

# The Residences at River Club

Specific Area Plan Application  
SAPFY2023-0001  
City Council Meeting Presentation

June 12, 2023

# THE RESIDENCES AT RIVER CLUB - PROPERTY FACTS

- **R-2 zoning allows low-density residential development on all 120 acres**

- NOT designated open space
- NO deed restriction limiting development
- NO view easements or view corridors that benefit others

- **Golf course is a legal non-conforming use**

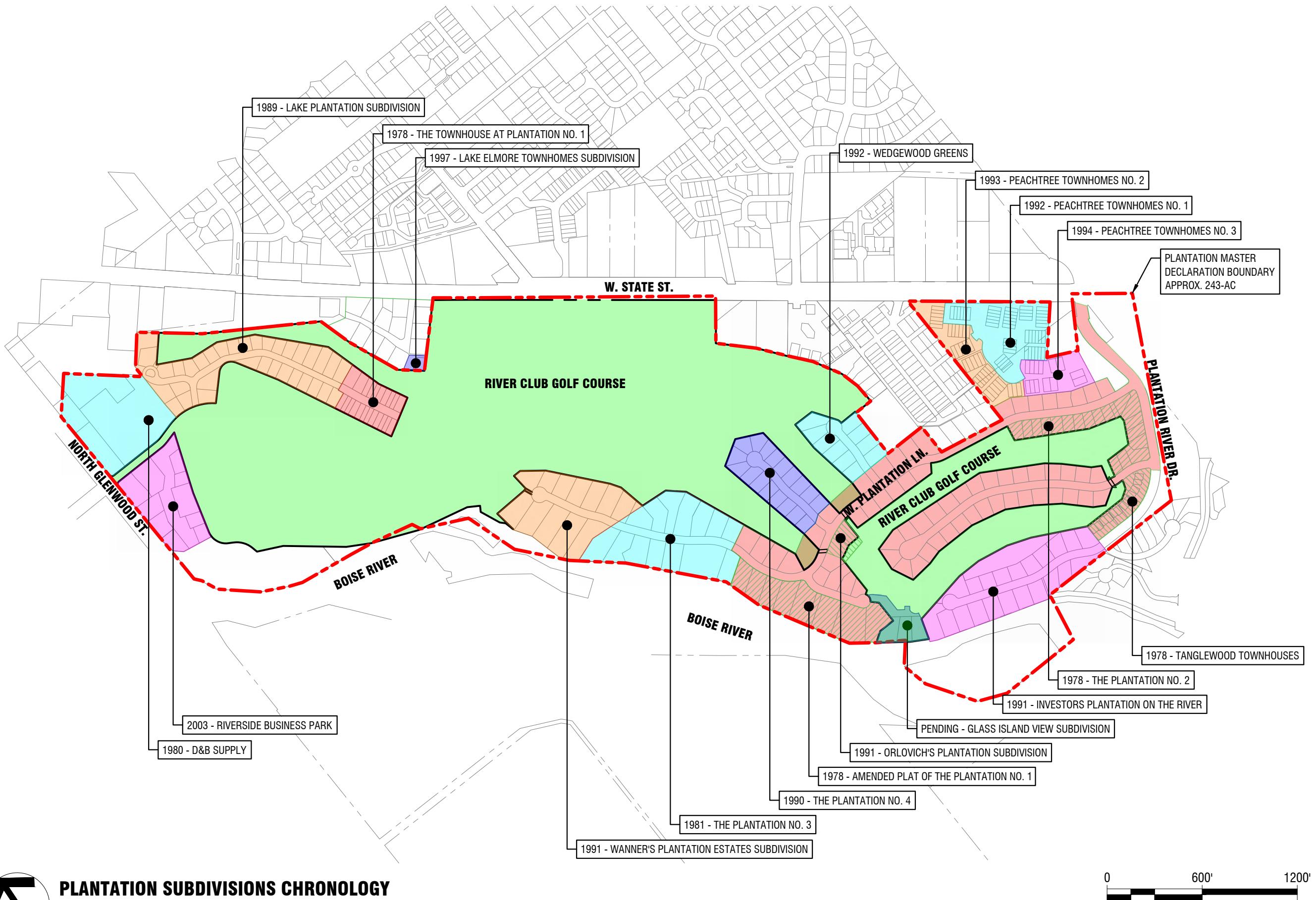
- Existed before annexation and zoning
- Use is NOT a Permitted or Conditional use in any zone
- NO deed restriction requiring golf to continue
- Golf course is not natural habitat for wildlife

- **The River Club is a private for-profit recreation business that is land-intensive**

