

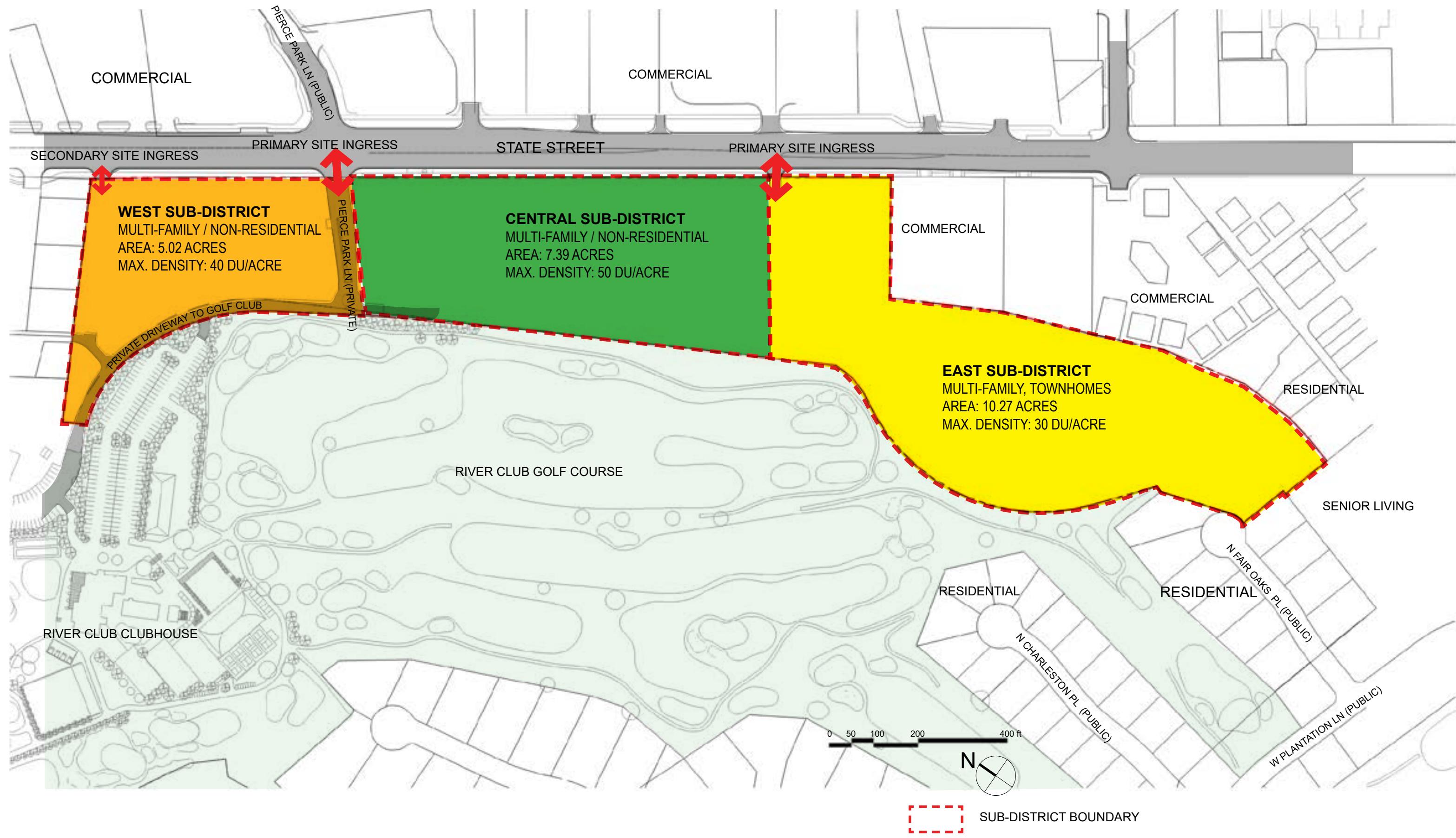
RIVER CLUB RESIDENCES

Specific Area Plan Application Master Plan Diagrams

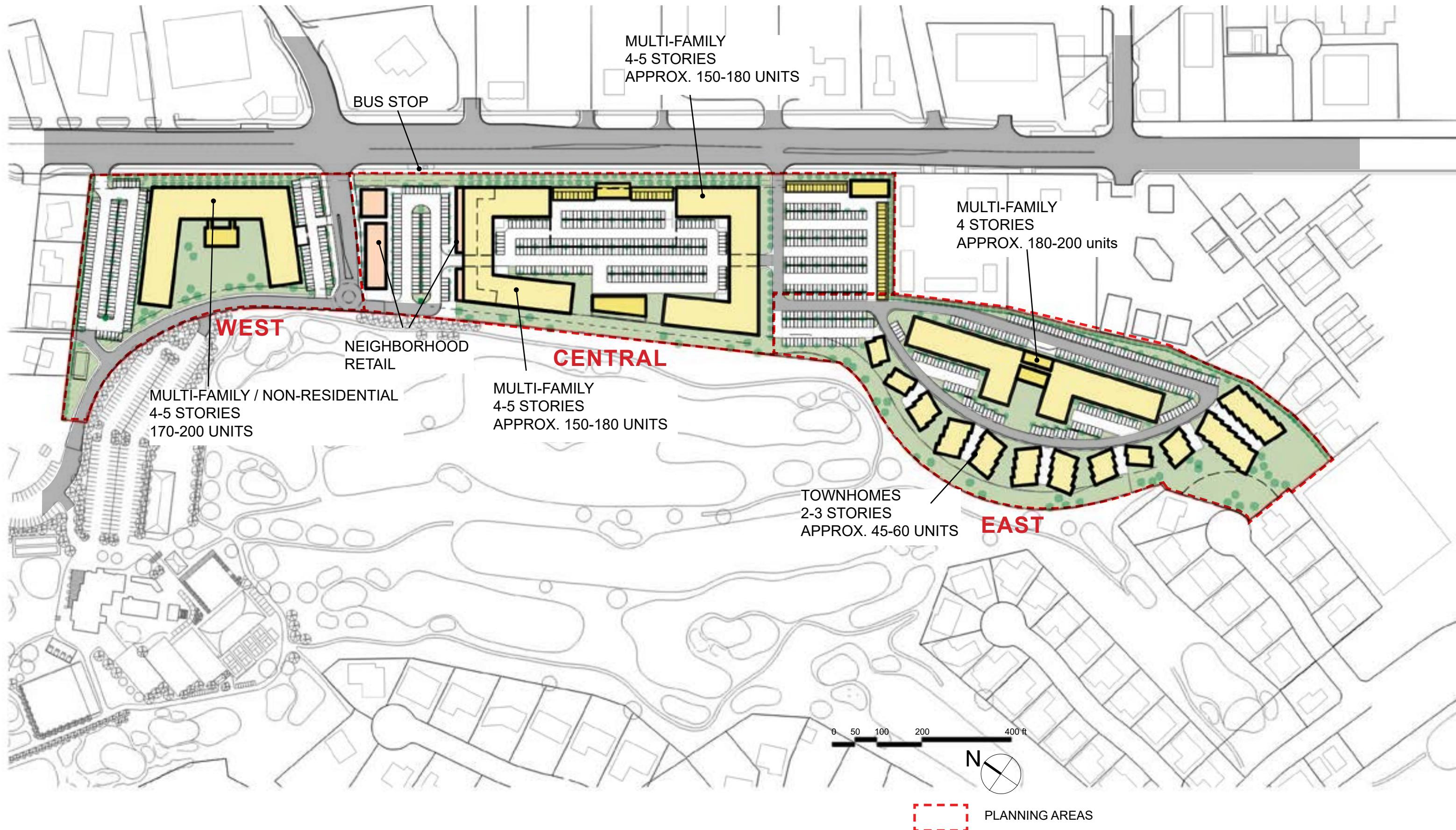
December 19, 2022

Revised January 9, 2023

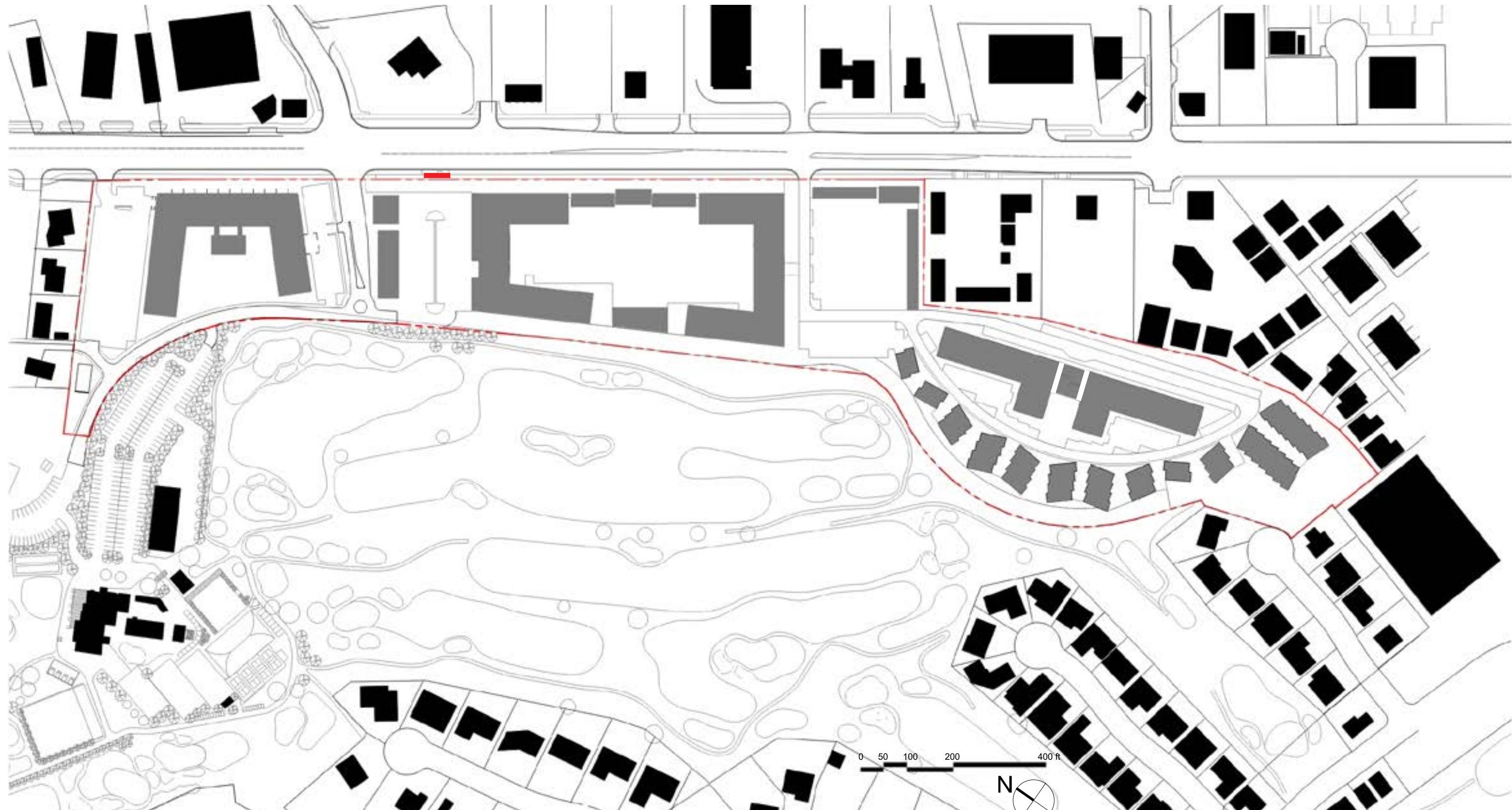
Revised April 7, 2023



SUB-DISTRICTS



CONCEPT MASTERPLAN

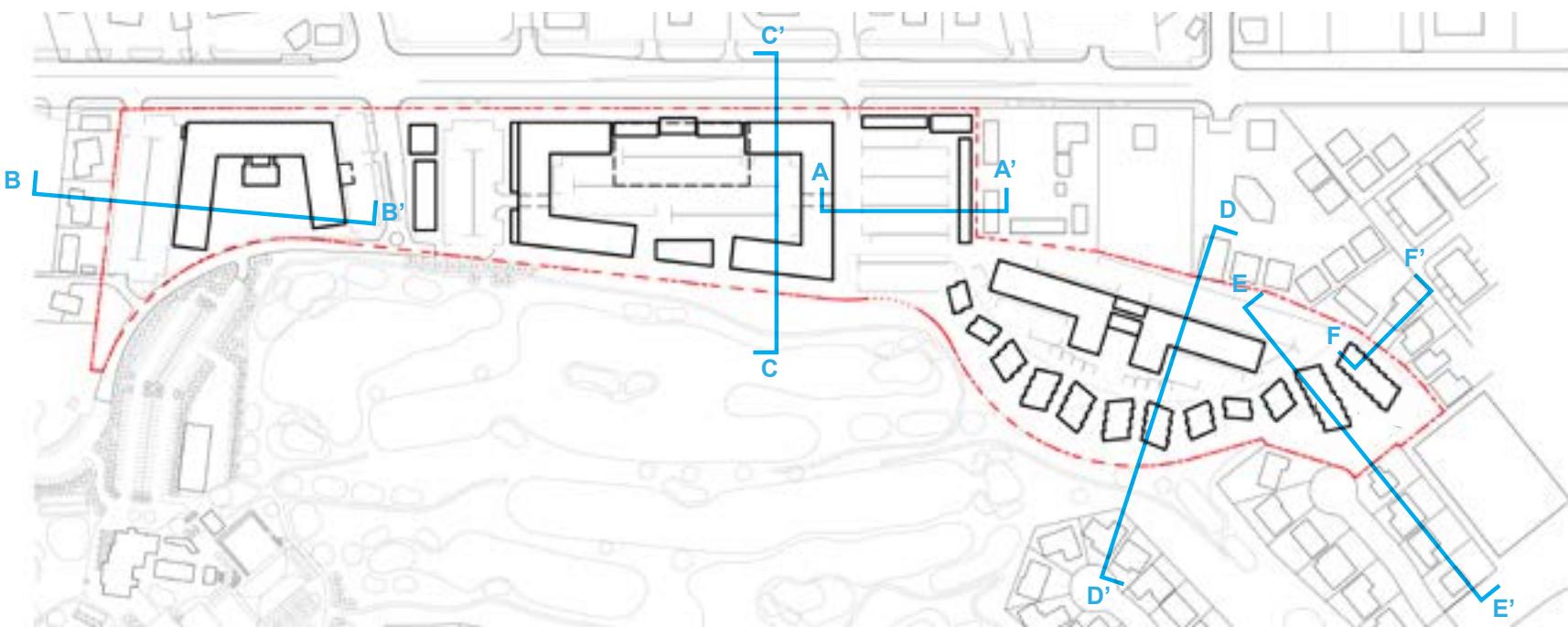
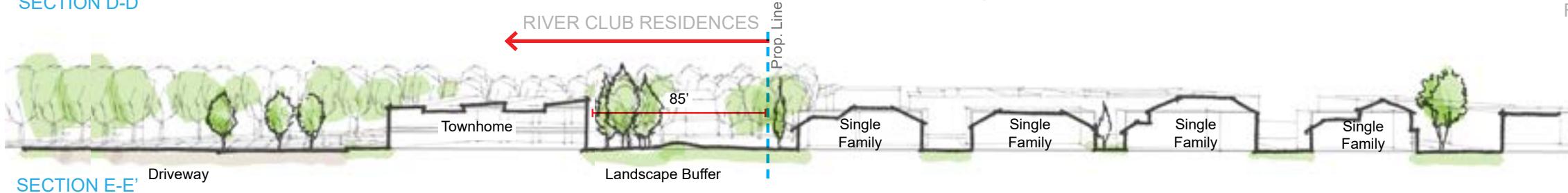
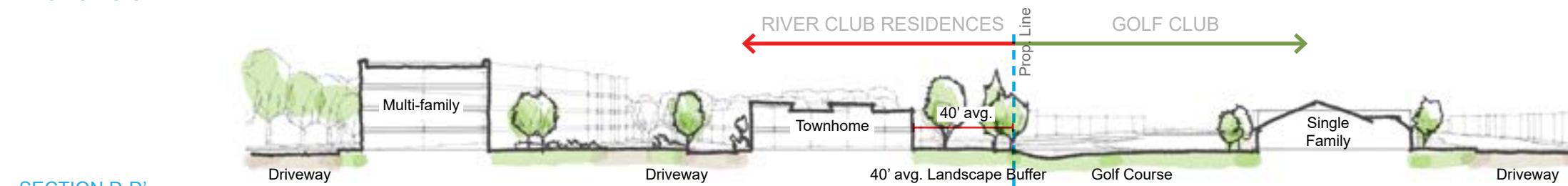
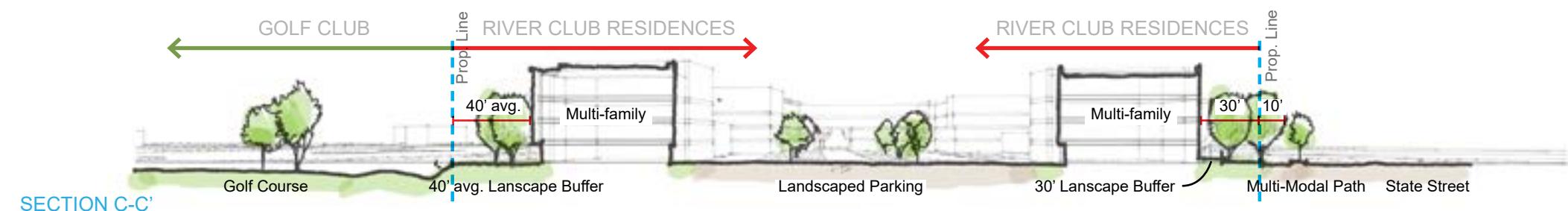
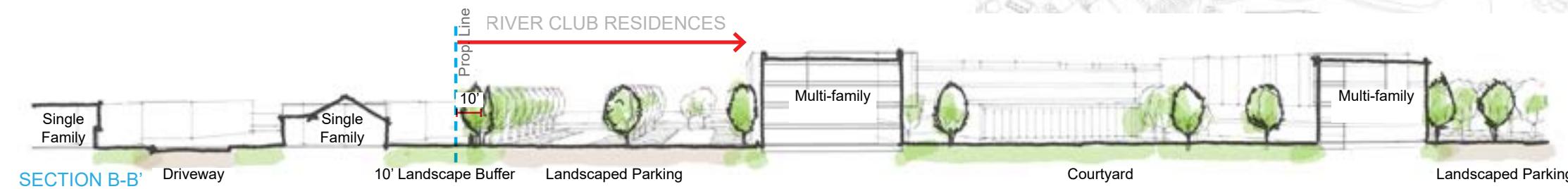


EXISTING & PROPOSED BUILDING FOOTPRINTS

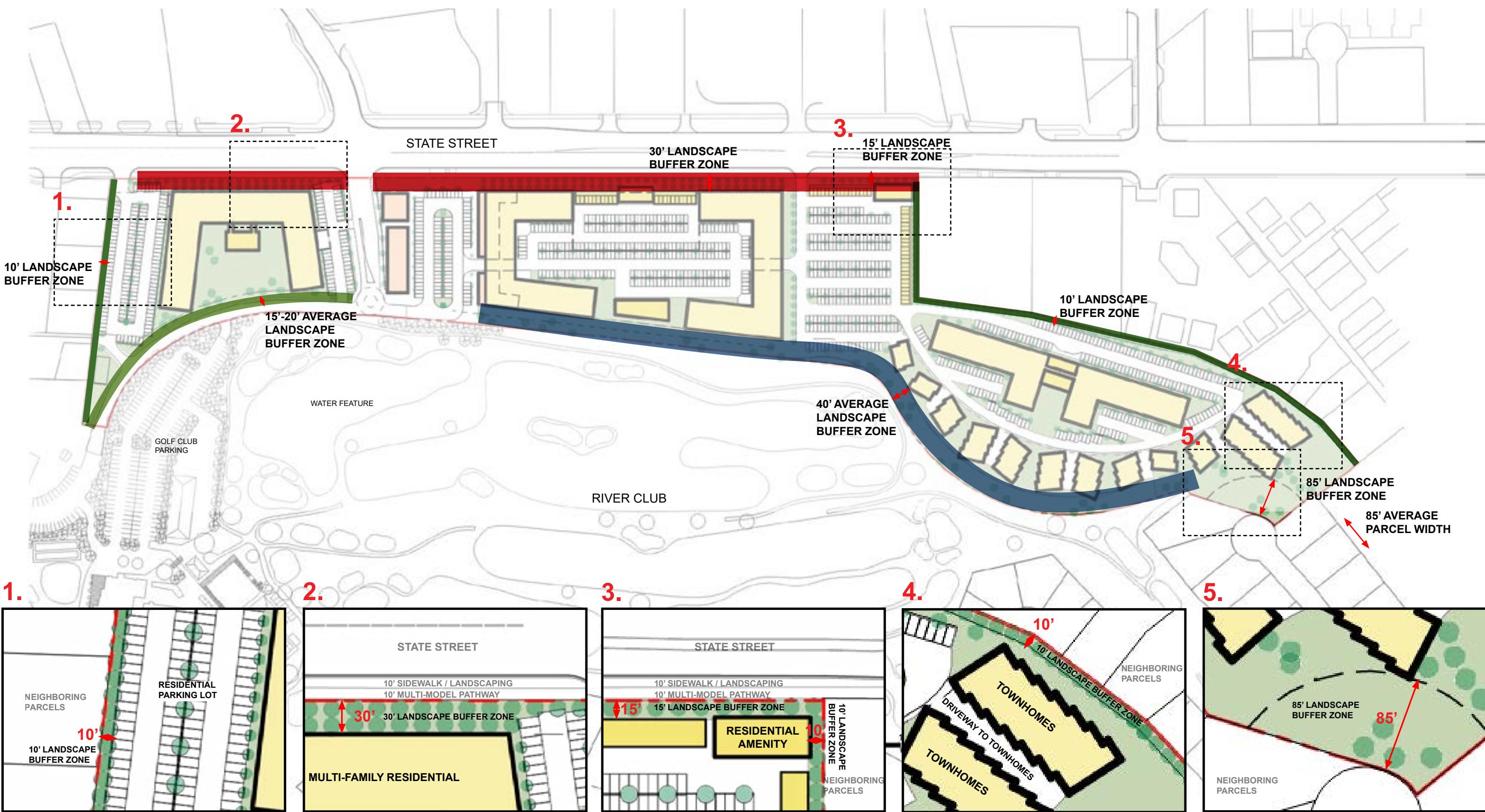
■ EXISTING BUILDINGS
■ PROPOSED BUILDINGS



CIRCULATION SYSTEM



SECTIONS: INTERFACE WITH NEIGHBORS



INTERFACE WITH ADJACENT NEIGHBORHOOD

Taunton Group

Community Development

April 10, 2022

Garden City Development Services
Jenah Thornborrow, Director
6015 N. Glenwood Street
Garden City, ID 83714
jthorn@gardencityidaho.org

Re: The Residences at River Club Specific Area Plan Application SAPFY2023-0001: Application Narrative, Compliance Statement and Statement of Intent

Dear Ms. Thornborrow,

On behalf of the property owner, LB River Club Owner LLC, and its designated representative, Lincoln Property Company and its west coast affiliate, LPC West, Inc. (collectively, the **Applicant** or **LPC**), we are pleased to submit an application to rezone 22.68 acres of property from Low Density Residential (R-2) to Specific Area Plan (SAP District) (the **Application**). The property is addressed as 6515 W. State Street, Garden City, ID 83714, identified by tax parcel numbers SO630223350 and SO630212910, and is legally described in **Tab 1**, attached to this letter (the **Property**). The Application has been compiled by LPC with the assistance of a number of professionals, all of whom are listed, along with their contact information, in **Tab 2**, attached to this letter.

