

February 27, 2018

Mr. Cody Riddle
City of Boise
150 N. Capitol Blvd.
Boise, ID 83702

Subject: Rezone, Preliminary Plat PUD for Prominence Subdivision, located on Hill Road Parkway between Bogart and Duncan Lanes

Dear Mr. Riddle:

On behalf of my client, Trilogy Development, Inc., please accept the attached applications for the development of the Prominence Subdivision, located on both the north and south sides of Hill Road Parkway, between Bogart Lane and Duncan Lane in northwest Boise (4N, 1E, Section 14). The project encompasses 5 parcels that total 38.39 acres and are currently located within the Boise City limits with zoning designations of R-1A and R-1C (single family residential districts). The parcel numbers are: R7498000980, R7498004770, R7498004780, R7498001020 and R7498004752. All of the parcels are currently undeveloped except for R7498004780/8633 N. Bogart Lane which is occupied by a single family home and outbuildings.

History of the Properties

All of the parcels in this development were owned and farmed by Mr. and Mrs. Stan Matlock. The Matlocks began to sell some of their farmland beginning in the late 1990s. Those previously sold properties were developed into several adjacent subdivisions, including Matlock Place Subdivisions 1 and 2 to the west and southwest and Stan's Homeplace Subdivisions 1 and 2 to the south.

In 2014, the City annexed approximately 600 acres of land in Boise's northwest area of impact. Some of the parcels, including the "Matlock parcels", were excluded in that round of Category B annexation because they were larger parcels and were not yet surrounded by the City limits. In 2015, the City annexed the subject parcels in a "clean up" annexation (CAR15-25) of approximately 169 acres, since the parcels were now enclaves surrounded by City limits.

The newly annexed properties were generally given a zoning designation that was similar to the zoning category that was designated by Ada County at the time of the annexation. All but one of the parcels was previously zoned RUT (Rural-Urban Transition) in Ada County (1 du/5 acres), so those parcels were given the R-1A (2.1 du/acre) residential zone when annexed. The exception parcel included a single family home, so it was given an R-1C (8 du/acre) zone.

The staff report for the 2015 annexation action, CAR15-25, included this statement:

“The zoning being applied will match the existing Ada County zoning and/or the comprehensive plan. Future decisions on requests for zone changes will be based on the Comprehensive Plan Land Use Map and Zoning Consistency Matrix, as well as the other applicable goals and policies contained in the Plan.”

This is a reminder that future decisions about development on the properties should follow the Comprehensive Plan Land Use Map, which in this case designates the parcels north of Hill Road Parkway as Suburban and those south of Hill Road Parkway as Compact. The mix of housing types for these designations are described below from the current Comprehensive Plan/Blueprint Boise.

Suburban: *Predominantly single-family detached; however, may include attached single-family and multi-family units as part of a larger neighborhood development. Density Range: 3-5 dwelling units/acre.*

Compact: *The incorporation of a variety of housing types and price ranges is encouraged to provide choices for neighborhood residents. Density Range: 6-15 dwelling units/acre typical.*

Boise’s zoning ordinance provides guidance to determine if annexation is appropriate. Included is the understanding that the annexation will: 1) incorporate the Boise sewer planning area, 2) honor the negotiated area of impact agreement with Ada County, 3) attempt to balance the cost of services with anticipated revenue, and 4) promote population balance, contiguous development, and prevention of costs due to leap frog development.

The rezone and development of the Providence Subdivision will fulfill the goals that were set by the annexation of the properties in 2015.

We spoke with the most recent farmer of the property, Mr. John Patton, to determine why he quit farming the land. He allowed us to use his name and his quotes: *“This is a terrible farm property. It is difficult to get water to most of it and the soil type is not good. It has lots of rock as well.”* He said he was losing money to farm this property. He exclaimed *“you would have to pay me to farm it again”*. He also said that building houses on this property is the best thing that can happen to it.

Pre-application guidance

Our development team met with City staff to discuss the development of the Prominence parcels on Thursday, September 28, 2017. At that meeting we discussed a mix of housing types, including apartments, townhomes, 4-plexes and single family homes at the densities designated on the Comprehensive Plan Future Land Use map as described above.