- Private property - NOT quasi-public

## PLANTATION SUBDIVISIONS CHRONOLOGY

GARDEN CITY, IDAHO



Revisions

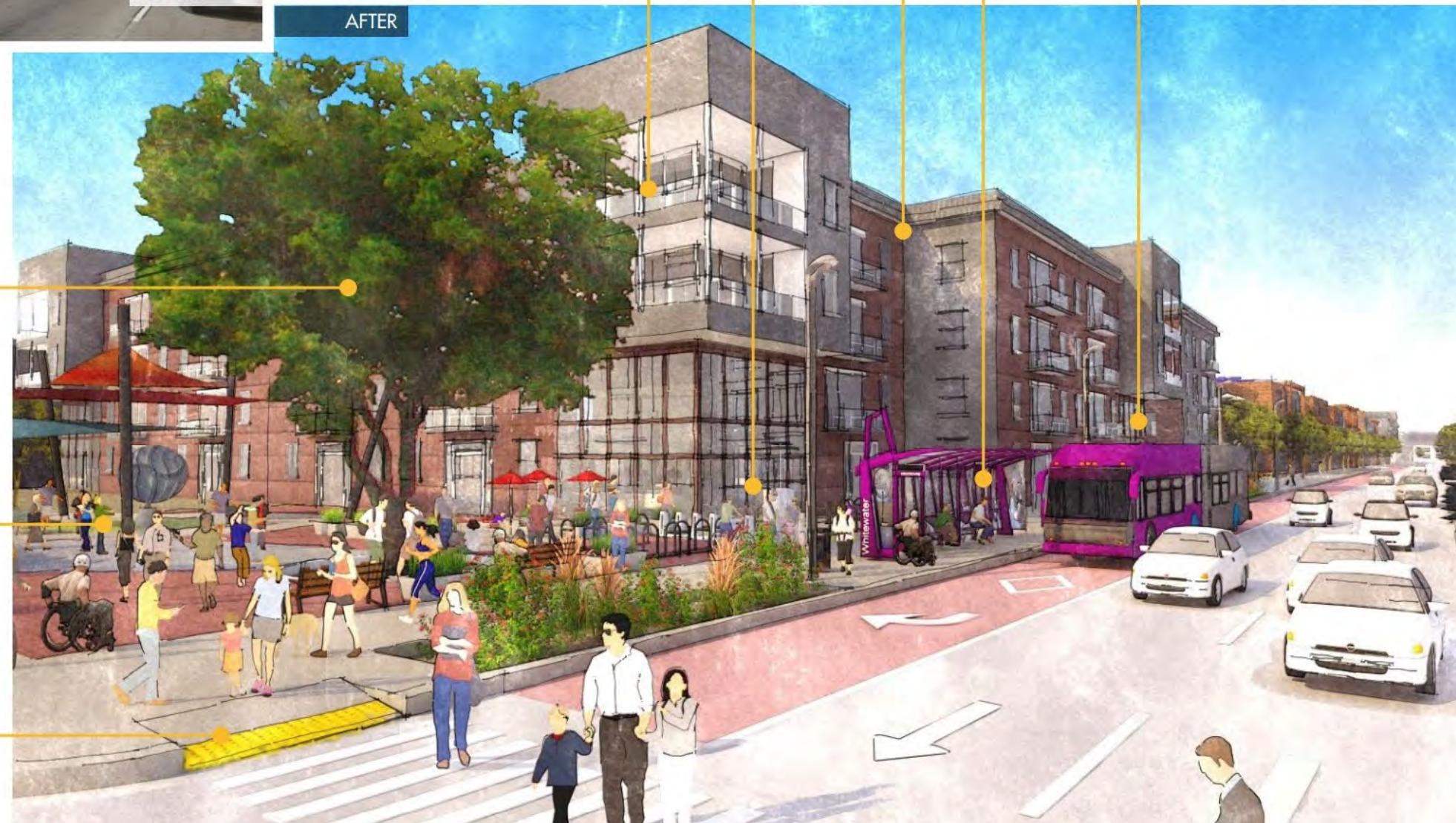


1.

 Project No.: 118161.00  
Date of Issuance: 04-20-2023

 PLANTATION  
CHRONOLOGY

# Transit-Supportive Land Use and Urban Design Principles



Incorporate natural elements to provide habitat and shade

Consider creating small plazas near stations or pedestrian areas that support community gathering

Streets and buildings should incorporate universal design standards

Upper floors of buildings should be varied, using stepbacks or patios to reduce the scale of the building

Building articulation reduces the likelihood of monolithic structures

Dedicate a high percentage of glass on the ground floor to increase visibility

Place the station as close as possible to active areas

Mixed-use buildings adjacent to the BRT station to provide "eyes on the street" for security and comfort

# State Street Corridor Transformation

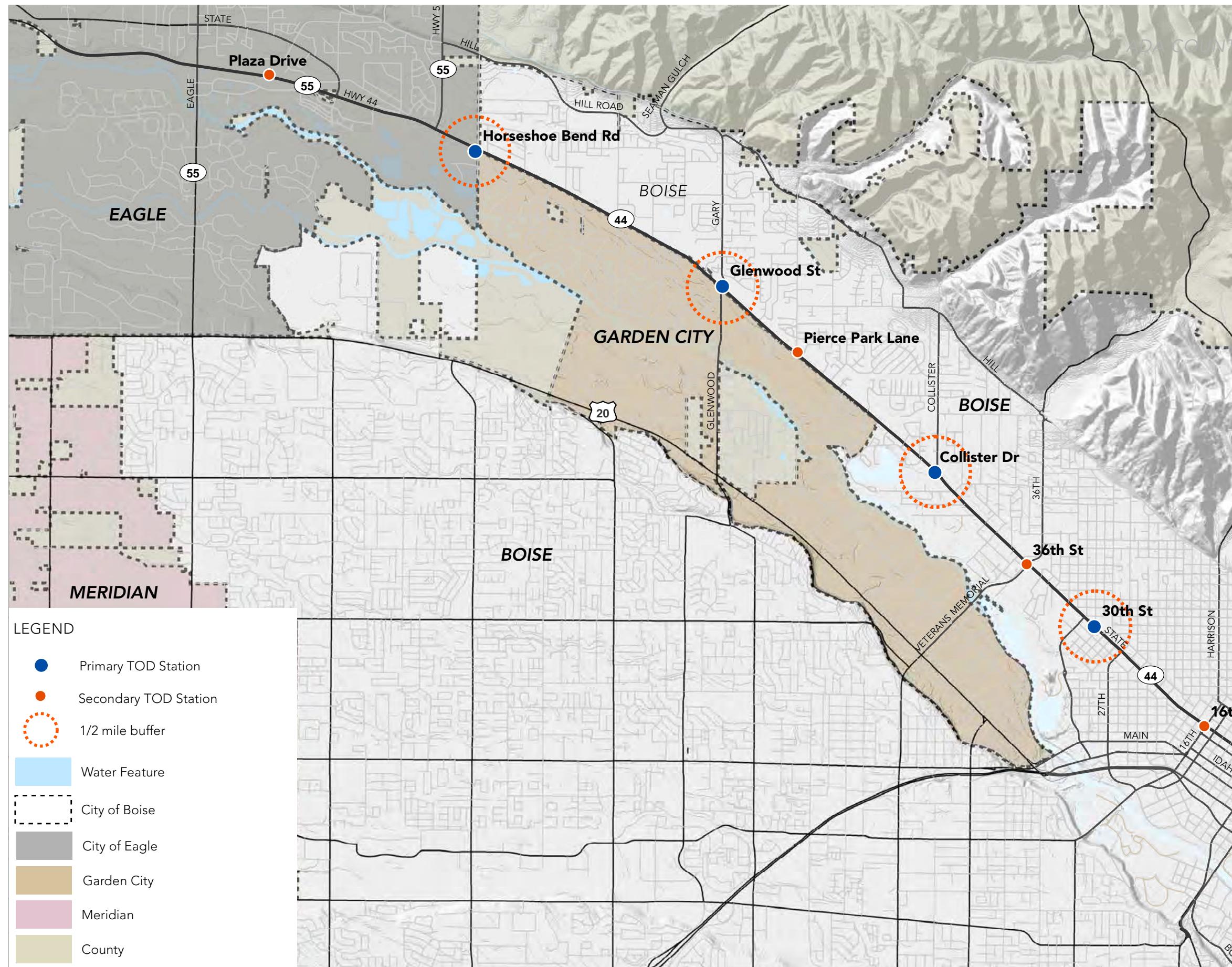


7 Partner Agencies

- ▶ Compact, mixed-use development pattern with transit-supportive densities
- ▶ 15-Year Public Process
  - State Street Strategic Plan 2004
  - Transit and Traffic Operations Plan 2011
  - Agency MOUs – 2005, 2011, 2017 & 2022

