

## **Gem State Planning, LLC**

December 27, 2021

Ms. Céline Acord, Current Planning Manager  
City of Boise  
150 N. Capitol Blvd.  
Boise, ID 83702

Subject: Silvercloud Apartments 2

Dear Ms. Acord:

On behalf of Trilogy Development, Inc. please accept the attached applications and support materials for Silvercloud Apartments 2. This phase of Silvercloud apartments will build on the success of the adjacent Retreat at Silvercloud Apartments and the Townhomes at Silvercloud. The new apartments will be constructed on two existing parcels at 8358 W. State Street and 8475 W. Limelight Street. The 8475 Limelight Street parcel was part of a recent Record of Survey that created a 2.08 acre parcel, located at the corner of State Street and Bogart Lane, which was sold to the City of Boise for a new fire station. After this Record of Survey is recorded, the Silvercloud Apartments site now totals 5.95 acres to be annexed and 5.78 acres to be developed (R/W removed). The development will include 5 buildings with 24 apartment units in each building, for a total of 120 apartment units, or a density of 20.78 du/acre.

### **Rezone**

The 2 parcels that make up the development site are currently zoned R-1A (8358) and C-2D (8475). The entire site will be rezoned to R-3D – Multifamily Residential with Design Review. This is the appropriate zone for the property that is “in close proximity to retail, employment, transit and other concentrated uses.” (BCC 11-04-03.1.D)

Our rezone request is in compliance with the Comprehensive Plan. The Future Land Use Map shows this area as Mixed Use. With the sale of a portion of the property to the City of Boise for a Fire Station, this property meets the mixed use designation. This general area is also shown to have “significant new development and redevelopment” according to the Areas of Stability and Change map. The property fronts on State Street, an existing and planned transit corridor. With these plans, we feel Silvercloud Apartments 2 is in the best interest of the City and the public.

### **Plan and PUD**

The plan for Silvercloud Apartments 2 provides plenty of space for the 5 buildings, parking and amenities. There are two access locations along Limelight Street. There will be no vehicular access from the site directly to State Street.

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The new apartments are designed with an attractive amenity area that will include a fire pit with seating, an outdoor kitchen area, pergola, dog park and pickleball court. The developer has been in discussions with Fire about the use of some of the amenities with Fire personnel. The common property boundary between the Fire Station property and Silvercloud Apartments 2 will not be fenced. However, there will be no vehicle access between Fire Station and the apartments.

A 5' sidewalk will encircle the apartments, providing a nice walking amenity. As shown on the plan, 3 workout stations will be placed along the sidewalk. The existing fence located along the north portion of the site will remain to provide the existing townhomes will some privacy and noise attenuation. Otherwise, the north property boundary along Limelight Street will not be fenced. A 6' fence will be constructed along State Street and along the east property boundary.

A PUD is required for two or more multi-family structures on a lot. Silvercloud Apartments includes over 20,000 sf of open and amenity space, including the perimeter sidewalk. This open space/amenity area is more than 30% of the footprint of the 5 residential buildings ( $\pm$  43,000 sf). The new Silvercloud Apartments are compatible with the existing Silvercloud Apartments and Townhomes, and also compatible with the 3-story Limelight Apartments under construction to the east. The plan for Silvercloud Apartments 2 includes a public sidewalk along the frontage of State Street, outside of both the existing right-of-way and the Boise Valley Canal easement. Resident and guest parking is conveniently located to the apartment buildings.

It is clear that the Silvercloud Apartments 2 will not place an undue burden on transportation or other City/private infrastructure; the site is large enough for the residential, parking and amenity uses; and the new apartments will not adversely impact other property in the vicinity.

There are no significant use exceptions requested for Silvercloud Apartments 2. The plan does show parking for the new apartments adjacent to existing Silvercloud Townhomes. The Townhomes are rental properties owned by the same owner as the Silvercloud Apartments 2.

### **Apartments**

The attractive and popular apartments at the Retreat at Silvercloud will be duplicated at Silvercloud Apartments 2. We have included photos and floor plans for the apartments. Two of the buildings will be "junior" buildings. Those 3 story buildings feature an interior passageway with stair access. The apartments are all 1 BR/1 Bath.

The 3 standard apartment buildings are also 3 story and are accessed by a center staircase area and stairs on the ends of the buildings. The apartments in these buildings are 1 BR/1 Bath and 2BR / 2Bath.

The colors and materials for the building exteriors will coordinate and complement the existing Retreat at Silvercloud apartments.

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### **Parking**

Adequate parking is provided for each resident and their guest. The code requires a minimum of 141 parking spaces. We are providing a total of 208 parking spaces in various configurations:

- 27 spaces in garages, 3 of those are accessible.
- 100 covered spaces, 4 of those are accessible.
- 90 open spaces, 4 of those are accessible.

We are also providing a bicycle garage that will house  $\pm$  35 bicycles in a secure, covered space. Additional bicycle parking racks will be located throughout the development.

### **Landscape and amenities**

The open areas of Silvercloud Apartments 2 will be attractively landscaped. The amenities will be shared with the existing Silvercloud Apartments and Townhomes and include a dog park, fire pit with seating, outdoor kitchen/cooking area, pickleball court, pergola/shade structure and perimeter sidewalk with exercise stations. Many of the amenities are located close to the Boise Fire Station and some of the amenities can be shared with Fire personnel.

### **Neighborhood Meeting**

Because Boise requires residents to be invited to neighborhood meetings, along with owners, we determined it was best to host two neighborhood meetings: one for residents of the Silvercloud apartment and townhome community (November 22, 2021), and one for owners of surrounding properties (November 23, 2021). Attendance sheets for both meetings are attached.

In summary, Silvercloud Apartments 2 will be an appealing addition to Boise and will provide much needed housing along a transit corridor. Please do not hesitate to contact me if you have questions about Silvercloud Apartments 2 or our applications.

Sincerely,

*Jane Suggs*

Jane Suggs

cc: Shawn Brownlee, Trilogy Development