To assist the reader, this narrative is divided into the following sections:

Page 2	Introduction
Page 2 - 3	Garden City's Specific Area Plan -- Overview
Page 3 - 4	Waiver Request for Application Information
Page 4 - 5	Project Location -- Overview
Page 5 - 6	Transportation & State Street Corridor Planning
Page 7 - 15	The Residences at River Club Vision
Page 16- 17	Specific Area Plan Project Ordinance
Page 17	Required Findings -- Specific Area Plan
Page 17	Conclusion
Attachments	Tab 1 – Legal Description of the Property
	Tab 2 – Applicant and Consultants
	Tab 3 – Required Findings

Introduction

The Property owner affiliate and designated representative, LPC, is an award-winning international development and property management company founded in 1965 and headquartered in Dallas. LPC is highly respected throughout its markets for exceptionally designed residential and commercial projects and is the second-largest apartment manager in the United States, with 215,000 residential units under management.¹

LPC will provide the private capital and expertise to implement Garden City's Comprehensive Plan goal to create a best-in-class, mixed-use Transit Oriented Development (**TOD**) centered along the State Street corridor at Pierce Park Lane (the **Project** or **The Residences at River Club**). The Residences at River Club, a "build to lease" development, will be four miles from downtown Boise, 1½ miles from Garden City Hall, and framed by the adjacent reconfigured River Club 18-hole golf course.²

The Project will feature transit-supportive residential development and a neighborhood activity hub that will be a destination for future residents and the surrounding community. The Residences at River Club will be the initial development in Garden City along State Street to implement the long-held community vision to transform the State Street corridor from an auto-centric roadway to an urban high-capacity transit corridor. Upon completion, The Residences at River Club will be a prime catalyst for further transit-supportive redevelopment on the corridor.

To ensure that The Residences at River Club will be a superior urban offering in Garden City, LPC selected CRTKL Architects to undertake the Project's design. Like LPC, CRTKL has national and international experience that will inform the Project's design.³

Garden City's Specific Area Plan -- Overview

To develop the Project, a rezone of the Property, originally zoned R-2 about 50 years ago, is required. Garden City Code establishes the procedures to request a rezone,⁴ and, in this instance, the requested rezone is to establish a specific area plan district (**SAPD**). An SAPD is authorized by Garden City Code as a means to create zoning regulations and a master plan for unique areas and developments where a different zoning district may not achieve desired results.⁵ As provided in Garden City Code:

Each SAPD includes its own nontransferable set of zoning regulations. The regulations may include design guidelines, site plan, infrastructure plan, phasing plan, and other elements. The type of uses, form standards, location and amount of development, and design criteria for a

¹ For further information, please refer to: www.lpc.com.

² The planned reconfiguration of The River Club golf course (to be 18 holes on approximately 100 acres) is not part of this Application and will be a separate permitting process undertaken by The River Club. Note that the development schedule of The Residences at River Club and ACHD's State Street-Pierce Park Lane intersection construction schedule will influence the timing of The River Club golf course reconfiguration.

³ For further information, please refer to: www.callisonrtkl.com.

⁴ See, Garden City Code Section 8-6B-5.

⁵ See, Garden City Code Section 8-6B-6.A.

particular property shall be established by adopting the SAPD into the Development Code [that is, Garden City Code] by specific area plan project ordinance (SAPPO).⁶

Further:

An SAP may be utilized anywhere within the city on properties that would benefit from a master plan and phasing approach. An SAP application is encouraged for the development or redevelopment of properties defined in the comprehensive plan as TOD activity nodes, or as neighborhood destination activity nodes, or as future planning areas.⁷

As described elsewhere in this narrative: the City's Comprehensive Plan guidance describes the Property as a planned Neighborhood Destination Activity Node; the Applicant's proposal would benefit from a master plan and a phasing approach; and the proposed zoning regulations included with the SAP Application will assist the Applicant and the City create the unique built destination activity center guided and encouraged by the Comprehensive Plan.

Note that while LPC's present rezone request for approval of a Specific Area Plan District, and approval of a master plan will guide future development within the Property, such immediate approvals will not authorize specific development improvements on the Property. For LPC to receive detailed approval to make physical improvements on its Property, an additional, specific detailed development application (that is, an application for detailed design review) must be made and reviewed by the City prior to development.⁸

LPC soon will submit a Minor Land Division application to create the legal parcels for the separate "Planning Areas" or phases of the Project, which Planning Areas are described further below. Following a rezone of the Property to SAP District, LPC will submit detailed Design Review applications for each of these Planning Areas. Each Design Review application will require public notice and opportunities for the public to comment.

Waiver Request for Application Information

Information to be submitted to the City for this and any SAP Application is identified in Garden City Code Section 8-6A-4 and Table 8-6A-2 for a Specific Area Plan, and identified in Garden City Code Section 8-7B-1.l for a concept master plan.⁹ As also provided in Garden City Code Section 8-6A-4.B, the Applicant may request exemption from production of one or more items of information.

⁶ Id.

⁷ Garden City Code Section 8-6B-6.B.

⁸ See Garden City Code Section 8-6B-6.C.2 and C.3. Garden City's Code allows an applicant to take a two-step process toward final development. An applicant can, but is not required to, make a concurrent detailed development application along with the conceptual master plan application.

⁹ The required information submitted includes, without limitation (and in addition to the required application form and fees): compliance statement; preliminary title report; neighborhood map; narrative information and illustrations for the master plan; topographic survey; natural hazard and resource analysis; approved addresses; floodplain and drainage regulations; street cross sections; general utility plan; allowed, conditionally allowed and prohibited uses; form standards; density; amenities, parking and off-street loading requirements; and design criteria for, without limitation, signs, landscape, and open space.

The Applicant respectfully request a Planning Official determination that: (1) the detailed site plan; and (2) dedications or easement legal descriptions be exempt as a part of this SAP Application as being premature. As explained above, and as provided in Garden City Code Sections 8-6B-6.C.2 and C.3, a detailed development application (associated with a detailed site plan and easements) may be filed concurrently with an SAP application, but such a detailed application is not required. These information items, of course, will be required and supplied when the Applicant submits a design review application consistent with the adopted SAP District ordinance for each Planning Area of the SAP District.

Project Location -- Overview

The Property comprises approximately 22.68 acres of the northerly portion of the existing 122-acre River Club golf course. The northerly boundary of the Project extends from Plantation Drive on the west to the easterly limit of the golf course for a distance of $\frac{1}{2}$ mile. Approximately 1,800 feet of the Property fronts State Street. The Project is not physically connected to neighboring residential areas, and the golf course provides a broad buffer for most Plantation subdivision residents. The Boise River and riparian areas lie $\frac{1}{4}$ mile south of the Project.

The uses surrounding the Property as shown on the Neighborhood Map immediately below, include:

- North – commercial and multi-family residential (Boise City)
- East – commercial (C-2) and residential, assisted-living (R-2 and R-3)
- South – The River Club golf course (R-2) and residential (R-2)
- West – residential (R-2)

Neighborhood Map



The Property is well located for access to public services and recreation opportunities, including the golf course, Westmoreland Park, and the Greenbelt along the Boise River. The Garden City Library and North Ada Fire and Rescue District facility are located on Glenwood Street (approximately 1.15 miles from the Project), and the Garden City Police station is on 50th Street north of Chinden Boulevard (3 miles from the Project).

The public Boise School District locations that would serve The Residences at River Club include: Pierce Park Elementary School, located ¼ mile north of the Project on Pierce Park Lane; Riverglen Junior High School, 1½ miles away on Gary Lane; and Capital High School, 2½ miles away from the Project, south of the Boise River on Goddard Road. Garden City is also served by two charter schools: Future Public School and Anser Charter School, located on 43rd and 42nd Streets, respectively, about 3 miles from The Residences at River Club.

Major retail centers are close by at the intersections of Glenwood and State Streets, and Glenwood and Chinden Boulevard. Anchor stores include Albertsons, Walmart Supercenter, Fred Meyer and D&B Supply.

Transportation & State Street Corridor Planning

The River Club (formerly known as Plantation Golf Club) was incorporated in 1917. State Street always has been the major east-west State highway corridor passing the Club – albeit at a much slower pace! As growth has occurred throughout the Treasure Valley, including the major residential and commercial developments surrounding The River Club,¹⁰ there has been increased emphasis to improve the State Street corridor.

For over 15 years, Garden City has been party to the State Street Corridor Memorandum of Understanding (**MOU**) with the City of Boise, City of Eagle, Ada County Highway District (**ACHD**), Idaho Department of Transportation (**ITD**), Valley Regional Transit (**VRT**)¹¹ and the Community Planning Association of Southwest Idaho (**COMPASS**). The MOU guides the coordinated activities and investment by the public agencies to plan the transformation of State Street to a high-capacity transit corridor with bus rapid transit.

State Street is the essential transportation artery across the Treasure Valley north of the Boise River. However, the transportation agencies and cities recognized the limitations of the corridor to expand travel

¹⁰ Residential and commercial development has been platted on and around The River Club since the mid-20th Century with major developments occurring between the 1970s and 2000. These subdivisions include, without limitation: Plantation Acres Subdivision No. 1, 1955 (Plantation Drive); The Plantation No. 1, 1978 (W. Plantation Lane, Gramarcy Lane, W. Sterling Lane); The Plantation No. 2, 1978 (W. Sterling Lane); Tanglewood Townhouses, 1978 (Plantation River Drive); The Townhouse at Plantation No. 1, 1978 (Riverside Drive); The Plantation No. 3, 1981 (W. Plantation Lane); Lake Plantation Subdivision, 1989 (Riverside Drive); Investor's Plantation on the River, 1991 (Plantation River Drive); Wanner's Plantation Estates Subdivision, 1991 (W. Plantation Lane); Orlovich's Plantation Subdivision, 1991 (W. Plantation Lane); The Plantation No. 4, 1992 (N. Charleston Place); Wedgewood Greens, 1992 (Fair Oaks Place); Savannah Greens Subdivision, 1995 (W. Plantation Lane); Kessinger Subdivision, 1997 (Kessinger Lane, East of Drain No. 2); Elmore Lake Townhomes Subdivision, 1997 (Plantation Drive); Savannah Greens No. 4 Subdivision, 1999 (State Street); Daron Subdivision No. 1, 2003 (Riverside Drive); and Daron Condominium No. 1, 2004 (Riverside Drive).

