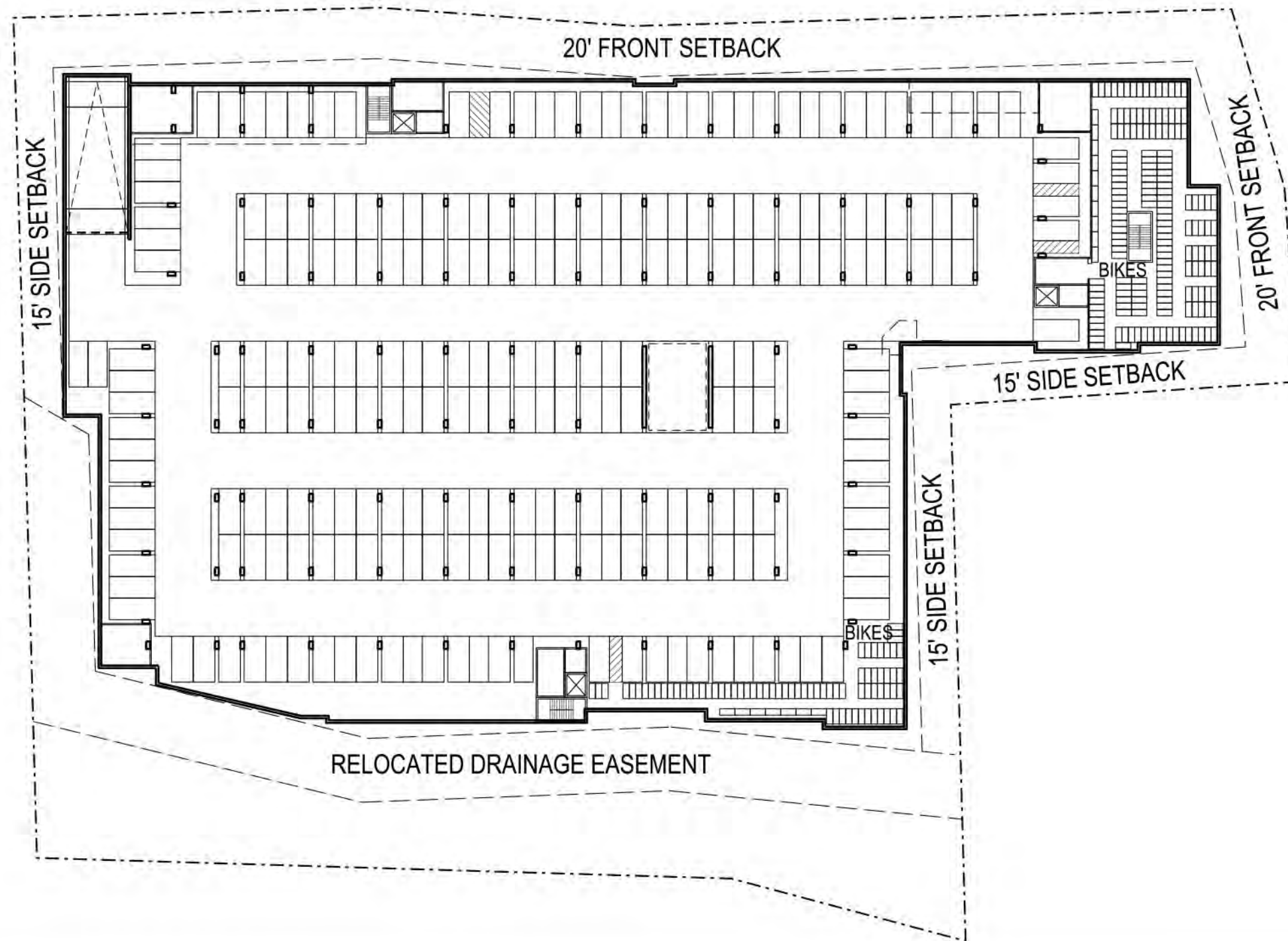
NEIGHBOR'S VIEWS CLEAR,
PARKING UNDERGROUND,
NO RESIDENTIAL CONDENSERS
AND ROOF COLOR CHANGED
TO GREEN FOR BETTER VIEWS

Exhibit 8

3D Video Download link:

