

January 28, 2020

Boise City Council  
Boise Planning & Zoning Commission  
Planning & Development Services  
150 N. Capital Blvd.  
Boise, ID 83702

**RE: STEINS SUBDIVISION – MINOR SUBDIVISION PARCEL B: 6049 N. ROE STREET -REZONE & PLANNED UNIT DEVELOPMENT APPLICATION**

Dear Council Members, Commissioners and Staff,

Limelight Village is a balanced, compact, transient oriented 85-unit multi-family apartment flat project proposed for the southwest corner of Roe and Limelight Streets in Northwest Boise. This 2.33 acre site recently received minor subdivision approval and is zoned R-1A with a Comprehensive Plan Land Use overlay of *Mixed Use*. Given the rapid development and redevelopment of this area along the State Street Major Transportation Corridor and similar higher density multi-family projects adjacent and nearby, the owner is developing this site to enhance the uniformity and consistency with the City of Boise’s “Grow Our Housing” initiative to provide much needed housing in Boise.

The Land Use Designation of this site and vicinity is *Mixed Use*. Based on Blueprint Boise, properties to the north and east, the State Street Major Transportation Corridor approximately 300 feet to the south, the appropriate uses are high density mixed-use or multi-family. The properties to the north and east are currently zoned R-3D and R-2D, respectively. This is a true infill project that will provide much needed transient oriented housing and therefore the applicant is proposing to rezone the site to R-3D under a Planned Unit Development (PUD) application and a density of approximately 36.5 units per acre 16% below the allowed 43.5 units /acre.

The subject site is approximately 300 feet from State Street to the south and a half mile, 10-minute walk to the State Street Route 9 Bus Stop on W Saxton Drive across from Walmart. In addition to public bus transportation and bike lanes, there is a significant amount of shopping, services and employment opportunities within a few minutes of the site; and downtown Eagle and Boise within 3 and 5 miles, respectively.

Idaho Department of Transportation, Ada County Highway District, Valley Regional Transit, Cities of Boise, Garden City, Eagle and COMPASS are in the process of implementing and refining The State Street Transit-Oriented Development Design and Implementation Planning Project (the Plan). The State Street Corridor is constructing and planning for additional multi-modal transportation options including extended and more frequent bus service, first/ last mile connections and expanded bike lanes along State Street.

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## Limelight Village, LLC

Limelight Village is specifically planned to target the growing population of independent millennial, gen-x and baby boomer professional single and couple households in Boise/ Treasure Valley looking to live affordably, in close and in style. The unit mix of the project is focused on *one-bedroom and studio units accounting for approximately 77% of the units with 23% two-bedroom units and no three-bedroom units*. The Applicant is also planning to provide promotional tools and tips to educate their resident population and neighboring properties on the opportunities and benefits of being a one car household and using alternative forms of transportation (ride share, bikes, rapid transit, 1<sup>st</sup> & last mile assistance, car share and others) to be consistent with the State Transit-Oriented Development Project.

The proposed project consists of four (4) separate buildings with approximately 21 units per building organized around a parking and open space courtyard that is designed with a mountain west architectural style. It anticipated that a total of approximately 97 parking stalls: 12 garages, 31 carports and 54 surface (includes 9 guest, 3 ADA & 1 VAN ADA) stalls which meets the required code parking. Parking is designed to be efficient for the targeted single-vehicle use residents. The applicant is allowed but is NOT applying for parking credits and reductions. There will be on-street parking available along the property frontage on Roe and Limelight Streets (approximately 20 stalls), an additional 12 tandem stalls in front of the covered garages, the property is within 1,320 feet of a planned transit line along State Street, the project will provide fully enclosed, covered, secure bicycle parking for 48 bikes. With the total reductions and credits for parking, the total amount of required stalls per city code is reduced from 97 to 68 stalls.

The project has had meetings with Ada County Highway District (ACHD) and will be completing required expanded road improvements, adding gutter, curb, landscape area and sidewalk totaling approximately 14' from the curb. The expanded road and curb will be in the ACHD right of way.

The project will be appropriately landscaped with drought tolerant regionally native plants with some xeriscaping. The project complies with the usable open or recreational space and amenities include a combination clubhouse with an exercise area, multi-use club room, coffee/ tea gathering bar, outside BBQ pavilions, pet park area, management office, mail & package rooms and storage.

The proposed project meets all of the applicable R-3 multi-family standards under 11-06-03 of Title 11 Zoning Code and Citywide Design Standards and Guidelines, except for the following areas that meet the Intent but have Departures from the Guidelines as follows:

*Circulation & Connections* – the project meets the intent of guidelines in providing safe and direct pedestrian access to the public sidewalks, minimizes potential conflict points between pedestrians and vehicular traffic, provides a network of pathways , provides attractive internal pedestrian routes that promote walking and a safe, convenient and efficient network for vehicular parking. *The departure* is that similar to the adjacent Retreat at Silvercloud (to the North) and other similar projects, there are no internal pedestrian connections to all parking areas and the

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pedestrian routes are provided mostly along the buildings and perimeter areas of the site (as allowed by Section 3.2.8.1 of the guidelines).

