



LINDGREN:LABRIE
ARCHITECTURE

November 28, 2017

Leon Letson
City of Boise Planning and Zoning
150 Capitol Blvd.
Boise, Idaho 83702

RE: Planned Unit Development Application
Orchard Lofts Mixed-Use Building – 1610 N. Orchard Street – Boise, Idaho

Mr. Letson -

Please accept this narrative to accompany the Planned Unit Development application submittal for the new Orchard Lofts mixed-use building at the southeast corner of N. Orchard and Bond streets in Boise.

Located within the West Bench Planning Area, this 1.044 acre property is currently designated as both R-2 & C-2D with a land use category of Mixed-Use; uniquely situated between a growing commercial district and an established residential neighborhood. The southern portion of the property is currently developed as a commercial use and will remain as exists except for minor modifications to the north parking area. The northern portion of the site is currently undeveloped; however, curb, gutter and sidewalk exist along the both Orchard and Bond streets.

Proposed Project

The proposed project is a 4-story mixed-use building with covered (podium) parking and two separate office/retail uses at grade level with 23 residential units on the upper three floors. A community courtyard is proposed for the second floor, and will remain accessible to all residents. Individual decks are provided for most of the fourth floor units; however, none are proposed for units at the second and/or third floors. It is the Owner/Applicant’s intent to sell the residential, and possibly commercial, units as condominiums.

Residential Density

This 1.044 acre property is currently designated as both R-2 and C-2D. A C-2D district allows 43.5 residential units per acre while an R-2 district allows 14.5 residential units per acre, yielding the allowable density for this property:

R-2: 14.5 per 0.5 acres = 7 units +/-
C-2: 43.5 per 0.5 acres = 21 units +/-
Total: 28 units +/- > 23 units proposed...OK

Site Improvements

The scope of work under this application shall be limited to the north half of the property as illustrated on the site plan. Curb, gutter and a 5’-0” sidewalk exist on both Orchard and Bond streets and are in generally good condition. Because a 7’-0” wide sidewalk would otherwise be required for a commercial street, we are proposing a policy modification, which would exempt the Applicant from widening the sidewalk an additional 2’-0”. The site is currently accessed via driveways along Orchard Street and Fairview Avenue as well as the existing alley along the east

side of the property. This proposed development shall not impact these access points except for the drive access to the alley from Bond Street, which shall be widened. Per ACHD policy, the alley R.O.W. width is intended to be 8'-0" from centerline of alley; currently, it is 6'-0". Because structures exist up and down the east side of the R.O.W., achieving a full 16'-0" R.O.W. width from Bond to Fairview is highly unlikely. Therefore, we are proposing a policy modification, which would exempt the Applicant from dedicating an additional 2'-0" of R.O.W. While the alley R.O.W. width is proposed to remain as exists, the clear driveway and drive aisle will be widened to 20'-0" along the extent of the new building, providing a 24'-0" clear backup dimension for the nine (9) alley accessed (covered & unsecured) parking stalls. The balance of parking stalls dedicated to the residential units shall also be within the structure, yet these will be secured and accessed via security gates from the northeast (at the alley) and from the south at the driveway off Orchard Street. To further accommodate vehicular circulation and preserve views along the alley, the existing overhead power distribution (including one power pole) shall be removed and rerouted underground.

Proposed landscaping & hardscape improvements shall include areas surrounding the proposed mixed-use building along Orchard and Bond Streets as well as the alley and proposed trash enclosure. The proposed trash enclosure shall serve trash and recycling requirements for all existing and proposed uses on site.

Parking

The proposed mixed-use building shall consist of 23 residential units with 32 covered parking stalls (23 secured and 9 unsecured) at grade. Per the submitted site plan, the existing commercial building requires 24 parking stalls (7,015 s.f. / 300) where 29 stalls exist. While the proposed trash enclosure footprint and new accessible stall will eliminate a total of five stalls, 24 stalls will remain. The number of parking stalls proposed under this project is as follows:

Existing/Proposed Use	Area/Unit	Stalls Required	Provided
Existing Commercial Building:	7,015 s.f.	1 Stall/300 s.f.	24 Stalls * 24 Stalls *
Commercial Lease Space #1:	729 s.f.	1 Stall/300 s.f.	3 Stalls ** 3 Stalls **
Commercial Lease Space #2:	729 s.f.	1 Stall/300 s.f.	3 Stalls ** 3 Stalls **
1-Bedroom Units:	12 Units	1 Stall/Unit	11 Stalls *** 12 Stalls ***
2-Bedroom Units:	11 Units	1.25 Stall/Unit	14 Stalls *** 14 Stalls ***
Residential Guest Parking:	N/A	1 Stall/10 Units	3 Stalls **** 3 Stalls ****
Total (Overall):			59 Stalls 59 Stalls

- * Existing parking - 29 existing / 24 stalls remaining for existing commercial use as a result of 2 stalls removed for new trash enclosure and 3 stalls dedicated for new commercial spaces.
- ** 6 stalls required for new commercial spaces. 3 stalls shall be covered (under new structure) accessed from alley / 1 stall at street and new accessible stall is provided within existing parking area.
- *** One stall per unit is covered (under new structure) and secured while 3 additional required stalls shall be provided under new structure accessed from alley.
- **** Residential guest parking shall be covered (under new structure) accessed from alley.