Vision & Collaboration

FIGURE 2: STATE STREET BASELINE ANALYSIS CONTEXT MAP



## HOW TO USE THIS PLAN

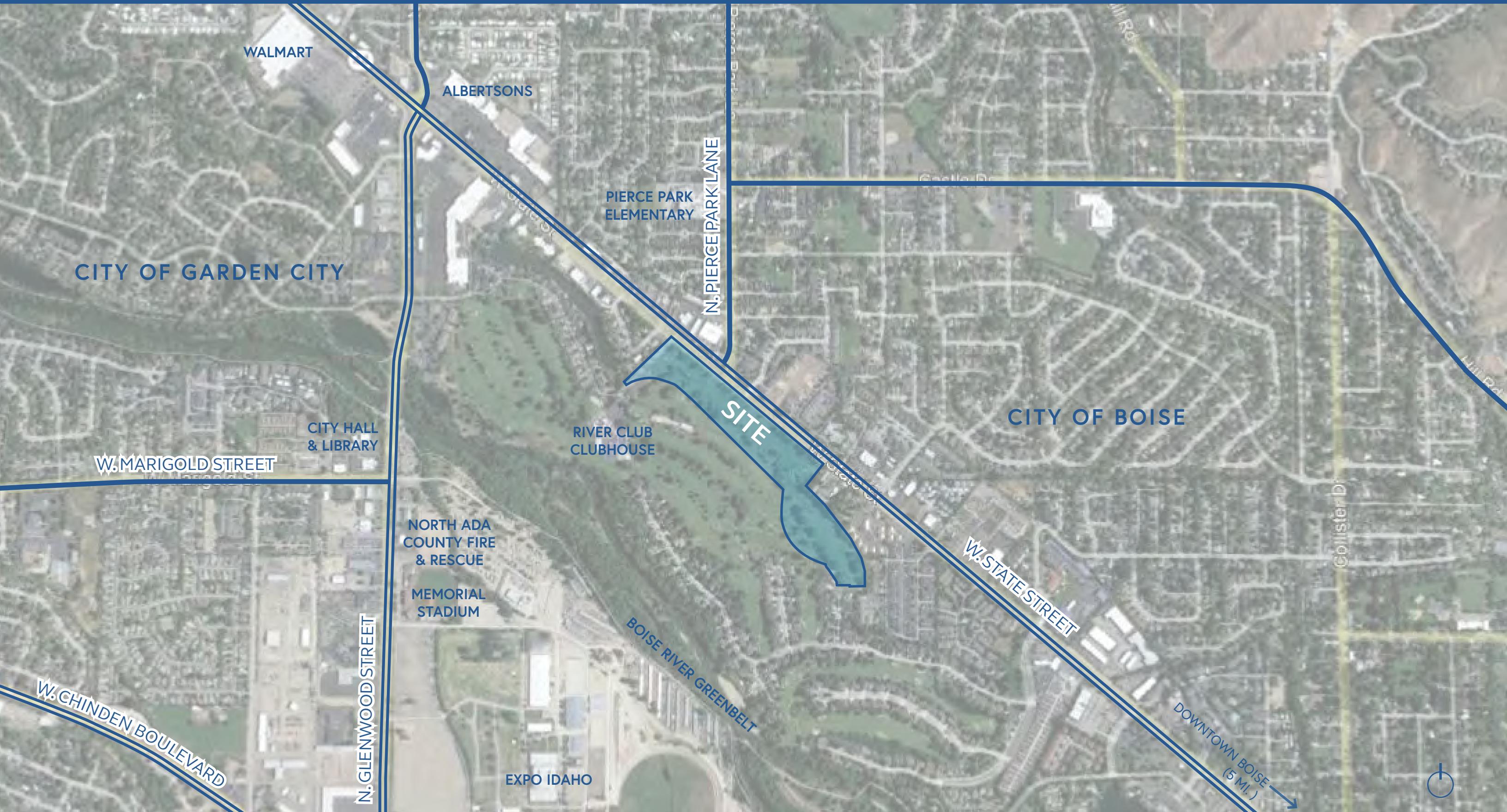
This plan is organized to provide guidance to local agencies and jurisdictions in implementing mixed-use development in the project area. As this relates to future transit investments, including BRT, this document also provides guidance on station and shelter design, integration with adjacent land uses, and connections to existing neighborhoods. Local jurisdictions can use the information and recommendations contained in this plan to evaluate their comprehensive plans and development codes to encourage more walkable streets and pedestrian focused urban design.

# The Residences at River Club

Design Vision Presentation

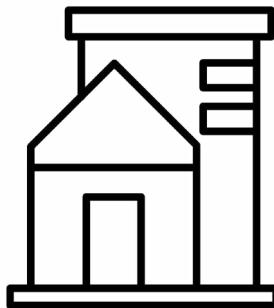
June 12, 2023

# PROJECT CONTEXT



THE RESIDENCES AT RIVER CLUB WILL CREATE A  
**BEST-IN-CLASS, ACTIVE,**  
**MIXED-USE** COMMUNITY THAT **ENHANCES**  
THE LIVES OF THOSE WHO LIVE, WORK, AND PLAY IN  
**GARDEN CITY**