*Architectural Character* – the project meets the intent to promote original and distinctive building design; responds uniquely to the site’s context and provides diversity of architectural styles. *The departure* is that instead of providing articulation within each building at least every 30 feet, the architect is using a variety of attractive architectural window awnings, cantilevered porches/ balconies (as allowed by Section 4.2.1.2.d of the guidelines), articulated shed roofs and timber style supports to achieve the articulation intent.

### Consistent with Blueprint Boise

The applications requests are consistent with Blueprint Boise Comprehensive Plan Northwest Planning Area: Land Use Map designation of *Mixed-Use* and approximately 300 feet north of the State Street (Hwy 44) Corridor, the major transportation corridor in the *Northwest Planning Area* supporting *Transit Oriented Development (TOD)* projects.

- **Establishes a multi-family apartment flat complex with strong linkage between land use, transportation, and urban design. And promotes an integrated approach to land use and transportation planning.** Limelight Village is a true infill project planned to target growing population of independent millennial, gen-x and baby boomer professional single and couple households in Boise/ Treasure Valley looking to live affordably and in style. The unit mix of the project is focused on compact and efficient one-bedroom and studio units accounting for approximately 77% of the unit mix. The development plans to emphasize and encourage single car households that can use a combination of expanding transportation options along the State Street Transportation Corridor, including but not limited to walking, biking, rapid transit, car-pooling/ ride sharing, car share and other tech-based solutions.
- **Is consistent with the guidance in the Northwest Planning-Area** – aligned with the *Mixed-Use* Land Use designation and defined areas of Significant New Development and Redevelopment.
- **Environmental stewardship** through the use of mostly native drought tolerant landscaping including use of irrigation canal water. A series of convenient walking paths throughout the complex connected to open space areas for outdoor recreation and pet enjoyment. And in close proximity to the greenbelt to the south and neighborhood and regional parks to the north within a half mile.
- **A Connected Community** through the applicant working with property managers and North West Neighborhood Association to develop a program(s) to reach out to other residents in the adjacent properties and immediate neighborhood to have “get togethers” at Limelight Village to develop relationships and discuss key topics of safety, security, and community.

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- **A predicable development pattern & emphasis on High-Quality Urban Design** – is supported by the proposed attractive Mountain West design theme in 3-story walkup structures similar to the property directly to the north and supports the City of Boise’s “Grow Our Housing” initiative to provide much needed housing in Boise.

### **Consistent with Neighboring Properties**

Significant new development and redevelopment has occurred in the surrounding area including major renovation of the Northgate Shopping Center, recently completed apartment and townhome complexes near the subject property – Kensington (323), Retreat at Silvercloud (236 Apts & Townhomes), Roe Street Townhomes (+100), Colson Place (28), Summerwinds (28) and other commercial development along State Street that are currently in the planning and entitlement process.

### **Consistent with State Street Corridor Goals and Objectives**

Transportation Improvements along State Street Corridor - Valley Regional Transit and partners are focused on enhancing transit service and improving facilities for buses and vanpools, these transit projects will help more people get where they are going, no matter how they choose to get there. Recently completed or planned projects include:

- **State Street and Collister Drive Intersection (ACHD)** – completion of realignment and widening improving transportation options – better sidewalks, bike lanes, an accessible greenbelt path connection, and transit stops (Oct 2019).
- **2019 | Increased service on the 9 State Street in the peak period and on the weekend (Valley Regional Transit)** - Service increased on the 9 State Street to run every 15 minutes between 6-9am and 3-6pm every weekday and increased to run every 30 minutes all day on Saturday. These service improvements will make it easier to travel by transit on the State Street corridor which is especially important during periods of construction.
- **2019 | First and Last Mile Transit Connections (Valley Regional Transit)** - To increase public access to transit VRT will initiate a pilot project with Lyft to provide connections to transit stops along State Street. Transit riders can book a discounted Lyft trip to or from transit stops along State Street including the stop at Saxton and State, which will be improved with a shelter to make it more convenient for waiting passengers.
- **2020 | Increase service on the 9 State Street in the off peak (Valley Regional Transit)** - Valley Regional Transit is seeking funding to increase service levels on the 9 State Street to every 15 minutes in the middle of the day in 2020. These service increases would make it easier to travel to by transit along the State Street corridor. Well used transit service moves more people in less space which is especially important during periods of construction.

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- **2020 | Enhance transit service to Eagle (Valley Regional Transit)** - Valley Regional Transit is seeking funding to enhance transit service to Eagle along Highway 44 by 2020. As development continues to occur along Hwy 44 Valley Regional Transit is seeking funding to accommodate some of the increased travel demand on transit.

The applicant and the project team believe that Limelight Village meets the intent and spirit of Blueprint Boise, supports Boise's goals for transit-oriented development along the State Street Corridor and Boise's Grow Our Housing initiative. The project meets the applicable R-3 multi-family standards under 11-06-03 of Title 11 Zoning Code and Citywide Design Standards and Guidelines, with the areas explained above that meet the Intent but have justified Departures (as allowed by Sections 3.2.8.1 and 4.2.1.2.d of the guidelines).

We appreciate the efforts of the Planning and Development Staff who have been very helpful in this process and we look forward to working with all of you towards the reasonable approval of the rezone and PUD applications.

Please do not hesitate to contact me if you have any questions or need additional materials/submittals.

Sincerely,

**AMERICAN PACIFIC ADVISORS, LLC**



G. Scott McCormack  
Principal & Lead Development Partner