Per Section 11-07-03.3B, one bicycle space is required per dwelling unit. Seven (7) bicycle spaces are provided within the garage level, while 16 spaces are provided within an enclosed room on the second level.

Building Height & Setbacks

To achieve a four-story structure with desired 10'-6" floor plate heights, the proposed building height (46' +/- to center of gable) does exceed the maximum building height of 35' (R-2 zone) as

well as 45' (C-2 zone). For this reason, the Applicant is requesting a general exception to apply the C-2 building height requirement, coupled with a variance to accommodate the additional height.

The Applicant is also proposing a variance for front/side street and alley setbacks. The setback along Orchard and Bond streets is 20'-0" (@ R-2) and 10'-0" (@ C-2). Much of the proposed structure complies with the setback along Orchard and Bond streets; however, some projected portions of the structure do encroach within, however minimally. The northwest corner of the building does come within 1'+/- of the R.O.W.; however, this R.O.W. is significantly tapered resulting from the Orchard Street realignment in the early 1990s. It is important to note the building's setback distance from the back of the existing sidewalk to this corner is still a healthy 18' minimum.

The rear setback for both R-2 and C-2 districts (adjacent to a residential district) is 15'-0". The Applicant is proposing a variance to this with the building footprint located at 12'-0" (8'-0" @ residential floors, above) from the existing alley R.O.W. It is important to note the required setback of 15'-0" is for a property abutting a residential use or district, and doesn't qualify this distance based on the existence of additional alley R.O.W., of which there is 12'-0" in this case.

While the Applicant is seeking exceptions and variances related to building height and setbacks, we feel there are key design features, which more than offset these. Although the building is four stories, the building is designed and massed with the intent to be more residential in nature with sloped (3:12) gabled roof forms and scalable cladding materials such as brick, stucco and siding (lap and vertical). The intent of the horseshoe footprint at residential levels is to maximize the number of residential units, but it also provides needed massing relief to the adjacent residential neighborhood to the east. The shape also provides an opportunity for a community rooftop deck at the second floor, per the landscape plan and as described below. The height and massing of the structure was a primary point of discussion at our neighborhood meeting. We received constructive feedback from the neighboring residents, which resulted in the tapering of the fourth floor building mass adjacent to the alley.

Planned Unit Development - Amenities

Per the requirements of Section 11-07-06.5B, the following amenities shall be provided:

- a.) Energy conservation measures such as solar energy, heating, or water heating capacity or water conservation measures such as the use of drought-tolerant plants.

Landscape/ Irrigation

The landscape design for the project focuses on water conservation and basic site sustainability. A plant palette of ornamental grasses, sedges and other drought resistant plants has been chosen for this site. Coupled with a state of the art irrigation system which will utilize soil moisture sensing and central control, this proposed landscape approach will greatly reduce water consumption and maintenance requirements.

Water Conservation (Plumbing)

Low flow plumbing fixtures shall be provided to reduce water consumption and conserve on water heating requirements.

Energy Conservation (HVAC)

Condominium units shall be equipped with fan coil units with heat pumps versus fan coil units with condensing units. Heat pump systems are more energy efficient during the winter months for heating of spaces. Energy costs can be reduced by up to a third by the use of heat pumps versus strip electric heating only fan coil units.

Energy Conservation (Electrical)

Where possible, appliances shall be Energy Star rated and LED lighting will be used throughout.

- b.) Private recreational facility, such as a swimming pool, tennis court, playground, or picnic area, in scale with the development.

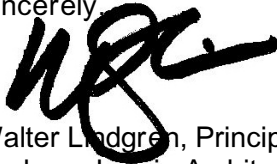
Community Courtyard

Located on the east side of the second floor, this 1,165 s.f. outdoor area will remain accessible to all residents and will include amenities such as a fire pit, seating and a BBQ area.

Conclusion

We thank you again for your review and consideration of this proposal. We believe this mixed-use project will be a great addition to this West Bench community and positively define this portion of the Orchard Street corridor. It is our desire to put forth a quality project, and we look forward to working closely with the City to ensure the success of this exciting development project. Please do not hesitate to contact me if you have any questions and/or comments regarding this application.

Sincerely,



Walter Lindgren, Principal Architect
Lindgren:Labrie Architecture, PLLC