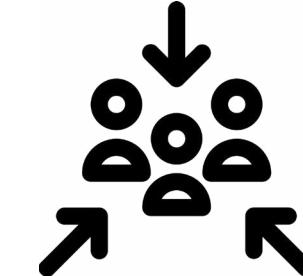
# DESIGN PRINCIPLES



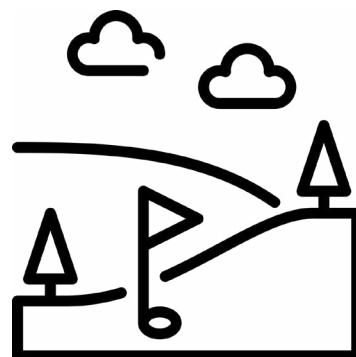
CREATE **COMPATIBILITY**  
WITH EXISTING RESIDENTIAL  
DEVELOPMENT



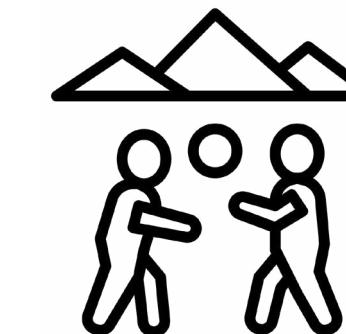
PROMOTE ORIGINAL AND  
**HIGH-QUALITY DESIGN AND**  
BUILDING MATERIALS



CULTIVATE A "**SENSE OF PLACE**"  
FOR COMMUNITY GATHERING AND  
SOCIAL ENGAGEMENT

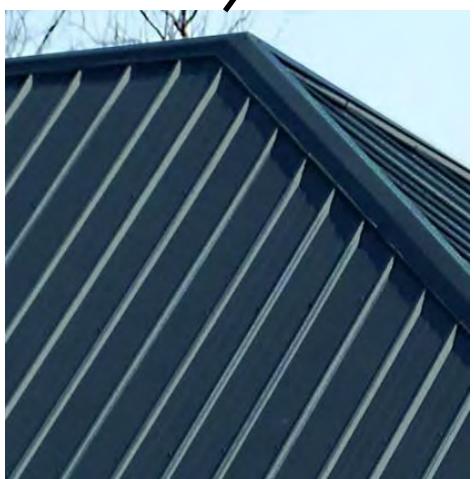
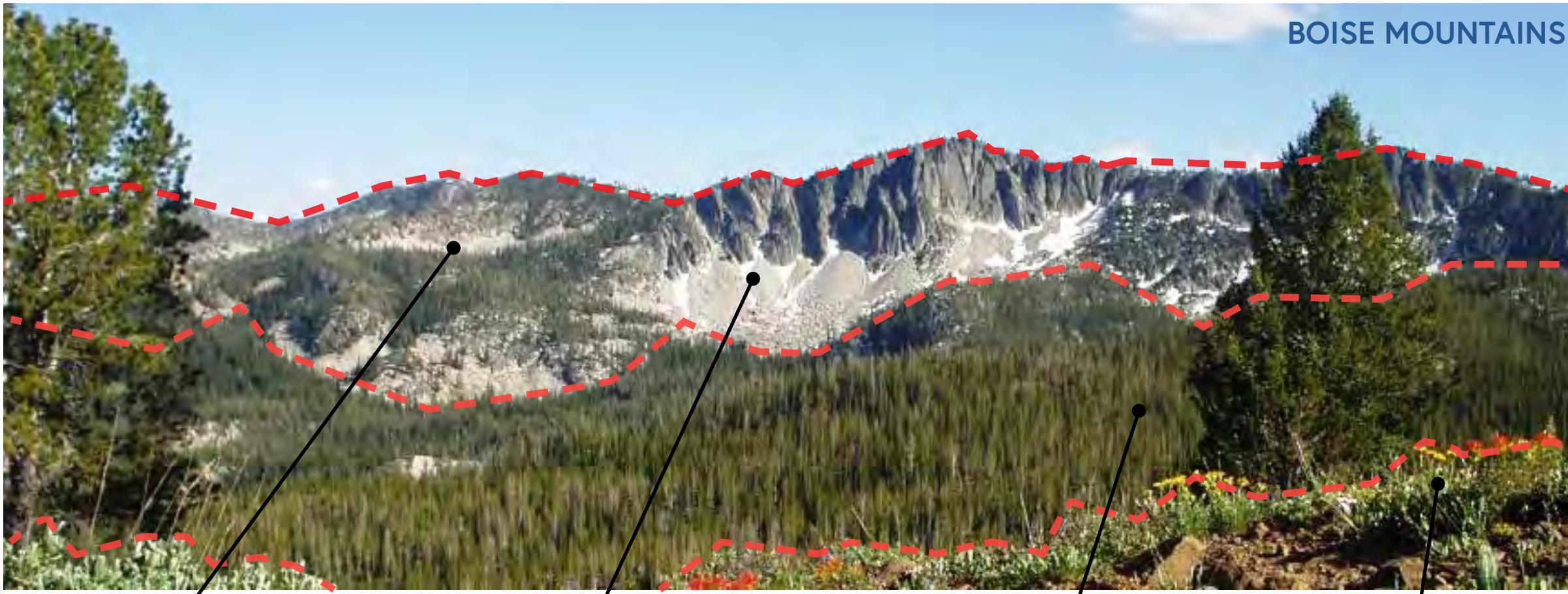


EMBRACE THE  
**LOCAL VIEWS**

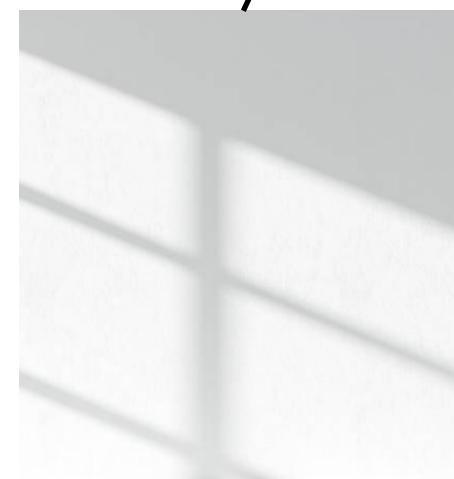


PRIORITIZE **OPEN SPACE** TO ALLOW  
FOR CONNECTIVITY AND A WIDE  
RANGE OF OUTDOOR ACTIVITIES

# DESIGN INSPIRATION



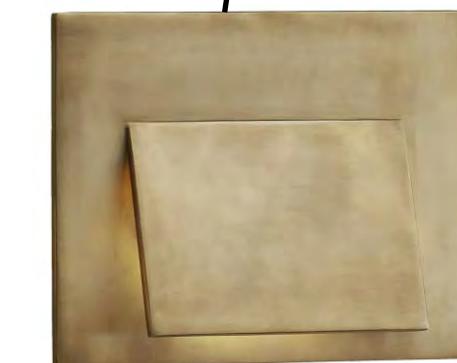
**ROCK**  
STRONG, SOLID  
MATERIALS



**SNOW**  
LIGHT, BRIGHT  
FINISHES



**EARTH/WOOD**  
NATURAL, RICH  
ELEMENTS



**GOLD**  
WARM METAL  
ACCENTS

**LAYERING**

**TEXTURE**

**DIVERSITY**

**MODERN  
VERNACULAR**

**MATERIALS INSPIRED  
BY NATURE**

**ACTIVE FAÇADE  
WITH VARIED FORMS**



**BIRD'S EYE VIEW LOOKING SOUTH**

# PROJECT SUMMARY



SITE

- Total site area: approximately 22 acres



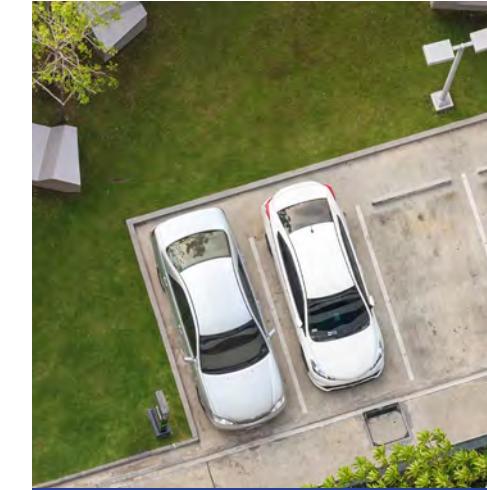
SHOPPING & DINING

- Approximately 24,000 SF of specialty retail and restaurants with outdoor dining



