



Planning and Development Services
City of Boise
150 N. Capitol Blvd
Boise, Idaho 83702

November 25, 2019

State Street 60 Apartments - RZ

Commissioners & Staff,

South, Beck and Baird is pleased to present this narrative for the referenced project. The objective of the application is to rezone the subject parcel, which was annexed into the City of Boise in 2014 via CAR14-00014 from R-1A to R-3 allowing development of a multi-family apartment complex. The purpose of the rezone request is in accord with the comprehensive plan and the northwest planning area policies.

The subject parcel, Ada County Assessor's parcel #S0514449200, is located on the north side of W. State Street, addressed as 9000 W. State, Boise, Idaho. The parcel located in T4N, R1E, Sec 14 and is 4.3 acres in size. It is currently zoned R-1A. Adjacent properties consist of 1-story residences in the Duncan's Landing Subdivision to the west, large-lot residential lots to the north, a large-lot residence to the east and commercial development (Garden City) across State Street to the south. State Street is a principle arterial.

The comprehensive plan depicts the subject parcel, with direct access off State Street, as a mixed-use development area. A multi-family development supports the City's vision of a transit-oriented corridor along State Street. Further, the plan depicts the corner of Bogart Lane and State street as a key transit node.

Accompanying this rezone application is a Planned Unit Development application defining the building layout, parking, fire access, amenities and landscaping. We believe the development will provide an attractive housing type in the area and provide recreational opportunities to our future residents.

We appreciate the opportunity to make application to rezone the property and look forward to working with staff throughout the process. If you have any questions or need additional information while processing this application, please call or email. Thank you for your consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay A. Gibbons".

Jay A. Gibbons, PLA, ASLA
South, Beck and Baird Landscape Architecture