A day after that meeting the planning staff advised the development team that the density for the entire project could be no more than 8 dwelling units/acre. It is important to note that this density is less than the Comprehensive Plan designates, since 58% of the development is envisioned to be developed with 6-15 units per acre. However, the development team agreed to this limitation on density for the entire project.

Subsequent meetings with City staff 1) clarified the use of passive amenities on-site, since there are active park areas within walking distance, 2) recommended a focus on connectivity within the project and to adjacent properties, and 3) provided suggestions for recognizing the area's rural heritage in the design of the gathering spaces, open spaces/landscaping, and possible agricultural displays.



Pole picnic area



Old farm equipment



Farm fencing

Rezone and Comprehensive Plan

We are requesting to rezone the subject parcels to R-1C, which is a single family residential district according to the Boise City Code (BCC 11-04-03.1.A). The R-1C zoning designation matches the proposed density of 8 dwelling units/acre that was specified by the City's planning staff. The dimensional standards for each housing type will be detailed as part of the Planned Unit Development (PUD).

As noted above, some of the properties were given an R-1A zone during the annexation with a clear expectation that future development would rezone the property to a zone that reflects the Comprehensive Plan designation for the area. The requested R-1C does just that.

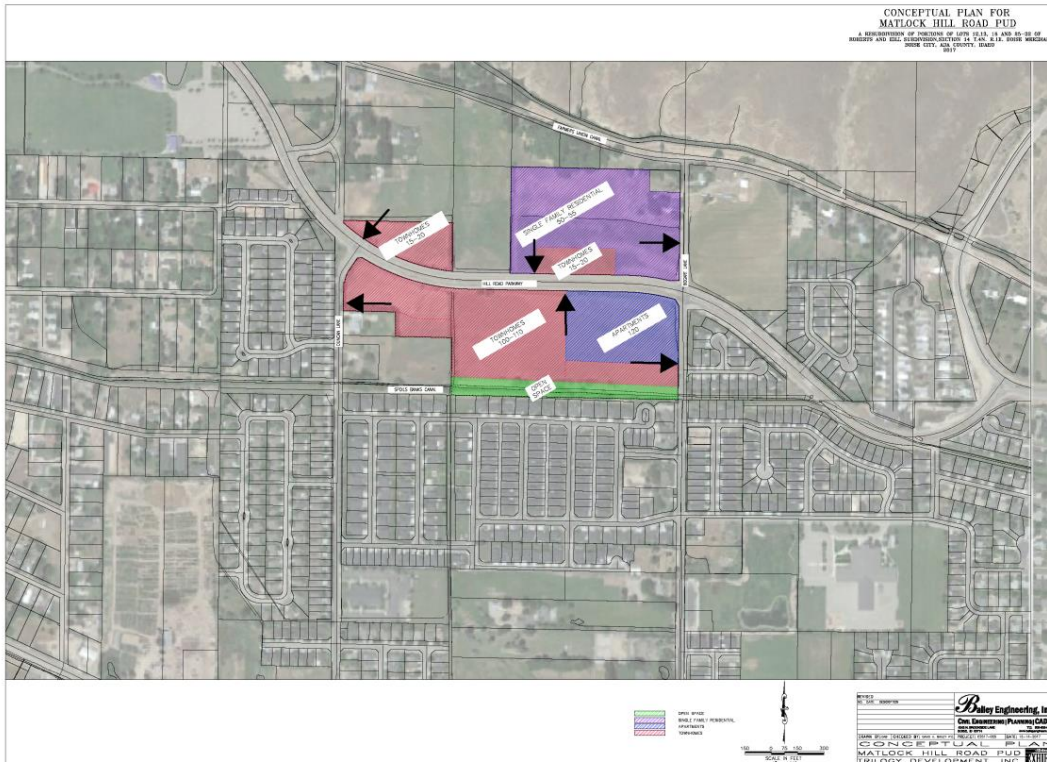
We have prepared an analysis of Prominence Subdivision's compatibility to the Blueprint Boise Northwest Planning Area Chapter; responding to the goals and policies that are applicable to the project. The analysis is an addendum to this letter.

Neighborhood meetings

A record breaking (for me anyway) neighborhood meeting was held at Shadow Hills Elementary School at 6 pm on Monday, December 18, 2017. Over 150 neighbors lined up to sign a petition to oppose the project. These petition signatures were gathered prior to any presentation or knowledge about the proposed project.