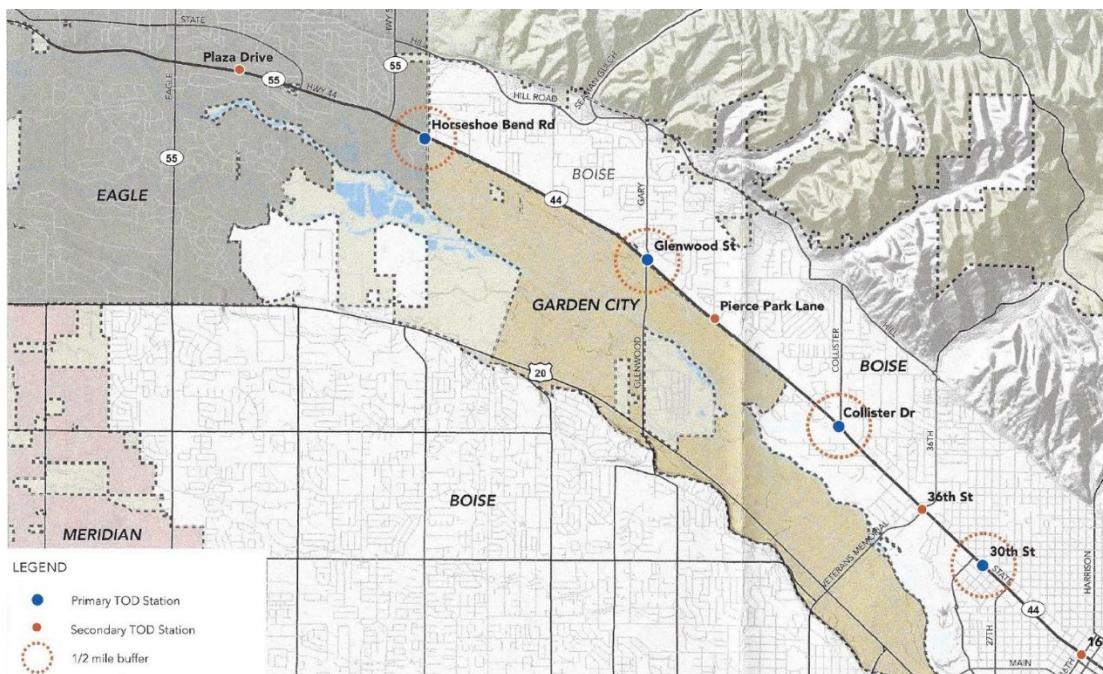
¹¹ VRT is the regional transit authority and operates the public transportation system in the Treasure Valley, primarily the fixed-line bus system. The agency has been integral to the State Street corridor planning. Recently, VRT received \$8.5 million in funding for transit station improvements on the corridor to be installed in 2024-2026. LPC has consulted with VRT regarding the preliminary design for the enhanced TOD transit station improvement adjacent to the Project and will continue to coordinate with the agency.

lanes to absorb the future growth in vehicle traffic volumes -- particularly because of right-of-way acquisition cost and impact.

To determine public policy, the agencies prepared The "State Street Corridor Strategic Plan Study" in 2004, which evaluated alternative solutions. As a result, the public agencies selected the "Transit Scenario" as the preferred alternative, which alternative was supported by members of the public. This alternative includes a 7-lane roadway cross-section to accommodate traffic growth and bus rapid transit.

As shown on the illustration immediately below, the Study also recommended that commercial development be reorganized into "nodes" at specific locations to encourage public transit use and provide more concentrated usable services for neighboring residents. The State Street and Pierce Park Lane area is designated a secondary Transit Oriented Development (TOD) node. The Residences at the River Club Project will benefit from an enhanced transit station with real-time information located just east of the Pierce Park Lane intersection.

Primary and Secondary TOD Stations Along the State Street Corridor



In 2019, the same governmental agencies that are parties to the MOU (including Garden City), prepared the "State Street Corridor Transit Oriented Development Plan", which planning and design study has been used to assist the land use agencies (including Garden City) adopt recommended design principles and land use planning elements for TOD locations. The City adopted the study by resolution in March 2020.¹²

To further support the corridor's redevelopment, in 2021, Boise City created a 577-acre twenty-year urban redevelopment district along State Street. Boise's redevelopment agency will use tax increment financing to fund streetscape and other public improvements within the full State Street right-of-way, including the portion of the right-of-way located in Garden City. Both Boise and Garden City expect public investment to attract significant private capital for the State Street corridor's redevelopment.

¹² Garden City Resolution No. 1077-20.

The Residences at River Club Vision

Given the City's planning guidance in its Comprehensive Plan, and the planned and already improved changes to the State Street corridor, the Applicant offers the City a unique opportunity to create a new community within Garden City that promotes the transit and land planning goals of the City. The Property has enough contiguous acreage under single ownership to foster the development of a master-planned community along what is taking shape as a much-improved east-west transit corridor for the community, as well as being in close proximity to schools, library, employment, shopping, and significant private and public recreation opportunities.

The vision for The Residences at River Club is a walkable, mixed-use community, thoughtfully designed and embracing its amenity-rich setting. The Project will be multi-generational, offering diverse housing options catering to various demographic and lifestyle preferences, and linked together by pathways, recreation opportunities, and retail facilities to encourage physical activity and social engagement for all residents. LPC's goal is for The Residences at River Club to be a striking asset to Garden City and the State Street corridor, and an inspiration for future mixed use development elsewhere in Garden City.

Prior to putting pen to paper, LPC took the guidance of the City's Comprehensive Plan and established twelve community development principles to guide the planning and design that will implement the vision of The Residences at River Club:

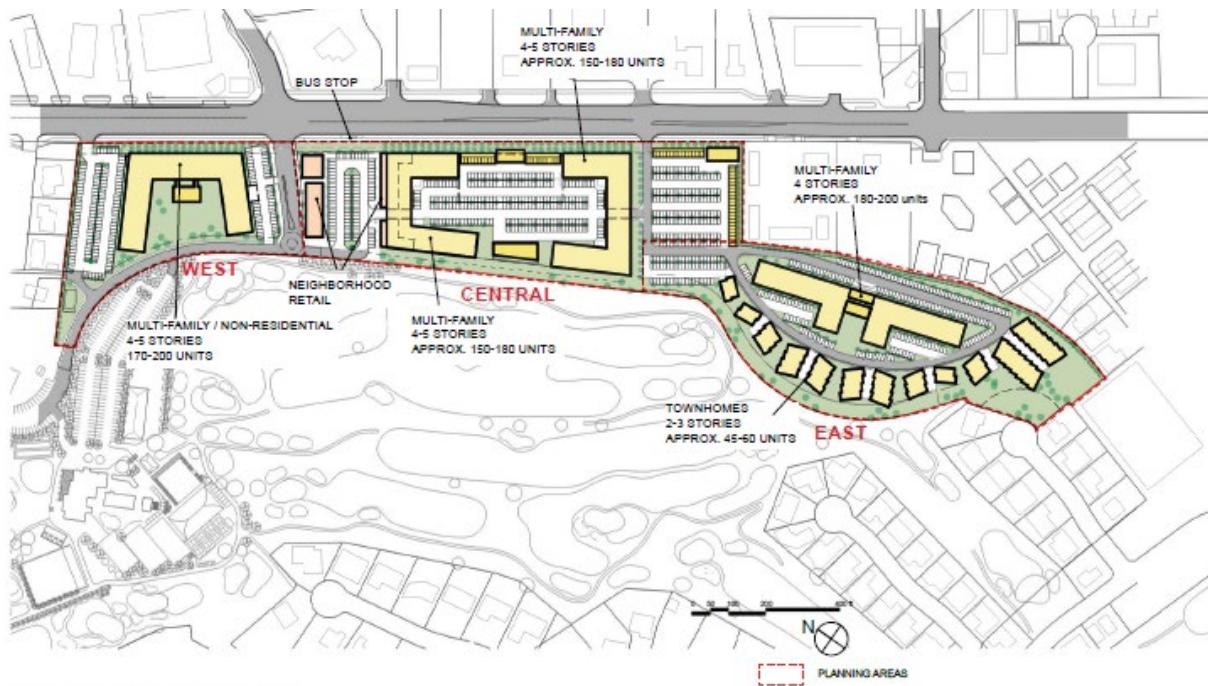
1. Create a healthy community that is active, walkable and connected.
2. Design a central hub for community gathering and social engagement.
3. Adopt street patterns and building orientations that focus life on the street.
4. Utilize open space and a connection to the Boise River as an organizing element in neighborhood design.
5. Establish residential densities that are transit-supportive combined with a commercial node at the TOD station location to encourage transit use.
6. Offer a diversity of housing choices to match consumer incomes, preferences, and life stages.
7. Create compatibility with existing residential development.
8. Create Project destinations and links that integrate the Project with existing neighborhoods.
9. Provide multi-modal transportation choices to reduce reliance on vehicle trips.
10. Promote original and high-quality design and building materials.
11. Create designs that enhance the "sense of place" for the development.
12. Contain all parking within the Project.

Conceptual Master Plan – Planning Areas

The community development principles listed above have been used by the Applicant's architects to prepare the required conceptual master plan that is part and parcel of the SAP Application.¹³ The Residences at River Club conceptual master plan illustrates the Property's general arrangement of land uses and intensities. Final uses, densities, product types and design will be refined in connection with the submittal of a detailed design review application for each "Planning Area" or phase of development. LPC expects to construct The Residences at River Club in three phases consistent with the West, Central and East Planning Areas depicted immediately below.

¹³ See, Garden City Code Section 8-6B-6.C.1: Approval of an SAP application will constitute approval of a master plan meeting the elements of section 8-7B-1.l, which establishes a framework to guide all future development within the area defined by the SAP application.

Concept Master Plan Delineating Planning Areas



CONCEPT MASTERPLAN

LPCWEST
LAND PLANNING COMPANY

NOTE: Building footprints are approximate. Depending on market demands, design is expected to evolve during Design Review Application within the provisions in the approved Specific Area Plan.

RIVER CLUB RESIDENCES | SAP APPLICATION
DECEMBER 18, 2022 **CRTKL**

Project Phasing

The first phase of development is planned to begin in the West Planning Area and will include the construction of the south leg of Pierce Park Lane and the extension of that right-of-way south to the golf clubhouse and Savannah Lane. In addition, a driveway will be installed to provide access to the two townhomes north of Savannah Lane.

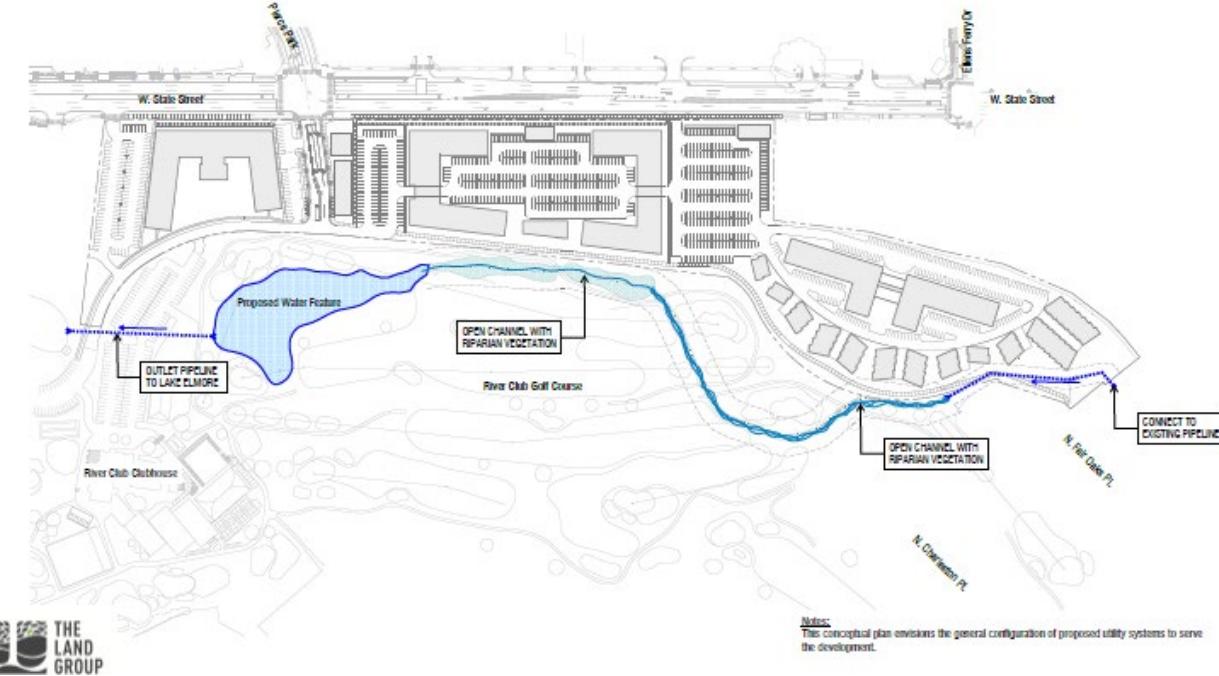
Phased development would continue in an easterly direction with the Central Planning Area as phase 2 and the East Planning Area as phase 3. This phasing mirrors the logical extension of water and sanitary sewer infrastructure based on the location of existing trunk utilities, topography and drainage patterns.¹⁴ The development pace will depend on economic and market factors. As each phase develops, all required utilities, landscape, amenities and other necessary improvements will be completed to serve the Planning Area. The 40-foot-wide linear park and community pathway shown on the master plan along the golf course edge will be installed during the second and third phases of development.