<https://nexus3dconsulting.sharefile.com/share/view/sf5d4ae737f54884a>

***Must open AVI file with Windows Media Player**



COLLEGIATE
DEVELOPMENT
GROUP

UNDERGROUND FLOOR PLAN
2001 W BOISE AVE STUDENT HOUSING
BOISE, ID

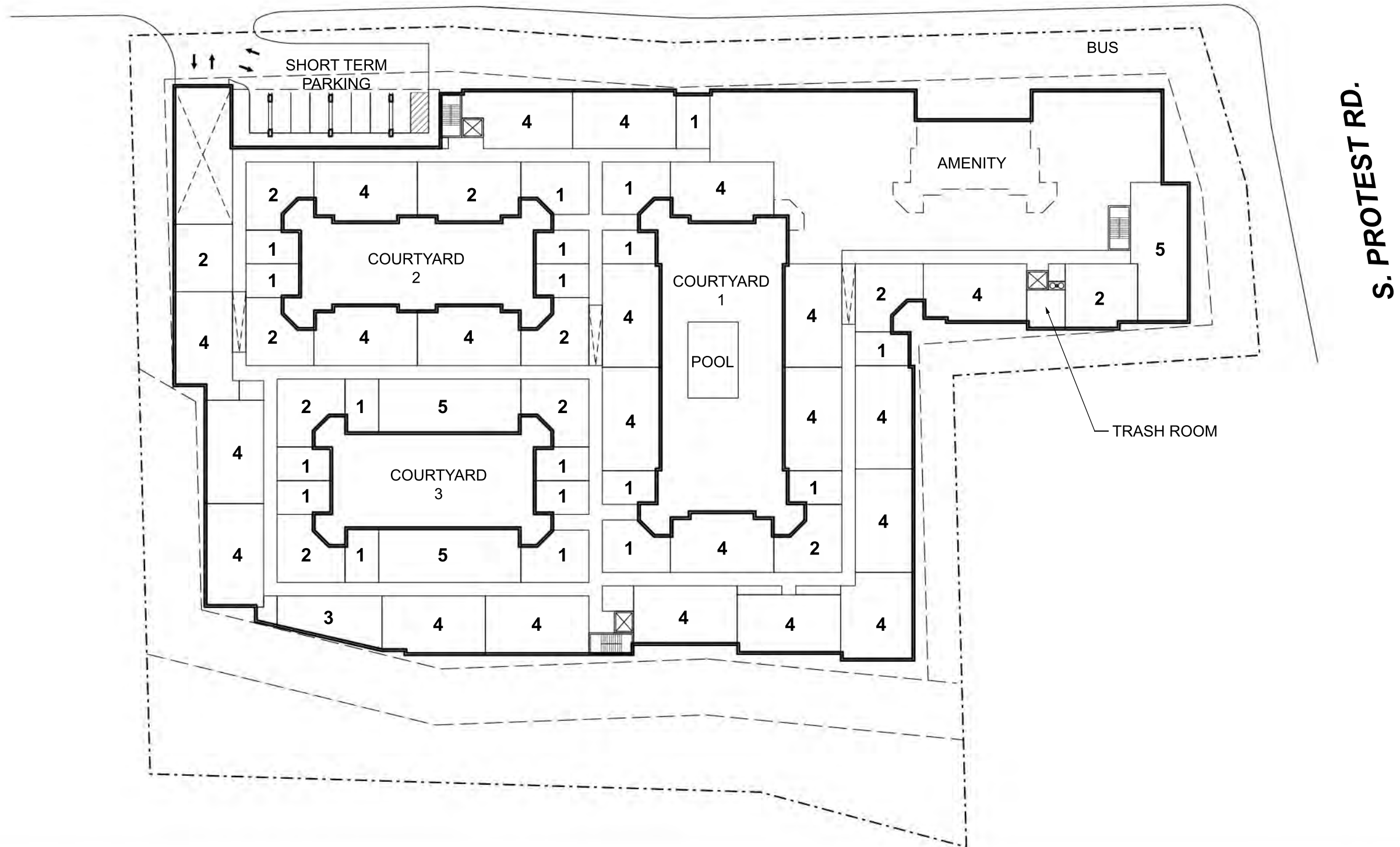


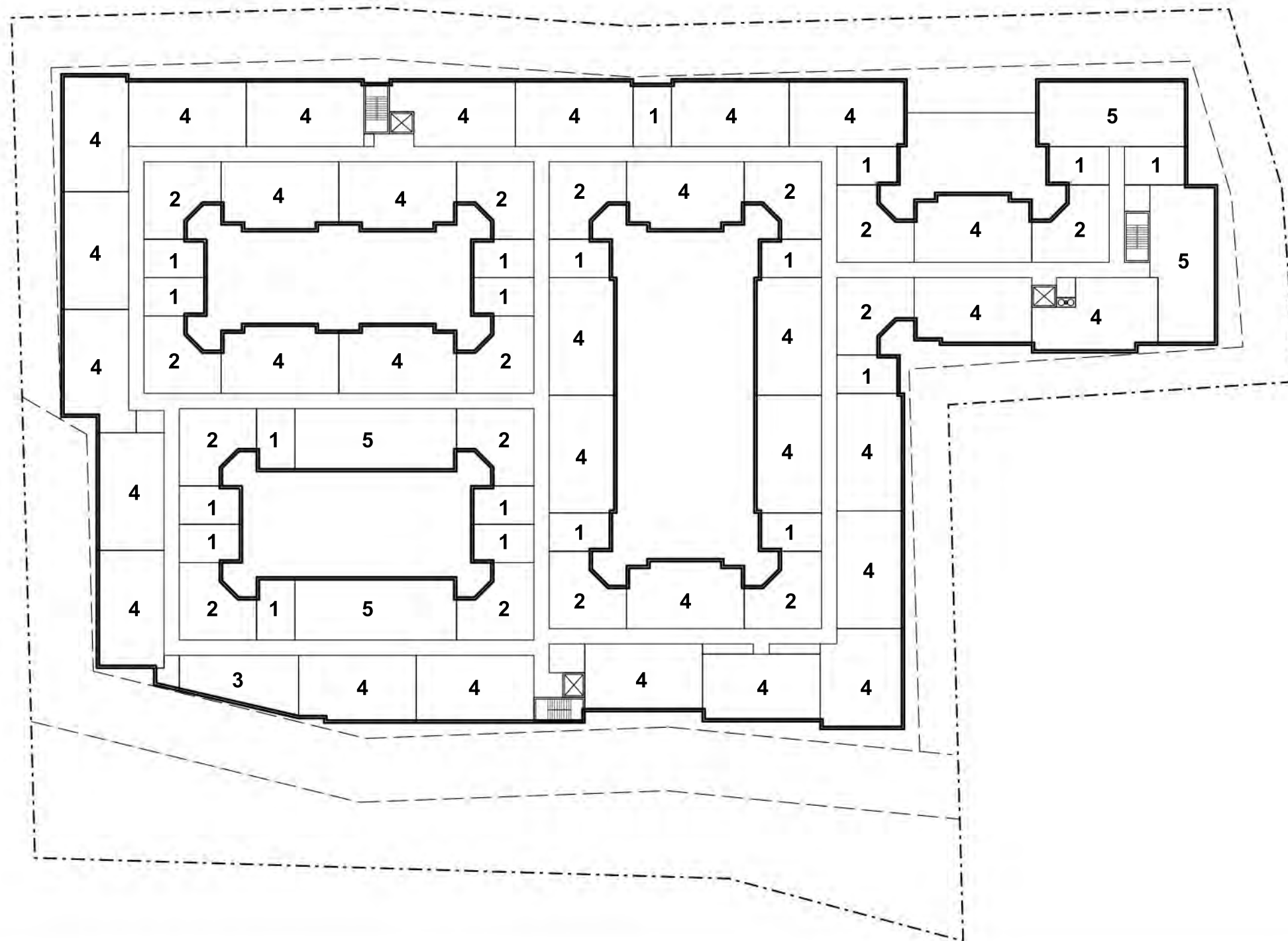
RENDERING 2

RENDERING 1

RENDERING 3

W. BOISE AVE.





FLOORS 2-3 PLAN (TYPICAL)
 2001 W BOISE AVE STUDENT HOUSING
 BOISE, ID

UNIT TYPE	DESCRIPTION	BEDROOMS/UNIT	UNIT NRSF	1ST FLOOR	2ND & 3RD FLOOR	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	UNIT MIX	BED MIX
S1	STUDIO / 1 BATH	1	373	15	19	53	53	19,769	27.0%	9.8%
		Avg. NRSF	373			53	53	19,769	27.0%	9.8%
A1	1 BEDROOM / 1 BATH	1	645	4	0	4	4	2,580	2.0%	0.7%
		Avg. NRSF	645			4	4	2,580	2.0%	0.7%
B1	2 BEDROOM / 2 BATH	2	799	1	0	1	2	799	0.5%	0.4%
B2	2 BEDROOM / 2 BATH	2	763	8	15	38	76	28,994	19.4%	14.0%
B3	2 BEDROOM / 2 BATH	2	932	1	0	1	2	932	0.5%	0.4%