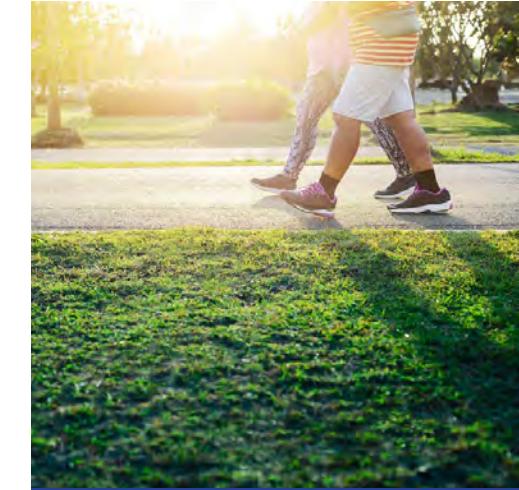
RESIDENTIAL

- Maximum 750 residential units
- Including studio, 1-bedroom, 2-bedroom, and 3-bedroom apartment homes and townhomes
- Residential amenities such as fitness center, clubhouse, swimming pool, bocce ball, and pickleball courts



PARKING

- ±1,110 parking spaces
- Surface, covered, and private garage parking
- Bicycle parking and maintenance



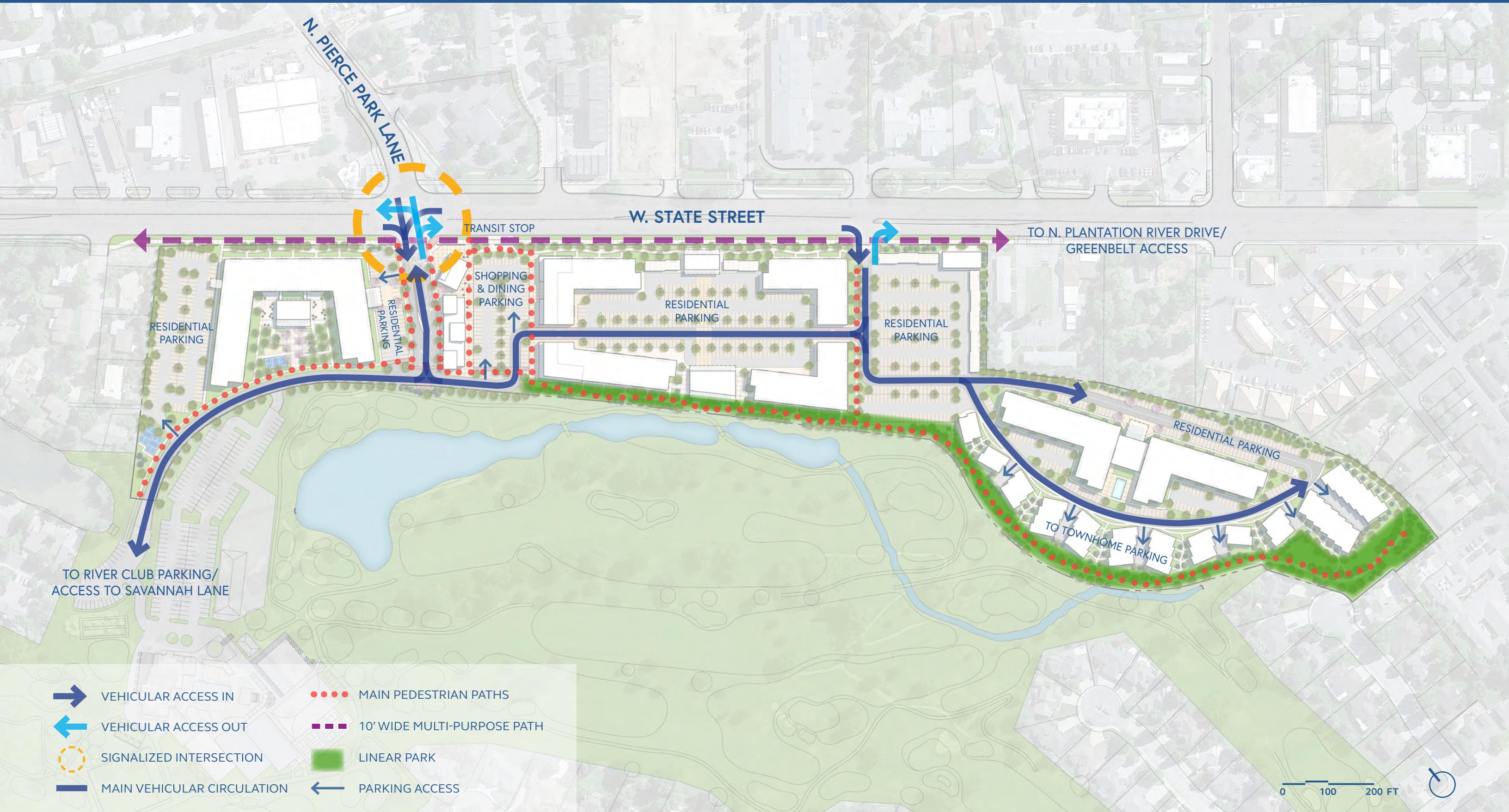
OPEN SPACE

- Total open space: 4.0 acres
- Total landscape area: 1.2 acres
- 2.0 acre linear park accessible to the public