The neighborhood meeting began with a presentation of the City's Comprehensive Plan Land Use designations for the properties (recall they are Compact and Suburban designations), along with the City's map showing Areas of Stability and Change from Blueprint Boise.

A concept drawing, shown below, was presented at the meeting.



Note that there are small lot residential developments to the east, west and south of the proposed project. This is not a “sprawl” development, but is, in fact, a better utilization of the property so as to reduce sprawl.

Neighbors were extremely dissatisfied and vocal in their opposition to development on the site. Most attendees expected that the properties would remain undeveloped or that any development would be large (1/2 acre or more) single family lots. There were many questions about traffic, school overcrowding, foothill views, ownership of the parcels, hillside requirements, commercial uses, connectivity, irrigation, Bogart Lane, Duncan Lane, State Street intersections and overall disagreement with density and the potential apartments.

Since the opposition petition included names, addresses and contact information, it was agreed at the meeting that the opposition petition would also be used as a sign-up sheet for the neighborhood meeting; however, neighborhood leadership did not provide those names and contact information to the development team, citing privacy concerns.

A second neighborhood meeting was held on Monday, January 15, 2018, at 6:30 pm, with representatives of the newly re-formed North West Neighborhood Association (NWN). The meeting was hosted by Mr. and Mrs. Dennis Dunn, 8441 N. Duncan Lane, and was attended by NWN Board members and neighbors.

An updated site plan, shown below, was presented that provided additional details about the housing types, lots and open spaces.



At this smaller meeting, neighbors had more specific questions regarding traffic, townhomes for sale or rental, and density of the project. At this meeting the neighbors still maintained that the density of development should be less than $\frac{1}{2}$ than the density that is proposed.

Since those neighborhood meetings, we've maintained email contact with Mr. Richard Llewellyn, the newly elected president of the North West Neighborhood Association. These emails were sent to keep the NWNAA apprised of our application schedule and to answer specific questions raised at the neighborhood meetings. As always, we were and are open to questions about the project.

The Plan/Plat

As noted previously, the Prominence preliminary plat shows a total of 8 dwelling units/acre in a mix of housing types. These details are outlined on the plat:

Total area:	38.39 acres
Total number of lots:	223
Total number of building lots:	184
Total number of dwelling units:	307
Apartments:	120
Townhomes, rear load:	116
Townhomes, front load:	18
Single Family, rear load:	37
Single Family, front load:	16
Overall Density:	$307/38.39 = 7.997$ or 8 du/acre

Each single family home and each townhome will have a 2 car garage, with a 20' driveway apron in front of the garage.

Planned Unit Development

Prominence Subdivision is designed using the PUD process which allows the efficient provision of urban services and provides for open space and amenities not found in traditional lot by lot development. Through the PUD we are providing a variety of housing types including attached units, detached units, single family units and multi-family units. This variety of housing types and sizes is the best way to address our community's concerns with housing availability and affordability. We cannot make housing more affordable by limiting the number of homes built in Boise or building homes on ½ acre lots.

Via the PUD, we are reducing the lot sizes and modifying setbacks, but we are still within the density limits of the R-1C zoning district. The design of Prominence Subdivision allows for open spaces and view corridors throughout the development. We have also designed significant vehicular and pedestrian connectivity within the project and to adjacent properties.

As designed, Prominence Subdivision is compatible to the other uses in the general neighborhood, does not unduly burden public services, is large enough to accommodate the various housing types and amenities, and most importantly, is in compliance with the Comprehensive Plan.

The Apartments at Prominence

Ten apartment buildings will anchor the corner of Hill Road Parkway and Bogart Road. Each 3-story building will house 12 two and three bedroom apartment units, for a total of 120 dwelling units on the 5+ acre property. With 120 units the complex can host both an on-site leasing manager and an on-site maintenance manager. The complex will include a 2500 sf clubhouse, an outdoor pool and a play area for kids.

Ample parking will be provided for the apartment residents; with 223 standard parking spaces and 12 accessible parking spaces, for a total of 235 spaces on site. Bicycle parking racks (10 bikes each) are shown in 8 locations throughout the complex, plus 40 additional spaces will be provided under the stairways in the apartment buildings.

