



April 24, 2015

City of Boise Planning & Development Services  
150 N. Capitol Boulevard  
Boise ID 83701

Re: **Skyline Apartments**  
**2105 South Federal Way**  
**Planned Unit Development, Design Review**

Dear Sir or Madam:

I am submitting to you applications for the Skyline Apartments, located at 2105 South Federal Way. These applications include:

- Planned Unit Development
- Design Review

We are requesting approval of a 196 unit rental apartment development on 7.89 acres located on Federal Way and West Targee Street. Additional information and supporting documentation is provided in the following applications.

Please contact me should you have any questions or require additional information regarding these applications.

Sincerely,

Jim D. Conger

JDC:ml

## Skyline Apartments – Narrative

### SUMMARY OF APPLICATIONS

Skyline Apartments is a 196 unit multifamily rental apartment development on 7.89 acres located on Federal Way and West Targee Street. The Applicant is requesting the following approvals:

- Planned Unit Development
- Design Review

### *Property Information*

Parcel	Address	Current Zone	Proposed Zone
R3790000027	2105 South Federal Way, Boise, Idaho	L-OD	L-OD

**Vicinity Map**



### *Adjacent Property Information*

Area	Building Types and / or Uses:	Zone
North	-Residential: Wilverton Subdivision -Office: Clearwater Research, Inc.	R-2 R-3D
South	-Residential: Mauvais Subdivision -Office Space -Motel	R-2 L-OD L-OD
East	-Residential: Algonquin Woods, Cinnamon Grove, Dundee Third, Lorine, and Waddell Subdivisions	R-1C
West	-Residential: Sorensen Mark, Sun Meadow and Hillcrest Subdivisions -US Post Office -Rail Road Tracks	R-1C  L-OD

#### *Pre-Application Meeting & Neighborhood Meeting*

The pre-application meeting was held with the Boise City planning and development team on December 9, 2014.

The neighborhood meeting was held on March 25, 2015 at 6:00pm by Conger Management Group at the property and presented the proposed development design. There were approximately nine (9) people in attendance at this meeting.

The second neighborhood meeting held by Conger Management Group on April 3, 2015 was held. There was one (1) person in attendance at the meeting. The meeting reviewed the proposed designs and answered questions regarding type of open space uses and parking designs.

#### **DESIGN REVIEW & PLANNED UNIT DEVELOPMENT**

We are proposing this development under the Planned Use Development for a 196 unit multifamily rental apartment complex. The property is zoned L-OD, Limited Office. Zoning districts established in Boise City for Limited Office districts accommodate office spaces that are inappropriate for commercial development because of proximity to residential uses. The Limited Office zone also provides for residential development.

**DENSITY:** The L-O zoning allows for 43.5 units, per acre per Chapter 11 of the zoning code. At 7.89 acres, the maximum density allowed for this property is 343 units. Skyline Apartments proposes 196 apartment units which would have a density of 24.85 units per acres and is 43% less than maximum allowable by code.

**PRODUCT:** DevCo enlisted the expertise of The Architects Office and Land West Studio to design a property that adds to the existing surrounding neighborhoods. The proposed designs incorporate Boise's Multi-Family Development Standards adopted by the Planning and Zoning Commission. Skyline Apartments will promote multi-family residential development that increases the variety of housing choices in Boise through context sensitive design. The design meets or exceeds the City's setback requirements allowing for increased buffer along Federal Way and will also provide increased green spaces. The building designs incorporate timeless designs with four different building types and abundant open-green spaces. The low or no maintenance exteriors will incorporate stucco, cementitious siding, steel deck and rails and class A 30 year asphalt roof shingles. This infill

development will provide affordable housing to the downtown core with easy access to bicycle transportation and also incorporates on site large scale bicycle storage. The onsite “Bicycle Barn” will have capacity to store approximately 60 bikes from the elements and more bike storage planned in the common areas by the building stairs. The property also accommodates a Clubhouse with Patio for tenant use. The Clubhouse includes a Great Room for common gatherings or events; a Conference room for smaller activities or meetings; the on-site Leasing Office; a Billiards Room for entertainment; Restrooms; and a Fitness Room with various exercise equipment for the residents use. Adjacent to the Clubhouse is a Patio area with open air space as well as cover outdoor gathering areas for social activities. The Patio will have seating areas incorporated into the landscaping that promotes social activities among the residents. The design also includes garages and secured storage units for the residents. Onsite parking is incorporated into the interior of the site to add to the appeal of the property from major transit routes.

**DIMENSIONAL STANDARDS:** Skyline Apartments meets or exceeds the City of Boise’s design requirements for dimensional standards.

**AMENITIES:** As the developer we have a large amount invested in this property and we have researched, interviewed focus groups and followed the city ordinance to plan the most productive amenities for this area and this development. The amenity package proposed is as follows:

- **Water Conservation Measures:** This project will employ best water conservation management practices such as:

Lawns

- Use drought tolerant fescue blend turf.
- Irrigate lawns with efficient MP pop-up spray rotors.
- Pressure control all Hydro-zones

Plant beds:

- Use at least 75% drought tolerant plants (trees, shrubs and ground covers).
- Mulch all planting beds.
- Drip irrigation for plants in planting beds.
- **Landscaped Open Space:** Skyline Apartments exceeds the City’s requirements for at least ten percent (10%) of gross development area. The current Site Design incorporates an area of open space of approximately 92,142 square feet or 26.78% of the site total gross area.
- On-site Enclosed Bike Storage
- Clubhouse
- Onsite Management Office
- Garages
- Carports
- Secured Storage
- Fitness Room
- Conference / Business Center
- Patio Area

## **CONCLUSION**

DevCo respectfully requests approval of the Design Review and Planned Unit Development application to the City of Boise. This affordable rental housing development will provide 196 units of quality housing to Boise residents while maintaining compatibility with surrounding neighborhoods and easy access to existing city services.