# MASTERPLAN



# PEDESTRIAN & VEHICULAR CIRCULATION



# CIRCULATION THROUGH CENTRAL SUBDISTRICT

LINEAR PEDESTRIAN PAVERS  
TO IDENTIFY PEDESTRIAN  
WALKWAY



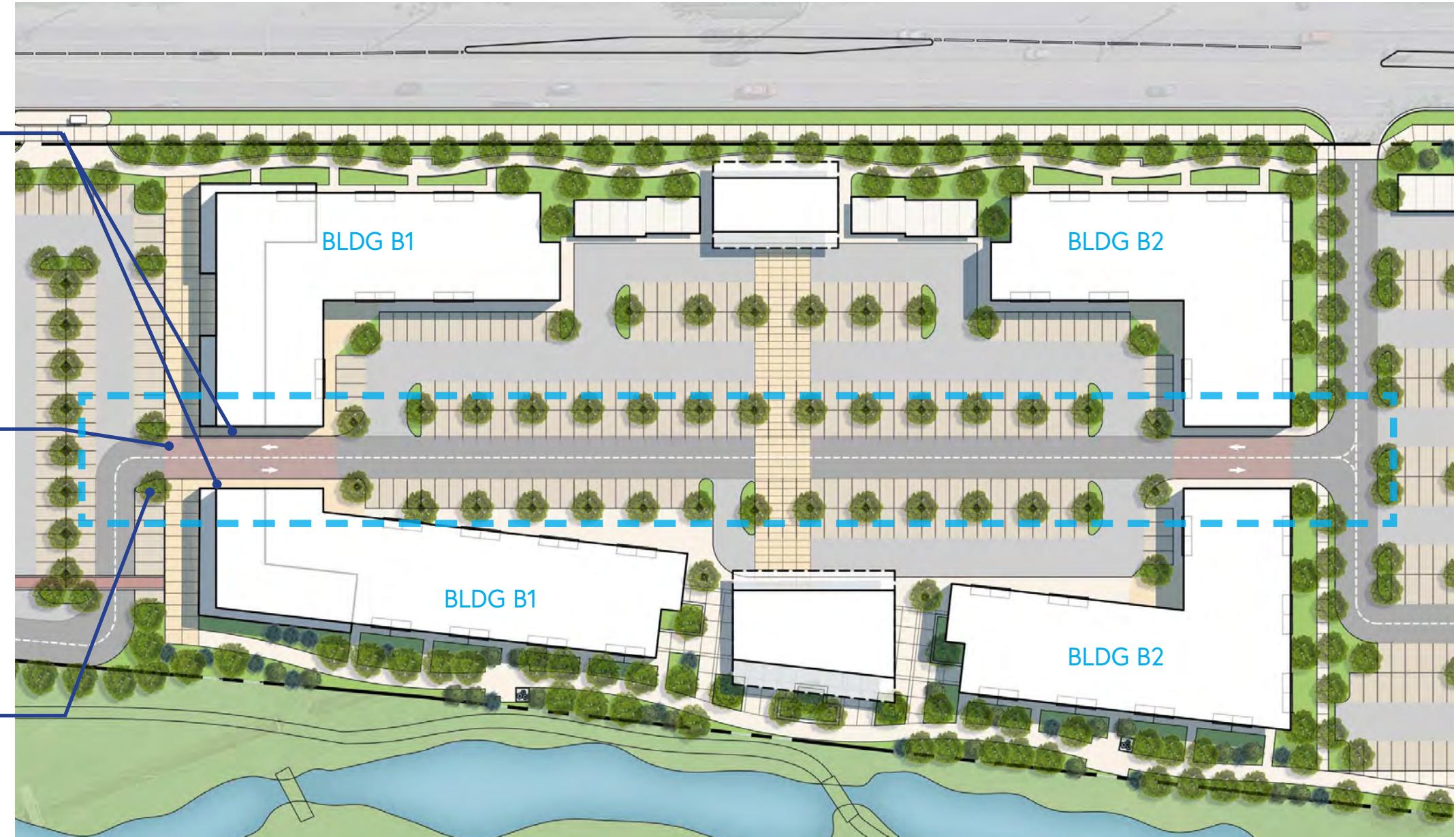
LINEAR VEHICULAR PAVERS  
TO CALM DOWN TRAFFIC AT  
MAIN CROSSINGS



STATEMENT TREES  
TO HIGHLIGHT PASSAGE  
THROUGH BUILDINGS



PAVING & TREES TYPICAL AT BUILDINGS B1 & B2



# CIRCULATION THROUGH CENTRAL SUBDISTRICT



# DESIGN CHARACTER - SHOPPING & DINING





SHOPPING & DINING LOOKING EAST

# DESIGN CHARACTER - RESIDENCES





STATE STREET EDGE

# PROGRAMMING IDEAS



ART WALK



YOGA IN THE PARK



LAWN GAMES



LIVE MUSIC

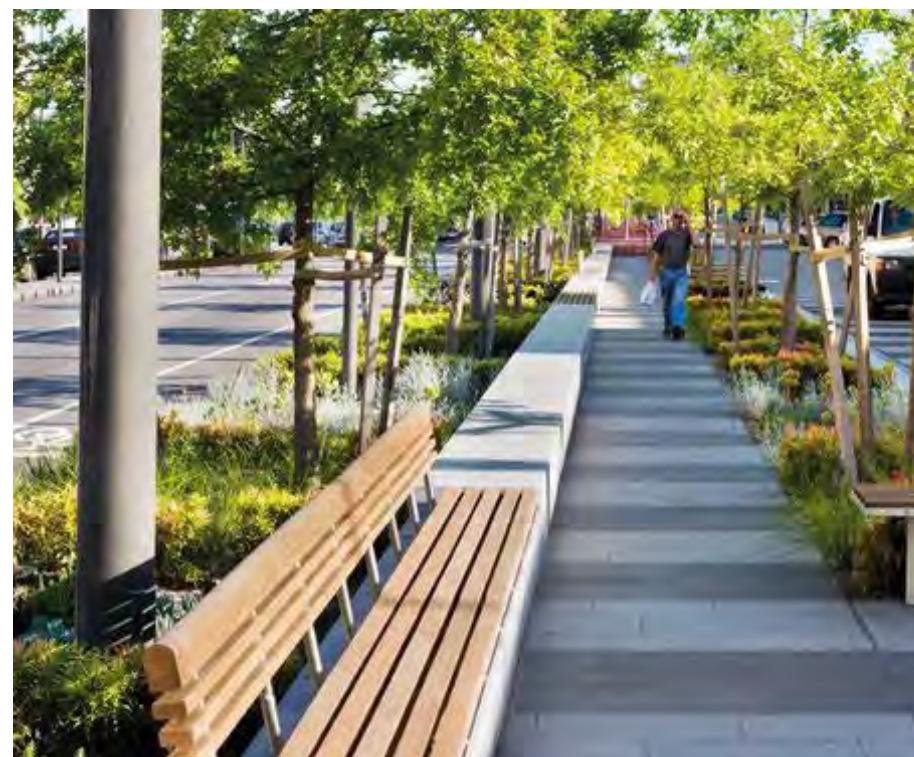
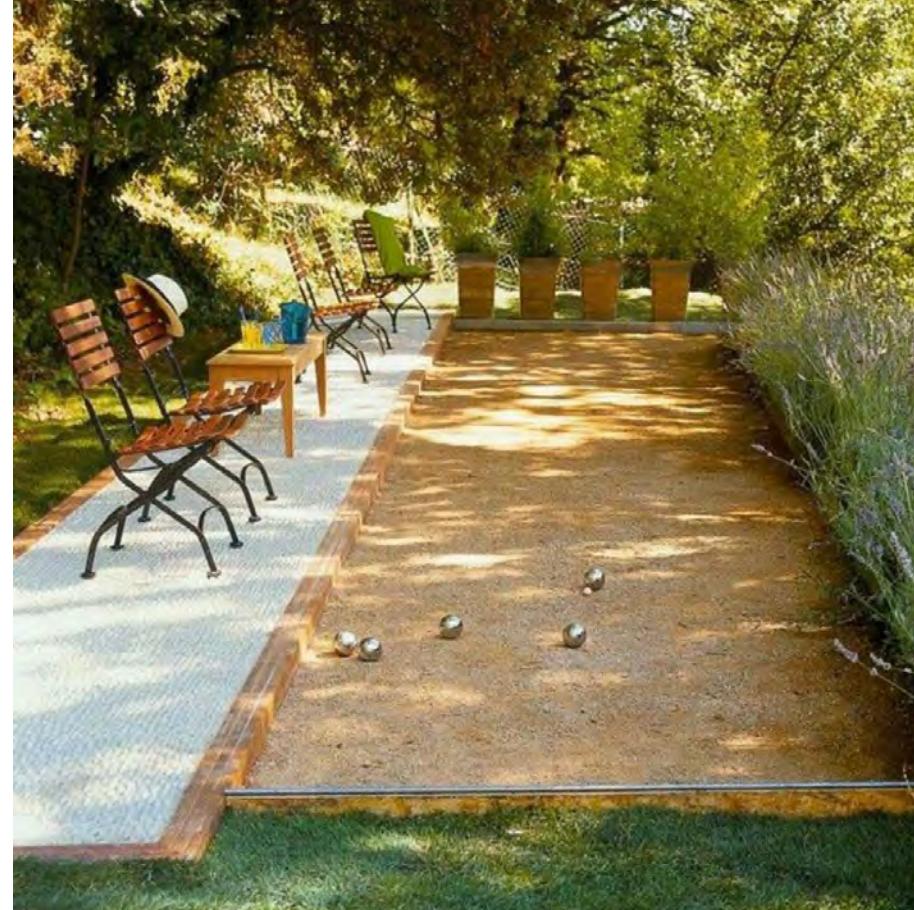