We've included some photos of a similar apartment complex that is located at 8448 W. Limelight Street, The Retreat at Silvercloud. The Retreat apartments were completed in 2016 and the units are in very high demand as soon as they become available.

Townhomes at Prominence

Our current plan includes 116 two-story rear-loaded townhomes. These are the same townhome designs that are soon-to-be-constructed at Roe Street Townhomes (approved in November 2016). Most of the townhomes front on an open space. Each of these homes will have 2-3 bedrooms and a 2 car garage that is accessed via a minor urban local street or a private alley. The design includes a 20' driveway/apron in front of the garage that can be used for additional parking.

Because there are sidewalks to each townhome in the open spaces, we request the City and ACHD waive the requirement for a sidewalk on the minor urban local streets.

For the townhomes adjacent to Hill Road Parkway, we have taken care to screen/fence the private drives and the buildings from traffic headlights, while leaving the green spaces open to Hill Road Parkway for access and as view corridors.

There are 16 townhomes in northwest Prominence that will face Hill Road Parkway and be accessed by a private street along the rear of the homes. We've left the area in front of the townhomes, about 520 feet of frontage along Hill Road Parkway, as open space/unmown grass, to harken back to the past agricultural use of the land.

The 18 front load, 2-unit townhomes (aka duets) in Blocks 2 and 7 south of Hill Road Parkway are one story with an upstairs bonus room with front facing windows (no rear facing window on the bonus room). Those homes will also have a 20' driveway apron.

We are sensitive to the impact the townhomes may have on the existing homes on Ben Street to the south. To minimize the impact, the front load townhomes are one story with bonus room, with no rear facing upstairs windows, as noted previously. Plus, we oriented the layout of the 4 and 6 unit, 2 story townhomes on Blocks 4, 5 and 6, so that neighbors see a side building elevation and open spaces, instead of a front or back elevation. And finally, there is a buffer of approximately 180 feet from the homes on Ben Street to those 2 story townhomes in Prominence.

To further explore the impact the townhomes and apartments may have on our southern neighbors, we worked with Chuck Edwards at Breckon LandDesign to prepare renderings of actual views from the Ben Street back yards. Those renderings are included in our application package and one is shown below:



Traffic

Traffic impact was one of the biggest concerns from area residents. A Traffic Impact Study was prepared by Thompson Engineers to assess traffic 1) currently, 2) in the buildout year of 2025 without the development and 3) in 2025 with the development. The study found that all the street segments, Hill Road Parkway, Bogart Lane and Duncan Lane, can handle the new traffic in the buildout year of 2025 with the development of Prominence Subdivision.

However, the study found that the intersection of Duncan Lane and State Street already exceeds minimum operational thresholds today. Additionally, both intersections at Duncan Lane/State Street and Bogart Lane/State Street exceed operational thresholds in 2025 even if the development is not built. With the development of Prominence Subdivision, those two State Street intersections will continue to exceed operational thresholds. A possible solution, constructing State Street as 3 lanes in each direction, is not currently funded by ITD or ACHD for the buildout year.

Schools

Elementary aged students in Prominence will attend Shadow Hills Elementary School located on Sloan Street, less than ½ mile from the subdivision. In the Boise School District 2016 Capacity and School Utilization Report, Shadow Hills 2015-2016 enrollment was 602 students or 82.6% of the permanent designed utilization.

Junior High students will attend Riverglen Junior High on Gary Lane at Gillis Road. Riverglen is a little over a mile from the subdivision and was at 75.1% capacity in 2015-2016.