¹⁴ Municipal water and sewer service are readily available for the Project from existing facilities on or adjacent to the Property. The City's Engineer provided a conditional ability to serve letter in June this year. The "Natural Hazard and Resource Analysis Report" and the Conceptual Utility Plans prepared by The Land Group and provided with the Application provide the City's Staff with additional detail on water and sanitary sewer service.

A portion of the Property lies on the northern fringe of the Boise River 100-year floodplain as depicted on the Topographical Survey. As stated in the "Natural Hazard and Resource Analysis Report," proposed structures will be elevated above the base flood elevation in accord with the City's Flood Hazard ordinance.

Drainage District No. 2 (the **District**) has jurisdiction over an irrigation drain that flows year-round across the golf course in an open channel that extends from near Fair Oaks Place to the outlet at Lake Elmore. The River Club staff maintains the drain on the golf course in an arrangement with the District. The conceptual plan for the drain relocation has been preliminarily approved by the District and is shown in the illustration immediately below. The requested piping of a portion of the drain across the Property in this area will ensure additional buffering between the townhomes and neighboring residential lots with the linear park, community pathway, irrigation drain easement, and extensive evergreen landscape areas. The drain will continue to be an open channel on the golf course, creating an amenity for the course. The Applicant has been and will continue to work with the District and The River Club to coordinate the relocation and construction of the drain.

Conceptual Plan – Irrigation Ditches



The following Land Use Table summarizes the land uses in each of the West, Central, and East Planning Areas within the Property.¹⁵

The Residences at River Club Land Use Table

Planning Area	Land Use	Approximate Acreage	Non-Residential Square Feet	Density Range Units/Acre
West	Multi-family Non-residential	5.02 acres	Up to 10,000	Up to 40
Central	Multi-family Non-residential	7.39 acres	Up to 30,000	Up to 50
East	Multi-family Townhomes	10.27 acres		Up to 30

The average density for the Project is approximately 33 dwelling units per acre, and the total number of residential units for the Project will not exceed 750. Residential units, however, can be distributed between Planning Areas. Density associated with each Planning Area that is not developed may be transferred to another Planning Area as follows: Undeveloped density associated with the West Planning Area can be transferred to the Central Planning Area; Undeveloped density associated with the Central Planning Area can be transferred to the West Planning Area; and Undeveloped density associated with the East Planning Area can be transferred to either the West Planning Area or the Central Planning Area. Hence, the East Planning Area is not a receiving area for undeveloped density from either the West Planning Area or the Central Planning Area. Similarly, undeveloped non-residential square footage can be transferred between the West and Central Planning Areas.

West Planning Area

The West Planning Area will have a single 4-5 story multi-family building, potentially for active adult residents, and will include up to 200 units at a density up to 40 units/acre. The building height will be up to 65 feet. The design will feature quality of life, open space, and recreation amenities that promote an active lifestyle with a landscaped courtyard for resident activities and views of the golf course. Examples of possible amenities include: clubhouse; fitness facilities; enclosed bike storage; public art; open space; pool; walking trails; children's play structures; sports courts. The design may include small-scale non-residential uses up to 10,000 square feet geared toward serving residents and the local community. These non-residential uses will be integrated with the building, not free-standing. The building will be setback a maximum of 30 feet from State Street, allowing for a multi-purpose public pathway, landscaped tree zone, and a resident sidewalk connecting ground floor units with front doors, patios and stoops facing State Street. The building, as currently shown on the master plan, is sited 140 feet from the adjacent residential lots to the west with a 10-foot landscaped screen along the Property line. However, depending on the final design, the distance could be 75 feet, including the landscape screen.

¹⁵ Note that the River Club SAP District code, discussed further below and submitted with the Application, identifies these Planning Areas as "Sub-Districts."

Central Planning Area

The Central Planning Area is the heart of The Residences at River Club community and the arrival experience for the Project. It is the location of the mixed-use pedestrian-oriented neighborhood activity center adjacent to Pierce Park Lane and flanked by the most intensive residential development. The Central Planning Area quality will be equivalent to the much-admired Bown Crossing in East Boise. Bown Crossing features diverse pedestrian-scale architecture, street-facing buildings with parking at the rear, and wide sidewalks with tree grates.

Bown Crossing, Boise – Example of Mixed-Use Pedestrian Oriented Activity Node



Photo: Colliers International

The planned pedestrian-oriented activity center will provide residents and others with a high-quality walkable destination for shopping and opportunities to enjoy events, entertainment, and dining. The location will function as a gathering place with outdoor seating for the community and provide new retail offerings. As with Bown Crossing, buildings are designed to be close to the street with wide sidewalks for displays and outdoor dining. Parking is at the rear, with pathways to the building's front entrances.

The proposed commercial/retail buildings comprising up to 30,000 square feet will be single-story or vertically integrated with residential units on floors above. The non-residential uses are anticipated to be neighborhood-scale and destination-focused and could include uses such as: coffee shop; boutique shops; restaurants; professional services; spa/salon and healthcare services. The retail parking court will provide direct access to the TOD transit station and could function for gatherings and events.

Two "C"- shaped 4-5 story multi-family buildings will have heights up to 65 feet. and densities up to 50 units/acre. The south-facing units will have expansive views of the golf course. Planned interior pathways will create a comfortable, safe walking environment. Amenities will promote quality of life, open space,

and recreation and may include: clubhouse; fitness facilities; enclosed bike storage; public art; open space; pool; walking trails; children's play structures; sports courts.

As described for the West Planning Area, the setback from State Street will be a maximum of 30 feet to create the same look and feel with a multi-purpose public pathway, landscaped tree zone, and a resident sidewalk connecting ground floor units with front doors, patios and stoops facing State Street. However, the setback may be reduced to a minimum of 15 feet at the east end of the Planning Area beyond the residential building.

An average 40-foot-wide linear park is shown on the master plan located adjacent to the reconfigured golf course. The linear park will feature a community pathway extending from the retail activity center through the Central Planning Area and East Planning Area, linking The Residences at River Club uses and residents.

LPC will reserve the option to construct a structured parking facility in the Central Planning Area. This facility is currently not economically feasible given the inflationary environment in 2022 and LPC will continue to evaluate the economics.

East Planning Area

The East Planning Area will provide an organized transition from the mixed use Central Planning Area to lower-density housing wrapping the Property's eastern end. The overall density would be up to 30 units/acre. Two 4-5 story multi-family buildings, at a maximum height of 65 feet, are centrally placed and buffered by landscaped open space and two-story townhomes from existing homes. The distance from these buildings to the existing residential homes varies from approximately 168 – 320 feet. Amenities will promote quality of life, open space, and recreation and may include: clubhouse; fitness facilities; enclosed bike storage; public art; open space; pool; walking trails; children's play structures; sports courts.

Two-three story townhomes at a maximum height of 35 feet buffer the multi-family buildings on the south and east side of the East Planning Area to reduce the development scale and screen the taller multi-family buildings. The townhome units are oriented to avoid direct views of neighboring single-family homes. Most townhomes front the golf course between the Project and The River Club, and most townhomes have direct views of the golf course. Additional buffering is planned between the townhomes and neighboring residential lots to include the average 40-foot-wide linear park and community pathway, the 50-foot irrigation drain easement, an 85-foot setback from the Fair Oaks Place cul-de-sac, and with extensive evergreen landscape areas as a privacy screen. In the future, LPC could choose to develop the townhomes as a subdivision or as a condominium.

Project Circulation Plan

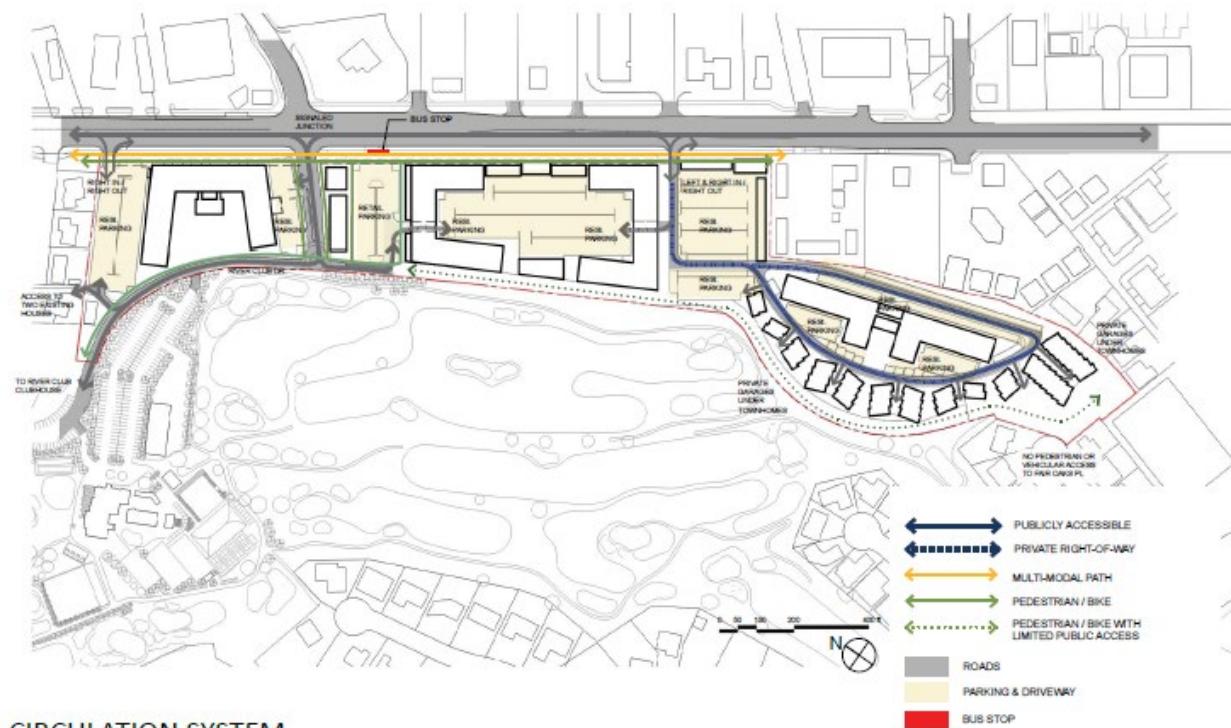
The design for The Residences at River Club vehicular, bicycle and pedestrian circulation system is focused on the following objectives:

- Provide an efficient and safe network of vehicular, bicycle and pedestrian facilities that supports the multi-modal transportation goal and promotes community health through walking and cycling.
- Configure the planned land uses in a manner that encourages vehicular and pedestrian connectivity within and between land uses and amenities.
- Create streetscapes that are safe, pleasant and comfortable for a diverse population.
- Separate multi-use pathways from streets.
- Reduce vehicle trips through community design and transit options.
- Meet the response and access needs of emergency service providers.