FOOD TRUCKS



FARMERS MARKET

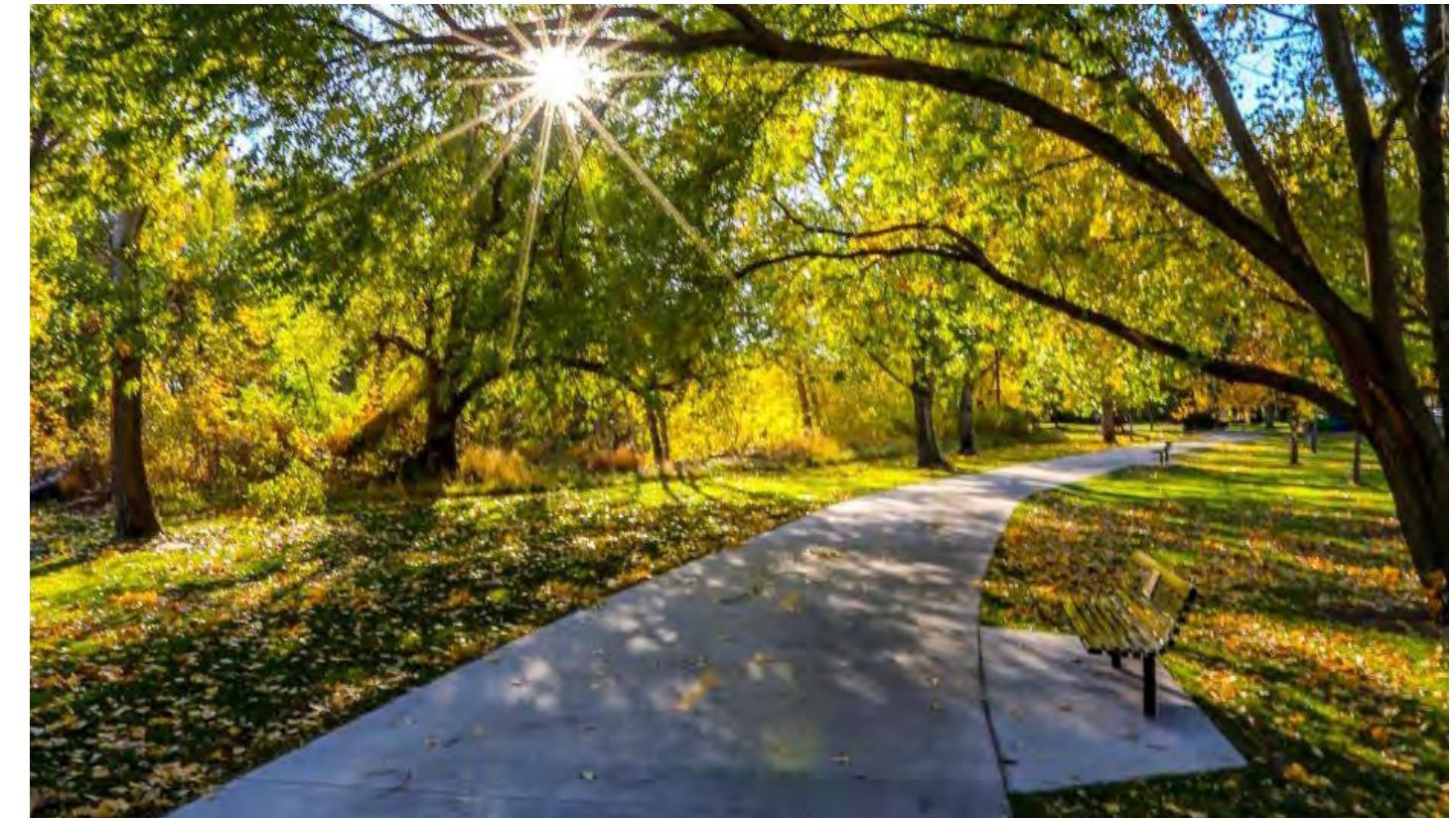
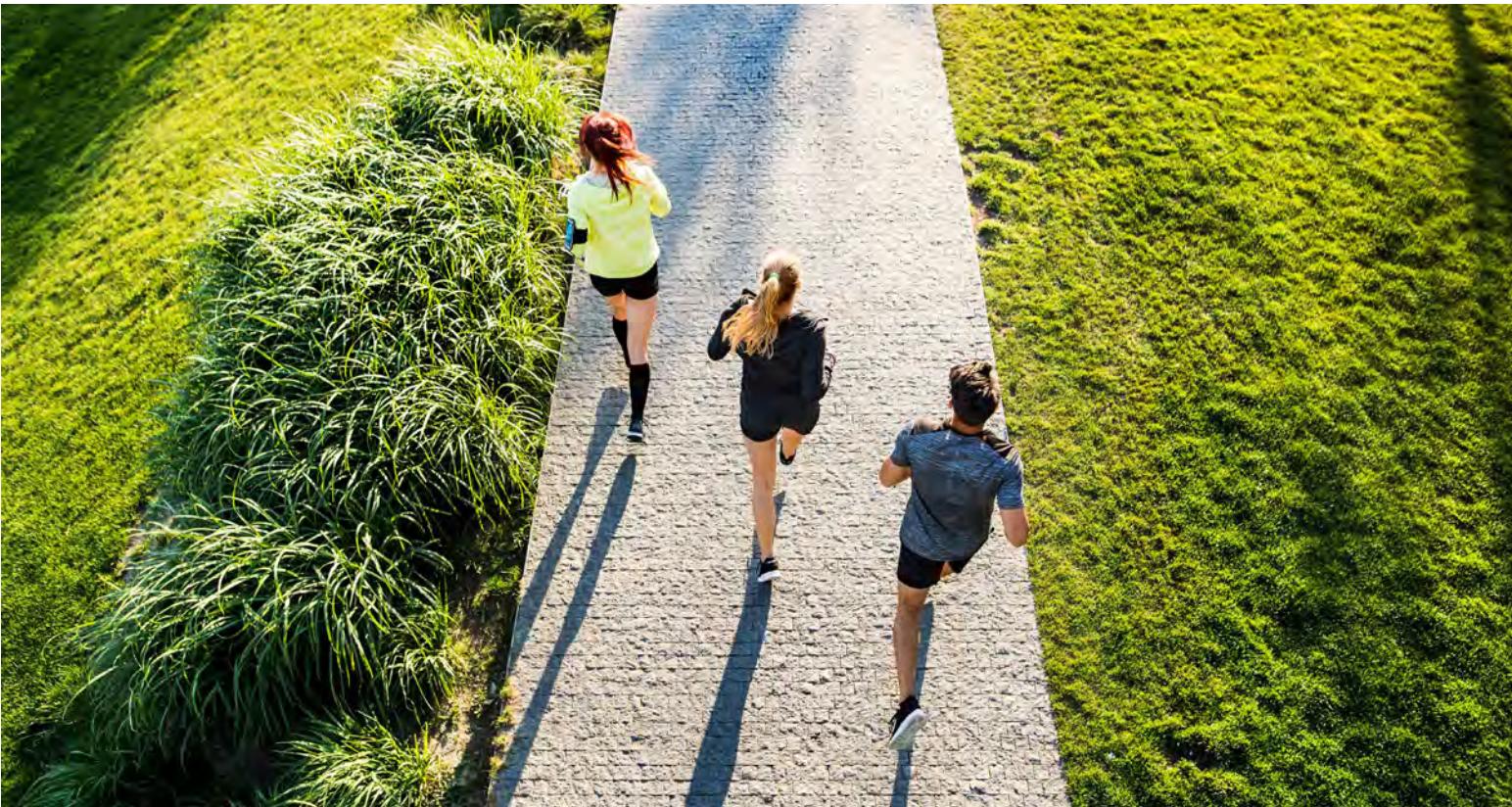
# LANDSCAPE AMENITY LOOK & FEEL