		Avg. NRSF	768			40	80	30,725	20.4%	14.8%
C1	3 BEDROOM / 3 BATH	3	907	1	1	3	9	2,721	1.5%	1.7%
		Avg. NRSF	907			3	9	2,721	1.5%	1.7%
D1	4 BEDROOM / 4 BATH	4	1,226	12	18	48	192	58,848	24.5%	35.5%
D2	4 BEDROOM / 4 BATH	4	1,225	6	7	20	80	24,500	10.2%	14.8%
D3	4 BEDROOM / 4 BATH	4	1,182	1	1	3	12	3,546	1.5%	2.2%
D4	4 BEDROOM / 4 BATH	4	1,267	1	1	3	12	3,801	1.5%	2.2%
D5	4 BEDROOM / 4 BATH	4	1,208	2	2	6	24	7,248	3.1%	4.4%
D6	4 BEDROOM / 4 BATH	4	1,225	1	1	3	12	3,675	1.5%	2.2%
D7	4 BEDROOM / 4 BATH	4	1,238	0	1	2	8	2,476	1.0%	1.5%
		Avg. NRSF	1,225			85	340	104,094	43.4%	62.8%
E1	5 BEDROOM / 5 BATH	5	1,572	2	2	6	30	9,432	3.1%	5.5%
E2	5 BEDROOM / 5 BATH	5	1,577	0	1	2	10	3,154	1.0%	1.8%
E3	5 BEDROOM / 5 BATH	5	1,583	1	1	3	15	4,749	1.5%	2.8%
		Avg. NRSF	1,576			11	55	17,335	5.6%	10.2%
TOTALS			904	56	70	196	541	177,224	100%	100%

PARKING PROVIDED	STANDARD	COMPACT	HANDICAP	TOTAL