Vehicular Circulation

The Applicant's transportation consultant, Kittelson & Associates (**Kittleson**), has submitted to ACHD a Transportation Impact Study (**TIS**) based on the Applicant's master plan and the study scope approved by ACHD. Following its review, ACHD will provide recommendations on the circulation system to the Applicant and the City.

Circulation Plan



CIRCULATION SYSTEM

LPCWEST

NOTE: Building footprints are approximate. Depending on market demands, design is expected to evolve during Design Development within the boundaries in the annexed General Area Plan.

RIVER CLUB RESIDENCES | SAP APPLICATION

CRTKL

Current access from State Street to The River Club and the residential neighborhood on Savannah Lane is via Plantation Drive. With the development of The Residences at River Club, a new, safer primary access will be created with the extension of the south leg of Pierce Park Lane intersection as a private street.

ACHD has completed the design and scheduled the Pierce Park intersection project construction for ACHD's Fiscal Year 2025.¹⁶ With the completion of the intersection project and the opening of the south leg of Pierce Park Lane, ACHD will vacate the existing Plantation Drive as a public right-of-way.

The new Pierce Park intersection and entry will have a southbound receiving lane, a wide median, a northbound left turn lane, and a northbound combination through and a right turn lane. In addition, the median in Pierce Park Lane can be narrowed for a dual left turn lane as and if needed. Kittelson projects the trip distribution heading north from the Project to be 55% west, 5% north and 45% east. At the south end of Pierce Park Lane, LPC will evaluate a mini roundabout to facilitate turning movements.

¹⁶ Ultimate timing of the intersection construction will be subject to the approval of the ACHD annual budget and Integrated Five Year Work Plan update.

In addition to Pierce Park Lane entry, LPC is requesting ACHD's approval of two other accesses to State Street. First, an easterly access across from Zamzows (located on the north side of State Street) would include Right-In/Right-Out/Left-In turning movements. ACHD plans for State Street show a median break at this location to allow an eastbound left turn into the Zamzows parking lot. Lengthening the median break would facilitate a similar westbound left turn into the Project. The second proposed access is a Right-In/Right-Out movement at the current Plantation Drive intersection. This access would improve circulation for the development in the West Planning Area.

The internal circulation in The Residence at River Club will be comprised of private rights-of-way and drive aisles meeting fire protection standards. Note that LPC has committed to its neighbors on Fair Oaks Place that there will be no vehicular or pedestrian connection from The Residences at River Club to Fair Oaks Place. However, we have advised our neighbors that the Boise Fire Department may require gate-controlled emergency access.

Pedestrian and Bicycle Circulation System

The Applicant is committed to trip reduction strategies to reduce the reliance on costly single-occupant vehicles for internal trips as well as external trips from the community. The master plan for the Project incorporates strategies including:

- Provide a mix of commercial, retail, and recreational activities within the community accessible by walking and bicycling.
- A pedestrian and cycling plan designed to provide access to the mix of uses through a system of separated pathways and on-street bike lanes.
- Promote ACHD's Commuteride program to provide links to essential employment destinations based on resident demand.
- Provide direct and convenient access to the State Street TOD transit station.
- Provide connection to the Greenbelt for recreationists and bicycle commuters.

One of the vital community development principles involves the creation of a healthy community. LPC fully supports making the healthy choice, the easy choice, by offering options for physical activity that are accessible to all. The physical infrastructure must be useful, safe, comfortable, and in an interesting setting to encourage residents to walk and bike.

LPC proposes to construct two significant pathways that meet the criteria - a detached 10-foot multi-purpose path the entire length of the State Street frontage of the Project and a community pathway adjacent to and overlooking the golf course.

The multi-use pathway on State Street will be separated from the travel lane by a landscaped zone. It will replace the existing, substandard, narrow, uncomfortable asphalt pathway adjacent to State Street. ACHD will extend the multi-purpose pathway west of the Property to Hertford Way and east to Ellens Ferry Drive as part of ACHD's widening of State Street. Below is a photo of a muti-purpose pathway on Parkcenter Boulevard in east Boise that mimics some of the better design elements for a multi-purpose pathway.

Example - Multi-Modal Pathway – East Boise



The community pathway in an average 40-foot corridor will link all The Residences at River Club uses and provide a pleasant and scenic walkway for residents and other community members. Below is an example of a pathway with a similar character.

Example - Multi-Modal Community Pathway



Specific Area Plan Project Ordinance

Garden City Code requires that each SAP District be governed by its own nontransferable set of zoning regulations.¹⁷

The regulations may include design guidelines, site plan, infrastructure plan, phasing plan, and other elements. The type of uses, form standards, location and amount of development, and design criteria for a particular property shall be established by adopting the SAPD into the Development Code by specific area plan project ordinance (**SAPPO**).

The Applicant has produced a draft set of zoning regulations for review by the City, which will govern the development of The Residences at River Club.¹⁸ The draft regulations are over 100 pages in length so we will not repeat them within this narrative. But, to give the reader a flavor, the draft zoning regulations address, without limitation, form standards and non-residential and multi-family design guidelines.

Form Standards

The Applicant has developed a set of Form Standards for the proposed uses at The Residences at River Club that will regulate building placement and height:

	All Planning Areas	Notes
Height (Maximum)		
Multi-Family & Retail	65'	
Single-Family (Detached & Attached) & Townhouse	35'	
Perimeter Setbacks (Minimum)		
State Street	15'	1
Along Golf Course	10'	
Side	10'	
Building Separation (Minimum)		
Between Buildings	10'	
From Pierce Park Lane	10'	2
From Any Right-of-Way	3'	2
From A Parking Facility	3'	3

Notes:

1. A maximum perimeter setback of 30' shall apply to 40% of the State Street frontage.
2. Measured from back of curb.
3. Parking-related structures (e.g., garages, carports) are exempt.

¹⁷ See, Garden City Code Section 8-6B-6.A.

¹⁸ The zoning regulations for the Project cover, without limitation; setbacks; height; density; uses that are permitted, conditionally permitted, and prohibited; drainage and floodplain standards and processes; parking and off-street loading provisions; and design criteria addressing architecture, transportation and connectivity, sign provisions, landscape provisions, and open space.

Jenah Thornborrow, Planning Director
City of Garden City
April 10, 2022
Page 17

Non-Residential and Multi-Family Design Guidelines

The overriding architectural design concept for all non-residential and multi-family structures at The Residences at River Club is one of context. The buildings should create a distinct, identifiable neighborhood by responding to the unique Boise climate and high desert landscape through design, sun shading, materiality, and color. They should be compatible with each other while expressing individuality. The designs should not mimic historical styles but be of their own time and place. Example design guidelines include:

- Allow pedestrian connectivity between and through the Project.
- Position buildings to make streets feel like outdoor rooms.
- Design building walls with more frequent entrances and large ground-floor windows to enliven and activate the street.
- Position buildings to face the street with a front (primary) entry door accessing the public sidewalk.
- Create active facades and “eyes on the street” to promote public safety.
- Position off-street parking to the rear of a building, with parking at the side as an option.

Required Findings -- Specific Area Plan

The Application as a whole, including the narrative, is intended to provide the Applicant's explanation of compliance in connection with the standards for review of an SAP application. With the factual information provided to the City in the narrative and the Application as a whole, the City can reach the conclusions of law found in the six required Findings for a SAP request to revise the zoning boundary. Mindful of the length of this narrative, we address each of these Findings in **Tab 3** attached to this letter.

Conclusion

LPC has appreciated the pre-application meeting with Staff and looks forward to work with Staff during the Application's review. Please let us know whether Staff has any questions or requires additional information.

Thank you,

Bob Taunton, Applicant Representative

Taunton Group, LLC
24654 N Lake Pleasant Pkwy, Ste 103-751
Peoria AZ 85383
208-401-5505
bobtaunton@tauntongroup.com

Taunton Group

Community Development

December 19April 10, 2022

Garden City Development Services
Jenah Thornborrow, Director
6015 N. Glenwood Street
Garden City, ID 83714
jthorn@gardencityidaho.org

Re: The Residences at River Club Specific Area Plan Application SAPFY2023-0001: Application Narrative, Compliance Statement and Statement of Intent

Dear Ms. Thornborrow,

On behalf of the property owner, LB River Club Owner LLC, and its designated representative, Lincoln Property Company and its west coast affiliate, LPC West, Inc. (collectively, the **Applicant** or **LPC**), we are pleased to submit an application to rezone 22.68 acres of property from Low Density Residential (R-2) to Specific Area Plan (SAP District) (the **Application**). The property is addressed as 6515 W. State Street, Garden City, ID 83714, identified by tax parcel numbers SO630223350 and SO630212910, and is legally described in **Tab 1**, attached to this letter (the **Property**). The Application has been compiled by LPC with the assistance of a number of professionals, all of whom are listed, along with their contact information, in **Tab 2**, attached to this letter.

To assist the reader, this narrative is divided into the following sections:

Page 2	Introduction
Page 2 - 3	Garden City's Specific Area Plan -- Overview
Page 3 - 4	Waiver Request for Application Information
Page 4 - 5	Project Location -- Overview
Page 5 - 6	Transportation & State Street Corridor Planning
Page 7 - 15	The Residences at River Club Vision
Page 16- 17	Specific Area Plan Project Ordinance
Page 17	Required Findings -- Specific Area Plan
Page 17	Conclusion
Attachments	Tab 1 – Legal Description of the Property
	Tab 2 – Applicant and Consultants
	Tab 3 – Required Findings

Introduction

The Property owner affiliate and designated representative, LPC, is an award-winning international development and property management company founded in 1965 and headquartered in Dallas. LPC is highly respected throughout its markets for exceptionally designed residential and commercial projects and is the second-largest apartment manager in the United States, with 215,000 residential units under management.¹

LPC will provide the private capital and expertise to implement Garden City's Comprehensive Plan goal to create a best-in-class, mixed-use Transit Oriented Development (**TOD**) centered along the State Street corridor at Pierce Park Lane (the **Project** or **The Residences at River Club**). The Residences at River Club, a "build to lease" development, will be four miles from downtown Boise, 1½ miles from Garden City Hall, and framed by the adjacent reconfigured River Club 18-hole golf course.²

The Project will feature transit-supportive residential development and a neighborhood activity hub that will be a destination for future residents and the surrounding community. The Residences at River Club will be the initial development in Garden City along State Street to implement the long-held community vision to transform the State Street corridor from an auto-centric roadway to an urban high-capacity transit corridor. Upon completion, The Residences at River Club will be a prime catalyst for further transit-supportive redevelopment on the corridor.

To ensure that The Residences at River Club will be a superior urban offering in Garden City, LPC selected CRTL Architects to undertake the Project's design. Like LPC, CRTL has national and international experience that will inform the Project's design.³

Garden City's Specific Area Plan -- Overview

To develop the Project, a rezone of the Property, originally zoned R-2 about 50 years ago, is required. Garden City Code establishes the procedures to request a rezone.⁴ and, in this instance, the requested rezone is to establish a specific area plan district (**SAPD**). An SAPD is authorized by Garden City Code as a means to create zoning regulations and a master plan for unique areas and developments where a different zoning district may not achieve desired results.⁵ As provided in Garden City Code:

Each SAPD includes its own nontransferable set of zoning regulations. The regulations may include design guidelines, site plan, infrastructure plan, phasing plan, and other elements. The type of uses, form standards, location and amount of development, and design criteria for a

¹ For further information, please refer to: www.lpc.com.