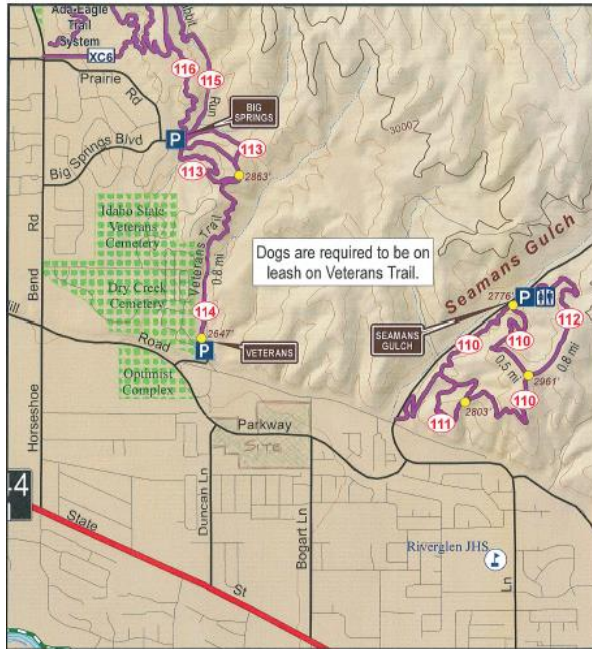
Capital High School will serve high schoolers. Capital is at Goddard and Milwaukee and was at 92.8% of the permanent design utilization in 2015-2016, and at 86.2% with portables.

Recreation

The close proximity to recreation will be an amenity for Prominence residents and is a clear reason to develop the property with density and a mix of housing types. Prominence is easy walking distance to Boise's 51-acre Optimist Youth Sports Complex. The park includes sports fields for football and soccer, open play areas, tennis court, fishing, walking paths and restrooms.

Magnolia Park is just a couple of blocks away to the southeast at 7136 Bogart Lane, next to Shadow Hills Elementary. Current amenities include a pond, open play area, walking path and parking. Future plans include an off-leash dog area, picnic shelter, playground, splash pad and restroom.

Prominence residents will enjoy the convenience of hiking and biking in the Boise foothills. Ridge to Rivers trailheads are located just to the north of the subdivision. The Veterans Trail is accessed via the Dry Creek Cemetery Road and the Seamans Gulch Trail is accessible via N. Seamans Gulch Road, both within walking distance.



Due to the extensive parks, trails and open space within a close walking distance, we have geared our on-site amenities to trails and passive gathering spaces. A walkway along the Spoil Banks Canal will connect to sidewalks in Prominence and on Duncan Lane, Hill Road Parkway, and Bogart Lane to provide a loop of almost one mile for active residents and neighbors. Hopefully the Spoil Banks Canal walkway can be extended when neighboring properties to the west redevelop.

Also of note are the open spaces between the townhomes. These spaces are designed as open play areas and gathering spots, in addition to serving as storm water management facilities.

Utilities, Urban Services and Transit

Of course, all urban services such as water, sewer, power and pressurized irrigation will be provided to Prominence lots. The development of Prominence will utilize the services that have already been planned and constructed for this area of northwest Boise, including the construction of Hill Road Parkway as a minor arterial. Both the current roadway cross section and the future plan for Hill Road Parkway are designed to accommodate the density of development that is being proposed.

We've spoken to representatives of Valley Regional Transit (VRT) to discuss potential transit service in and around Prominence Subdivision. VRT is currently in the middle of outreach for a mid-range future transit plan called ValleyConnect 2.0. As part of this planning process and because of our comments, potential transit in this developing area between State Street and Hill Road Parkway will be considered.

In the meantime, VRT is looking at expanding service times and frequency along the State Street corridor that may serve Prominence Subdivision residents.

Natural Areas

Drainage District No. 2 maintains the Spoil Banks Canal which is located along the south boundary of Prominence Subdivision. The Canal and easement will be located in Lot 1, Block 7S and will be 76' to 105' wide. A pathway along the canal will connect to Bogart Lane to the east and will connect to a sidewalk along the southwest boundary of the property in Lot 8, Block 3S. These connecting sidewalks allow for a pedestrian loop around the southern portion of Prominence.

Neighbors were concerned about wildlife in the area. Even though it is not required by the City's application process, we contacted Krista Biorn at Idaho Department of Fish and Game (IDFG). Krista is a Regional Wildlife Biologist in the Boise River Habitat District. The IDFG response to our request for comments is included in our application materials.

The design of Prominence Subdivision includes an abundance of open spaces. Over 9 acres of open area includes gathering spaces, open play areas, buffers, storm water management and the canal area. The apartment lot and play area are not included in the 9 acres. Approximately 3.5 acres of the open space will be maintained as more natural areas with unmown grasses.