TOTAL PROVIDED PARKING SPACES	202	54	8	264
PERCENTAGE	76.5%	20.5%	3.0%	
RESIDENTIAL PARKING RATIO (SPACES / UNIT)				1.35

PARKING REQUIRED	SPACES / UNIT	UNIT TOTAL	TOTAL
STUDIO UNIT	0.75	53	40
ONE BED UNIT	1	4	4
TWO BED UNIT	1.25	40	50
THREE BED UNIT	1.5	3	5
FOUR BED UNIT	1.5	85	128
FIVE BED UNIT	1.5	11	17
GUESTS (1 PER 10 DWELLING UNITS)	0.1	196	20
TOTAL REQUIRED PARKING SPACES			264

BIKE SPACES REQUIRED	
1 / UNIT	196
1 / 10 REQ. PARKING SPACES	27
TOTAL REQUIRED BIKE SPACES	223
TOTAL PROVIDED BIKE SPACES	252

FLOOR AREA RATIO SUMMARY	GSF
GROUND FLOOR RESIDENTIAL	61,745
SECOND & THIRD FLOOR	74,270
RESIDENTIAL GSF	210,285
GROUND FLOOR LEASING / AMENITY	12,215
LEASING / AMENITY GSF	12,215
PARKING GSF	93,390
COURTYARD 1	7,620
COURTYARD 2	4,510
COURTYARD 3	4,250
COURTYARD GSF	16,380
TOTAL BUILDING AREA EXCL. PARKING (GSF)	222,500
TOTAL BUILDING AREA INCL. PARKING (GSF)	315,890
NET TO GROSS RATIO (EXCL. AMENITY)	84.3%