² The planned reconfiguration of The River Club golf course (to be 18 holes on approximately 100 acres) is not part of this Application and will be a separate permitting process undertaken by The River Club. Note that the development schedule of The Residences at River Club and ACHD's State Street-Pierce Park Lane intersection construction schedule will influence the timing of The River Club golf course reconfiguration.

³ For further information, please refer to: www.callisonrtkl.com.

⁴ See, Garden City Code Section 8-6B-5.

⁵ See, Garden City Code Section 8-6B-6.A.

particular property shall be established by adopting the SAPD into the Development Code [that is, Garden City Code] by specific area plan project ordinance (SAPPO).⁶

Further:

An SAP may be utilized anywhere within the city on properties that would benefit from a master plan and phasing approach. An SAP application is encouraged for the development or redevelopment of properties defined in the comprehensive plan as TOD activity nodes, or as neighborhood destination activity nodes, or as future planning areas.⁷

As described elsewhere in this narrative: the City's Comprehensive Plan guidance describes the Property as a planned Neighborhood Destination Activity Node; the Applicant's proposal would benefit from a master plan and a phasing approach; and the proposed zoning regulations included with the SAP Application will assist the Applicant and the City create the unique built destination activity center guided and encouraged by the Comprehensive Plan.

Note that while LPC's present rezone request for approval of a Specific Area Plan District, and approval of a master plan will guide future development within the Property, such immediate approvals will not authorize specific development improvements on the Property. For LPC to receive detailed approval to make physical improvements on its Property, an additional, specific detailed development application (that is, an application for detailed design review) must be made and reviewed by the City prior to development.⁸

LPC soon will submit a Minor Land Division application to create the legal parcels for the separate "Planning Areas" or phases of the Project, which Planning Areas are described further below. Following a rezone of the Property to SAP District, LPC will submit detailed Design Review applications for each of these Planning Areas. Each Design Review application will require public notice and opportunities for the public to comment.

Waiver Request for Application Information

Information to be submitted to the City for this and any SAP Application is identified in Garden City Code Section 8-6A-4 and Table 8-6A-2 for a Specific Area Plan, and identified in Garden City Code Section 8-7B-1.l for a concept master plan.⁹ As also provided in Garden City Code Section 8-6A-4.B, the Applicant may request exemption from production of one or more items of information.

⁶ Id.

⁷ Garden City Code Section 8-6B-6.B.

⁸ See Garden City Code Section 8-6B-6.C.2 and C.3. Garden City's Code allows an applicant to take a two-step process toward final development. An applicant can, but is not required to, make a concurrent detailed development application along with the conceptual master plan application.

⁹ The required information submitted includes, without limitation (and in addition to the required application form and fees): compliance statement; preliminary title report; neighborhood map; narrative information and illustrations for the master plan; topographic survey; natural hazard and resource analysis; approved addresses; floodplain and drainage regulations; street cross sections; general utility plan; allowed, conditionally allowed and prohibited uses; form standards; density; amenities, parking and off-street loading requirements; and design criteria for, without limitation, signs, landscape, and open space.

The Applicant respectfully request a Planning Official determination that: (1) the detailed site plan; and (2) dedications or easement legal descriptions be exempt as a part of this SAP Application as being premature. As explained above, and as provided in Garden City Code Sections 8-6B-6.C.2 and C.3, a detailed development application (associated with a detailed site plan and easements) may be filed concurrently with an SAP application, but such a detailed application is not required. These information items, of course, will be required and supplied when the Applicant submits a design review application consistent with the adopted SAP District ordinance for each Planning Area of the SAP District.

Project Location -- Overview

The Property comprises approximately 22.68 acres of the northerly portion of the existing 122-acre River Club golf course. The northerly boundary of the Project extends from Plantation Drive on the west to the easterly limit of the golf course for a distance of $\frac{1}{2}$ mile. Approximately 1,800 feet of the Property fronts State Street. The Project is not physically connected to neighboring residential areas, and the golf course provides a broad buffer for most Plantation subdivision residents. The Boise River and riparian areas lie $\frac{1}{4}$ mile south of the Project.

The uses surrounding the Property as shown on the Neighborhood Map immediately below, include:

- North – commercial and multi-family residential (Boise City)
- East – commercial (C-2) and residential, assisted-living (R-2 and R-3)
- South – The River Club golf course (R-2) and residential (R-2)
- West – residential (R-2)

Neighborhood Map



The Property is well located for access to public services and recreation opportunities, including the golf course, Westmoreland Park, and the Greenbelt along the Boise River. The Garden City Library and North Ada Fire and Rescue District facility are located on Glenwood Street (approximately 1.15 miles from the Project), and the Garden City Police station is on 50th Street north of Chinden Boulevard (3 miles from the Project).

The public Boise School District locations that would serve The Residences at River Club include: Pierce Park Elementary School, located $\frac{1}{4}$ mile north of the Project on Pierce Park Lane; Riverglen Junior High School, $1\frac{1}{2}$ miles away on Gary Lane; and Capital High School, $2\frac{1}{2}$ miles away from the Project, south of the Boise River on Goddard Road. Garden City is also served by two charter schools: Future Public School and Anser Charter School, located on 43rd and 42nd Streets, respectively, about 3 miles from The Residences at River Club.

Major retail centers are close by at the intersections of Glenwood and State Streets, and Glenwood and Chinden Boulevard. Anchor stores include Albertsons, Walmart Supercenter, Fred Meyer and D&B Supply.

Transportation & State Street Corridor Planning

The River Club (formerly known as Plantation Golf Club) was incorporated in 1917. State Street always has been the major east-west State highway corridor passing the Club – albeit at a much slower pace! As growth has occurred throughout the Treasure Valley, including the major residential and commercial developments surrounding The River Club,¹⁰ there has been increased emphasis to improve the State Street corridor.

For over 15 years, Garden City has been party to the State Street Corridor Memorandum of Understanding (**MOU**) with the City of Boise, City of Eagle, Ada County Highway District (**ACHD**), Idaho Department of Transportation (**ITD**), Valley Regional Transit (**VRT**)¹¹ and the Community Planning Association of Southwest Idaho (**COMPASS**). The MOU guides the coordinated activities and investment by the public agencies to plan the transformation of State Street to a high-capacity transit corridor with bus rapid transit.

State Street is the essential transportation artery across the Treasure Valley north of the Boise River. However, the transportation agencies and cities recognized the limitations of the corridor to expand travel

¹⁰ Residential and commercial development has been platted on and around The River Club since the mid-20th Century with major developments occurring between the 1970s and 2000. These subdivisions include, without limitation: Plantation Acres Subdivision No. 1, 1955 (Plantation Drive); The Plantation No. 1, 1978 (W. Plantation Lane, Gramarcy Lane, W. Sterling Lane); The Plantation No. 2, 1978 (W. Sterling Lane); Tanglewood Townhouses, 1978 (Plantation River Drive); The Townhouse at Plantation No. 1, 1978 (Riverside Drive); The Plantation No. 3, 1981 (W. Plantation Lane); Lake Plantation Subdivision, 1989 (Riverside Drive); Investor's Plantation on the River, 1991 (Plantation River Drive); Wanner's Plantation Estates Subdivision, 1991 (W. Plantation Lane); Orlovich's Plantation Subdivision, 1991 (W. Plantation Lane); The Plantation No. 4, 1992 (N. Charleston Place); Wedgewood Greens, 1992 (Fair Oaks Place); Savannah Greens Subdivision, 1995 (W. Plantation Lane); Kessinger Subdivision, 1997 (Kessinger Lane, East of Drain No. 2); Elmore Lake Townhomes Subdivision, 1997 (Plantation Drive); Savannah Greens No. 4 Subdivision, 1999 (State Street); Daron Subdivision No. 1, 2003 (Riverside Drive); and Daron Condominium No. 1, 2004 (Riverside Drive).

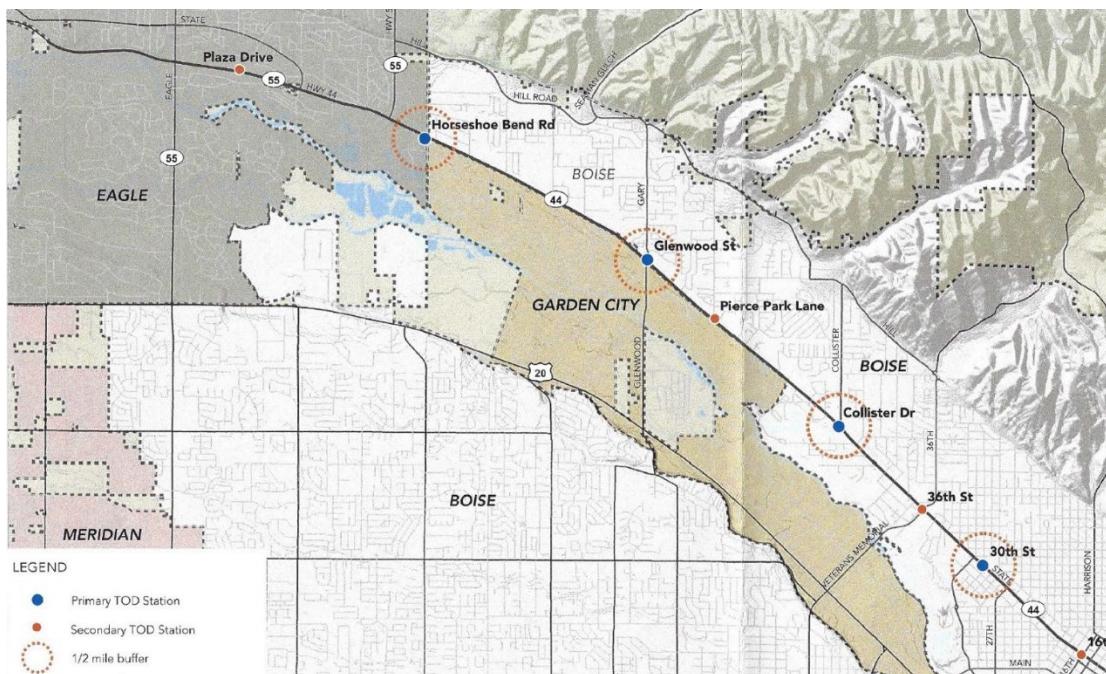
¹¹ VRT is the regional transit authority and operates the public transportation system in the Treasure Valley, primarily the fixed-line bus system. The agency has been integral to the State Street corridor planning. Recently, VRT received \$8.5 million in funding for transit station improvements on the corridor to be installed in 2024-2026. LPC has consulted with VRT regarding the preliminary design for the enhanced TOD transit station improvement adjacent to the Project and will continue to coordinate with the agency.

lanes to absorb the future growth in vehicle traffic volumes -- particularly because of right-of-way acquisition cost and impact.

To determine public policy, the agencies prepared The "State Street Corridor Strategic Plan Study" in 2004, which evaluated alternative solutions. As a result, the public agencies selected the "Transit Scenario" as the preferred alternative, which alternative was supported by members of the public. This alternative includes a 7-lane roadway cross-section to accommodate traffic growth and bus rapid transit.

As shown on the illustration immediately below, the Study also recommended that commercial development be reorganized into "nodes" at specific locations to encourage public transit use and provide more concentrated usable services for neighboring residents. The State Street and Pierce Park Lane area is designated a secondary Transit Oriented Development (TOD) node. The Residences at the River Club Project will benefit from an enhanced transit station with real-time information located just east of the Pierce Park Lane intersection.