Area Development

We analyzed existing development that surrounds Prominence Subdivision. To the west and southwest, Matlock Place 1 was platted in 2000 and includes 93 single family detached and attached patio homes. Matlock Place 2 was platted in 2002 and includes 69 single family detached and attached patio homes. To the south, Stan's Homeplace was platted in 2006 and includes 56 single family homes that are front load detached, rear load detached and front load attached. Stan's Homeplace 2 was platted in 2007 and includes 113 homes that are both front load and rear load detached single family houses. To the east, Sunpoint Subdivision was platted in 2003 and includes 20 front load detached single family homes on 2 short cul-de-sacs. The 41 homes in the Sunstone Subdivision on the north side of Hill Road Parkway was platted in 2000. Those homes are also front load single family detached.

In October 2017, the City Council approved a 4-plex project on the corner of Bogart Lane and Sloan Street. The approval included rezoning the 2.1 acre property from R-1A (single family residential) to R-2D (multifamily with design review) and a subdivision with six 4-plexes, four duplexes and one single family home, or a total of 13.6 dwelling units per acre.

The City will soon consider a new development on W. Shields Avenue with 19 dwelling units on 2.45 acres, or 7.76 dwelling units per acre.

In urban areas land development and re-development often occurs on smaller properties that "fly under the radar" of neighborhood opposition. Even though Prominence Subdivision is owned by several distinct entities, we are making an application for the entire combined property. This may make the project a "sitting duck" to those opposed to development; however, we feel that our application, with the design, housing and amenities that we have proposed, are exactly what the City of Boise has envisioned for this area of northwest Boise. Prominence Subdivision will be a significant asset to Boise



We respectfully request your approval of our rezone, subdivision and PUD applications and look forward to working with you, your staff, the P&Z Commissioners and the City Council through the approval process.

And as always, do not hesitate to contact me at 208-275-8729 or jsuggs@whpacific.com if you have questions about the project or the applications.

Sincerely,

Jane Suggs

Jane Suggs
For Trilogy Development, Inc.

Addendum: Prominence/Blueprint Boise analysis

An Analysis comparing Prominence Subdivision to the Blueprint Boise Northwest Planning Area Chapter

The Northwest has sewer service available, but some pockets in the far northwest do not have sewer service, however, there are current plans for extensions.

Adequate sewer service is available to Prominence Subdivision.

Development in the northwest areas of Ada County and the City of Eagle has resulted in increased travel along Hill Road and State Street. Both of these corridors currently operate at Level of Service F during the peak hour.

The recent Traffic Impact Study found that the traffic on Hill Road Parkway in the vicinity of the development was better than Level of Service E. As noted in the Traffic Impact Study, the intersections of Duncan Lane/State Street and Bogart Lane/State Street are at a level of service F with or without this development.

There are remnant pastures in the Northwest planning area that could be preserved for their small scale urban agricultural characteristics.

This is a key issue that has been used by those who are opposed to this new development. Prominence Subdivision is made up of some of these remnant pastures and neighbors would like them to remain as open space.

As noted previously, much of the area around Prominence was pasture and crop land, farmed by the Matlock family, until it was developed as single family home subdivisions in the 1990s and 2000s. As the subdivisions to the east, west and south were developed, it became more difficult to farm these remaining Matlock parcels.

Please note that the Comprehensive Plan Future Land Use map shows this Northwest area to be developed with Compact (6-15 du/acre) and Suburban (3-5 du/acre) residential uses. We cannot preserve these specific parcels for pasture and agricultural use AND provide an urban development that meets the Comp Plan Future Land Use map.

There are other remnant pastures in the Northwest planning area that may be better suited for continued pasture and agricultural uses.

The Northwest is the city's second smallest planning area. It contains 2,286 acres, making up almost 3.5 percent of Boise's total acreage.

By comparison, with an area of 38.39 acres, Prominence Subdivision is 1.7% of the Northwest Planning area.

There are remnant pasture lands and parks that each occupy 7 percent of the land within the Northwest at 166 acres and 160 acres, respectively.

Prominence represents a portion of the remnant pasture land, but is also within a very short walk to one of largest parks in Boise City and the largest in the Northwest area of Boise. Parks are like schools and commercial areas. They should be surrounded by homes and residents, not open space or low density housing.

The Northwest includes neighborhood parks and one large urban park, the 51 acre Optimist Youth Sports Complex. The park features sports fields, open play areas, public art, and a fishing

pond. Residents in the Northwest have close access to outdoor recreation opportunities in the Boise Foothills.