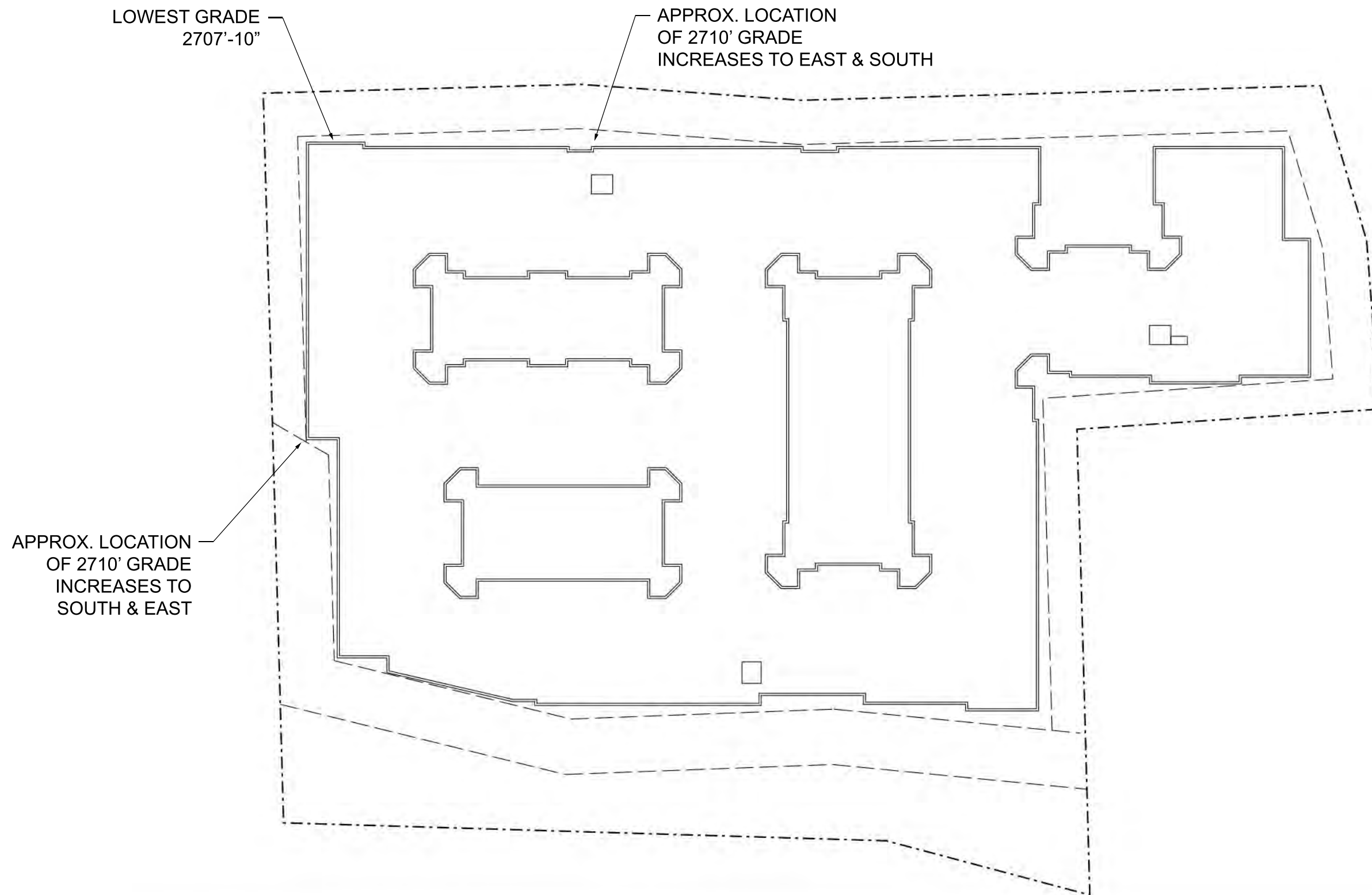
PROJECT SUMMARY	
LOT AREA (SF)	142,750
DENSITY (UNITS / ACRE)	60
BUILDING FOOTPRINT (GROUND LEVEL)	73,960
FAR	1.56



COLLEGIATE
DEVELOPMENT
GROUP

PROJECT SUMMARY 2001 W BOISE AVE STUDENT HOUSING BOISE, ID





HEIGHT CALCULATIONS:

LOWEST GRADE (NW CORNER):
2707'-10"

85% OF GRADE ALONG BUILDING
PERIMETER IS 2710'-0" OR HIGHER

ROOF HEIGHT OF 3-STORY BUILDING:
2744'-10"
37' FROM LOWEST GRADE
35' OR LESS FROM 85% OF GRADE

HIGHEST ELEVATOR OVERRUN:
2749'-10"
42' FROM LOWEST GRADE
40' FROM NEAREST GRADE



WEST ELEVATION



NORTH ELEVATION (W. BOISE AVE)



COLLEGIATE
DEVELOPMENT
GROUP

PRELIMINARY ELEVATIONS
2001 W BOISE AVE STUDENT HOUSING
BOISE, ID



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EAST ELEVATION (S. PROTEST RD)



SOUTH ELEVATION



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DEVELOPMENT
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CONCEPTUAL RENDERING 1
2001 W BOISE AVE STUDENT HOUSING
BOISE, ID





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CONCEPTUAL RENDERING 2
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BOISE, ID





COLLEGIATE
DEVELOPMENT
GROUP

CONCEPTUAL RENDERING 3
2001 W BOISE AVE STUDENT HOUSING
BOISE, ID