COURTYARD AT ACTIVE ADULT LOOKING EAST

# LINEAR PARK INSPIRATION





LINEAR PARK

# EAST PARCEL PROPOSED



# EAST PARCEL REVISION



## 1. ACHD STAFF REPORT HIGHLIGHTS

- **No mitigation required for State Street impact**
- **Access restricted to:**
  - Pierce Park signalized intersection - full access
  - Right-in/right-out 975' east of Pierce Park
- **NO vehicular access to Fair Oaks permitted**
- **ITD – no issues**

## 2. ACHD STATE STREET & PIERCE PARK INTERSECTION

- Approved by ACHD Commission December 2019
- Landowner pays:
  - Design & construction for south leg revisions
- Existing access to River Club & Savannah Lane maintained during State Street construction
- Plantation Drive vacated when new Pierce Park Lane entry opens
- ACHD plans 99% complete
- Project ACHD construction start - 4th Qtr. 2025

### 3. PROJECT STATS

- Maximum number of units = 750 with parking structure
- Maximum Non-residential = 40,000 SF
- Current Conceptual Master Plan = 700 units w/o parking structure:  
1.58 per unit

USE	# OF UNITS/ AREA (SF)	PARKING RATIO	# OF SPACES	TOTAL
ACTIVE ADULT (55+)	RESIDENT	170	1.0 PER UNIT	170
	GUEST	-	0.5 PER UNIT FOR 1ST 10 UNITS; THEN 1 PER 10 UNITS	21
4-STORY MF	UP TO 1-BR	278	1.0 PER UNIT	278
	2-BR	175	2.0 PER UNIT	350
	3-BR+	34	2.0 PER UNIT	68
	GUEST	-	1 PER 10 UNITS	49
TOWNHOMES	RESIDENT	43	2.0 PER UNIT	86
	GUEST	-	1 PER 10 UNITS	4
RETAIL	-	24,300	1 PER 300 SF	81
			TOTAL	1,107

- Building heights
  - 4-story multi-family = approx. 45' plus parapet (65' max. if 4+)
  - 2-story townhouse = approx. 29' to roof peak (35' max.)
  - Non-residential = approx. 26' to roof peak or parapet

## 4. DENSITY TRANSFER BETWEEN SUBDISTRICTS

- Determined at DR application
- West & Central Subdistricts - sending & receiving
- East Subdistrict - sending only

## 5. BSD STUDENT TRANSPORTATION

- **Current location – Fair Oaks and Plantation Lane**

- **Project alternatives evaluated at Design Review**

- State Street pullout – ACHD approval
- Pierce Park with turnaround
  - Access agreement
  - Damage indemnification

## 6. FISCAL IMPACT REPORT HIGHLIGHTS (NOT AN APPLICATION REQUIREMENT)

- **Analysis based on:**

- 651 multi-family units
- 45 townhomes
- 40,000 SF non-residential

- **Projected POSITIVE fiscal impacts:**

- \$243 M in new taxable value
- \$2.2 M net benefit to the City over 15 years
- \$1.8 M in permit fee revenue over 5 years from development phases
- Potential \$200K/year increase in excess sales tax distributions

- **Excludes impact fees and property taxes paid to other services providers**

## 7. PARKING STUDY HIGHLIGHTS (NOT AN APPLICATION REQUIREMENT)

- **Data Collection - Comparable Projects**

- Collected data from three comparable residential sites in the Boise area with similar density and proximity to a transit stop
- Average utilization rate was 1.08 stalls/unit at peak

- **ULI and ITE Recommended Ratios**

- ITE recommends 845 spaces for same program
- ULI recommends 998 spaces for same program
- Proposed project provides 1,107 parking stalls

A high-angle, aerial photograph of a park. In the foreground, there's a large, calm body of water, possibly a lake or a large pond, surrounded by a mix of green lawns and clusters of trees. A paved path or walkway leads towards the water from the bottom left. In the background, a range of mountains is visible under a clear sky. The overall scene is a mix of natural beauty and urban/suburban development.

Thank You

**LPCWEST**  
LINCOLN PROPERTY COMPANY

**CRTKL**



**KITTELSON**  
& ASSOCIATES

**Taunton Group**  
Community Development

**BUTLER SPINK**