The pond at the Optimist Youth Sports Complex is stocked with fish by the Idaho FGD, and can be enjoyed by youth on a catch and release basis.

Recreational connections to the Foothills are important for Northwest residents. Access to the Foothills is provided by Seamans Gulch Road, Collister Road, Pierce Park Road, and 36th Street.

Prominence residents will be within walking distance to all of these recreation amenities.

NW-CCN 1.3 NEIGHBORHOODS

A mix of housing types and lot sizes will be encouraged in the Northwest to maintain the area's diverse character.

Prominence Subdivision features a significant mix of housing types including: single family homes, both front load and rear load, townhomes that are grouped in 2, 4 and 6 unit clusters and are both front load and rear load, and apartments for rent.

NW-C 1.3: PEDESTRIAN/ VEHICULAR CONNECTIONS

Ensure new commercial and residential developments provide connections to adjacent properties to promote movement between neighborhoods.

Street, sidewalks and walkways will connect Prominence to adjacent properties. The sidewalk-walkway loop around south Prominence is almost a mile in length and may connect to property to the west in the future.

Goal NW-C-2: Facilitate the expansion of transit facilities.

NW-C 2.1: INTEGRATION OF TRANSIT FACILITIES

Integrate current and future transit service into the layout of new development along major corridors and near activity centers.

We've spoken to representatives of Valley Regional Transit (VRT) to discuss potential transit service in and around Prominence Subdivision. VRT is currently in the middle of outreach for a mid-range future transit plan called ValleyConnect 2.0. As part of this planning process and based on our contact with the VRT staff, potential transit in this developing area between State Street and Hill Road Parkway will be considered.

NW-C 3.1: ON-STREET PARKING STANDARDS

Maintain on-street parking in the Northwest.

All homes in Prominence will have a 2 car garage and guest parking on the apron in front of the garage. There is ample on-street parking throughout the subdivision as well.

NW-C 3.3: STREET CLASSIFICATIONS

Discourage upgrading of local streets and collectors to higher classifications to accommodate development in the Foothills.

Hill Road Parkway is classified as a minor arterial and both Bogart Lane and Duncan Lane are classified as collector streets. These classifications will not be upgraded to accommodate this development. All the streets internal to Prominence will be classified as local streets.

Goal NW-PSF1: Maintain existing public facilities and services and expand as needed to serve existing and future Northwest residents.

Suez water will be extended to the residences from the existing mains in Bogart Lane and Duncan Lane.

NW-PSF 1.3: TRANSIT STOPS

Support the improvement of existing transit stops. Ensure all transit stops are connected to sidewalks or other pedestrian facilities.

As noted previously, we are committed to working with Valley Regional Transit to encourage transit in the area.

NW-NC 1.2: PUBLIC RECREATION FACILITIES

Provide connectivity to recreation facilities from new development and redeveloping sites within the Northwest.

Residents in Prominence Subdivision will enjoy excellent connectivity to recreation facilities. A multi-use pathway along Hill Road Parkway connects future residents to the Optimist Park and Youth Sports Complex. A new development at Bogart Lane and Sloan Street will add sidewalks that will provide the last connection to Magnolia Park. Bike lanes and sidewalks also connect Prominence to the Seamans Gulch Ridge to Rivers trails.

Sidewalks and walkways in Prominence will connect residents within the subdivision and can be expanded with future development/redevelopment of adjacent parcels.

NW-NC 1.3: URBAN AGRICULTURAL LANDS

Support the retention of urban agricultural lands and activities in the Northwest.

As noted previously, the Comprehensive Plan Future Land Use Map envisions these parcels to be developed with residential uses that are 3-15 dwellings per acre. In addition, these parcels are located adjacent to a minor arterial roadway, Hill Road Parkway. These particular parcels are not situated nor planned for agricultural activities.

In fact, we reached out to the last person to farm these parcels. These are his remarks:

“This is a terrible farm property. It is difficult to get water to most of it and the soil type is not good. It has lots of rock as well.” He said he was losing money to farm this property. He exclaimed *“you would have to pay me to farm it again”*. He also said that building houses on this property is the best thing that can happen t