



July 18, 2019

Attn: City of Boise Planning & Development Services Department  
P.O. Box 500, 150 N. Capitol Blvd.  
Boise, ID 83701-0500

Re: State Street Multifamily Phase II

Planned Unit Development

Jonathan Klutnick is requesting approval a PUD to construct a phase II of a multifamily project on State Street in Boise.

Phase I of the project included 44 apartments total, (17) one bedroom and (27) two bedroom units. Phase II will add 30 apartments, (12) one bedroom and (18) two bedroom units. The design will be wood frame construction and consist of a combination of contemporary materials. A light and airy atmosphere with inside to outside connections is intended for the project. Balconies and drought tolerant landscaping will highlight the design. Carports are located to the west side of the property so the residential areas have a greater sense of space and natural light. Courtyards, covered parking and bicycle parking are also included.

Amenities will include a community room, dog area, and picnic area. Amenities will be shared on Phase I and II and are situated on Phase I.

Ron Johnson with Boise Fire has confirmed that a turnaround will not be required at the termination of Hacienda street. Fire will use the drive aisle serving the apartments to exit Hacienda. Parking counts are consistent with the approval of Phase I. One carport and one bicycle parking is provided per apartment plus additional guest parking. Twenty five percent of bike parking is covered by an extension of the carport.

Phase I of the project has been previously approved for a PUD, Variance, DR and DR Modification. Phase II will use the same design for the 5 plex and 10 plex. Landscape will be a continuation of Phase I design.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads 'Marla Carson'.

Marla Carson, Project Manager  
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