Primary and Secondary TOD Stations Along the State Street Corridor



In 2019, the same governmental agencies that are parties to the MOU (including Garden City), prepared the "State Street Corridor Transit Oriented Development Plan", which planning and design study has been used to assist the land use agencies (including Garden City) adopt recommended design principles and land use planning elements for TOD locations. The City adopted the study by resolution in March 2020.¹²

To further support the corridor's redevelopment, in 2021, Boise City created a 577-acre twenty-year urban redevelopment district along State Street. Boise's redevelopment agency will use tax increment financing to fund streetscape and other public improvements within the full State Street right-of-way, including the portion of the right-of-way located in Garden City. Both Boise and Garden City expect public investment to attract significant private capital for the State Street corridor's redevelopment.

¹² Garden City Resolution No. 1077-20.

The Residences at River Club Vision

Given the City's planning guidance in its Comprehensive Plan, and the planned and already improved changes to the State Street corridor, the Applicant offers the City a unique opportunity to create a new community within Garden City that promotes the transit and land planning goals of the City. The Property has enough contiguous acreage under single ownership to foster the development of a master-planned community along what is taking shape as a much-improved east-west transit corridor for the community, as well as being in close proximity to schools, library, employment, shopping, and significant private and public recreation opportunities.

The vision for The Residences at River Club is a walkable, mixed-use community, thoughtfully designed and embracing its amenity-rich setting. The Project will be multi-generational, offering diverse housing options catering to various demographic and lifestyle preferences, and linked together by pathways, recreation opportunities, and retail facilities to encourage physical activity and social engagement for all residents. LPC's goal is for The Residences at River Club to be a striking asset to Garden City and the State Street corridor, and an inspiration for future mixed use development elsewhere in Garden City.

Prior to putting pen to paper, LPC took the guidance of the City's Comprehensive Plan and established twelve community development principles to guide the planning and design that will implement the vision of The Residences at River Club:

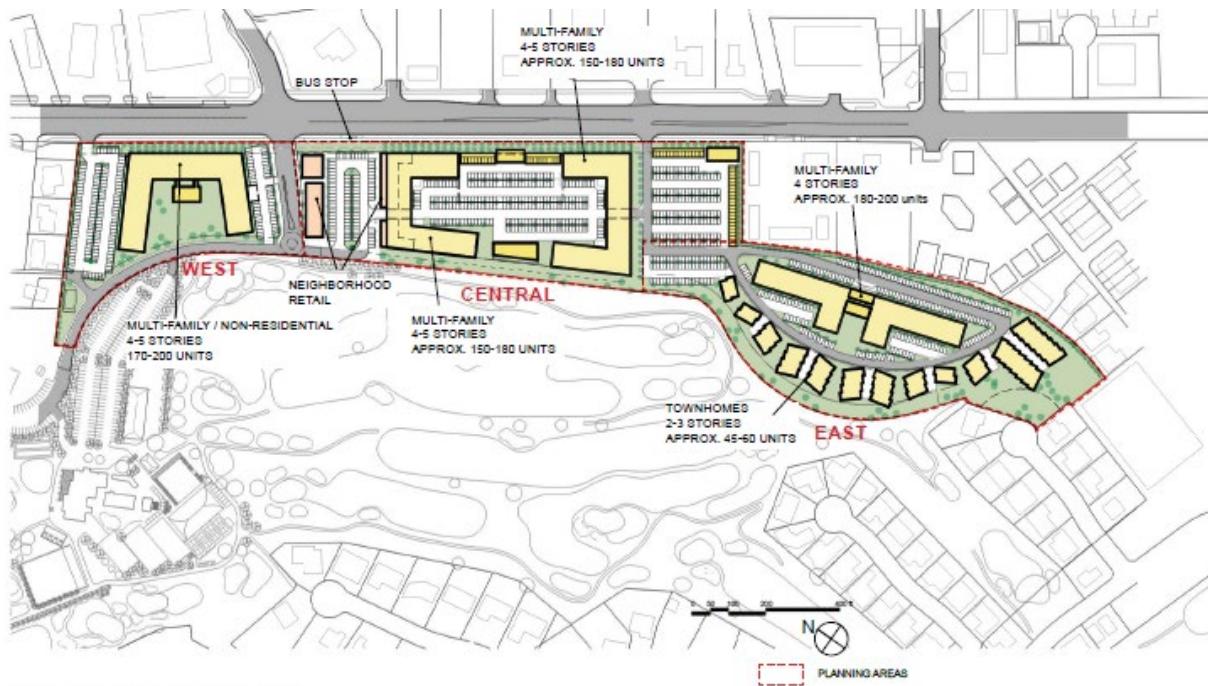
1. Create a healthy community that is active, walkable and connected.
2. Design a central hub for community gathering and social engagement.
3. Adopt street patterns and building orientations that focus life on the street.
4. Utilize open space and a connection to the Boise River as an organizing element in neighborhood design.
5. Establish residential densities that are transit-supportive combined with a commercial node at the TOD station location to encourage transit use.
6. Offer a diversity of housing choices to match consumer incomes, preferences, and life stages.
7. Create compatibility with existing residential development.
8. Create Project destinations and links that integrate the Project with existing neighborhoods.
9. Provide multi-modal transportation choices to reduce reliance on vehicle trips.
10. Promote original and high-quality design and building materials.
11. Create designs that enhance the "sense of place" for the development.
12. Contain all parking within the Project.

Conceptual Master Plan – Planning Areas

The community development principles listed above have been used by the Applicant's architects to prepare the required conceptual master plan that is part and parcel of the SAP Application.¹³ The Residences at River Club conceptual master plan illustrates the Property's general arrangement of land uses and intensities. Final uses, densities, product types and design will be refined in connection with the submittal of a detailed design review application for each "Planning Area" or phase of development. LPC expects to construct The Residences at River Club in three phases consistent with the West, Central and East Planning Areas depicted immediately below.

¹³ See, Garden City Code Section 8-6B-6.C.1: Approval of an SAP application will constitute approval of a master plan meeting the elements of section 8-7B-1.l, which establishes a framework to guide all future development within the area defined by the SAP application.

Concept Master Plan Delineating Planning Areas



CONCEPT MASTERPLAN

LPCWEST
LAND PLANNING COMPANY

NOTE: Building footprints are approximate. Depending on market demands, design is expected to evolve during Design Review Application within the provisions in the approved Specific Area Plan.

RIVER CLUB RESIDENCES | SAP APPLICATION
DECEMBER 19, 2022 **CRTKL**

Project Phasing

The first phase of development is planned to begin in the West Planning Area and will include the construction of the south leg of Pierce Park Lane and the extension of that right-of-way south to the golf clubhouse and Savannah Lane. In addition, a driveway will be installed to provide access to the two townhomes north of Savannah Lane.

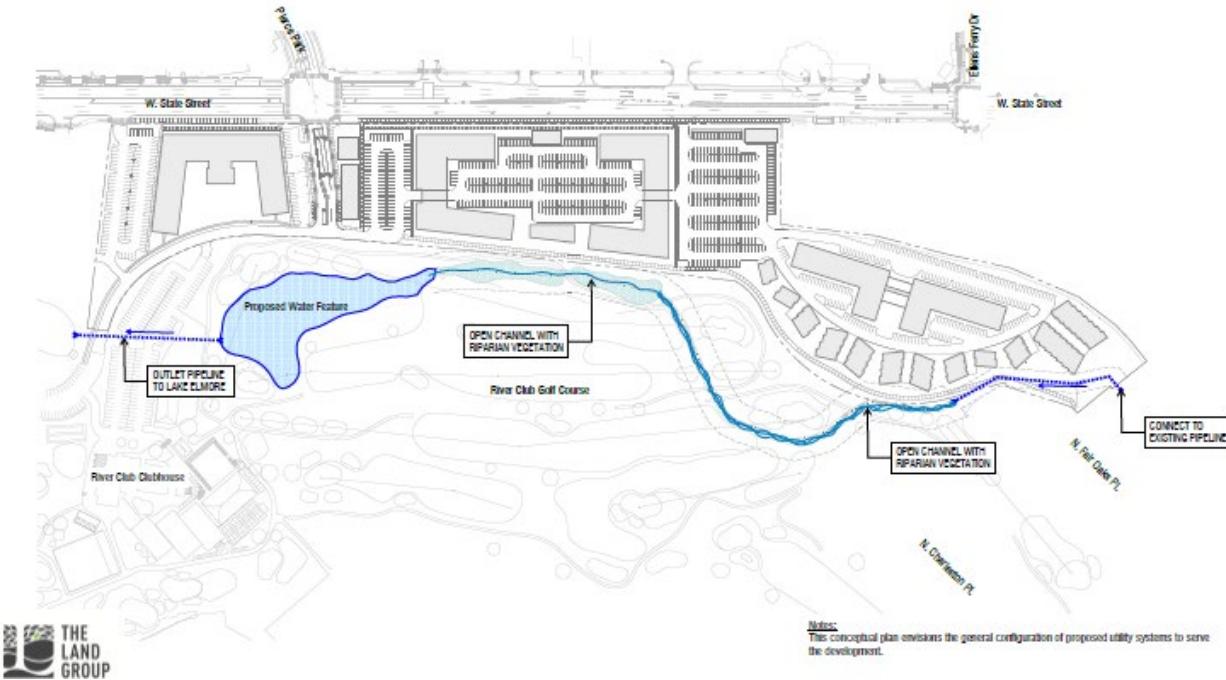
Phased development would continue in an easterly direction with the Central Planning Area as phase 2 and the East Planning Area as phase 3. This phasing mirrors the logical extension of water and sanitary sewer infrastructure based on the location of existing trunk utilities, topography and drainage patterns.¹⁴ The development pace will depend on economic and market factors. As each phase develops, all required utilities, landscape, amenities and other necessary improvements will be completed to serve the Planning Area. The 40-foot-wide linear park and community pathway shown on the master plan along the golf course edge will be installed during the second and third phases of development.

¹⁴ Municipal water and sewer service are readily available for the Project from existing facilities on or adjacent to the Property. The City's Engineer provided a conditional ability to serve letter in June this year. The "Natural Hazard and Resource Analysis Report" and the Conceptual Utility Plans prepared by The Land Group and provided with the Application provide the City's Staff with additional detail on water and sanitary sewer service.

A portion of the Property lies on the northern fringe of the Boise River 100-year floodplain as depicted on the Topographical Survey. As stated in the "Natural Hazard and Resource Analysis Report," proposed structures will be elevated above the base flood elevation in accord with the City's Flood Hazard ordinance.

Drainage District No. 2 (the **District**) has jurisdiction over an irrigation drain that flows year-round across the golf course in an open channel that extends from near Fair Oaks Place to the outlet at Lake Elmore. The River Club staff maintains the drain on the golf course in an arrangement with the District. The conceptual plan for the drain relocation has been preliminarily approved by the District and is shown in the illustration immediately below. The requested piping of a portion of the drain across the Property in this area will ensure additional buffering between the townhomes and neighboring residential lots with the linear park, community pathway, irrigation drain easement, and extensive evergreen landscape areas. The drain will continue to be an open channel on the golf course, creating an amenity for the course. The Applicant has been and will continue to work with the District and The River Club to coordinate the relocation and construction of the drain.

Conceptual Plan – Irrigation Ditches



The following Land Use Table summarizes the land uses in each of the West, Central, and East Planning Areas within the Property.¹⁵

The Residences at River Club Land Use Table

Planning Area	Land Use	Approximate Acreage	Non-Residential Square Feet	Density Range Units/Acre
West	Multi-family Non-residential	<u>4.995.02</u> acres	Up to 10,000	Up to 40
Central	Multi-family Non-residential	<u>9.097.39</u> acres	Up to 30,000	Up to <u>4550</u>
East	Multi-family Townhomes	<u>8.6010.27</u> acres		Up to <u>3530</u>

The average density for the Project is approximately 33 dwelling units per acre, and the total number of residential units for the Project will not exceed 750. Residential units, however, can be distributed between Planning Areas. Density associated with each Planning Area that is not developed may be transferred to another Planning Area as follows: Undeveloped density associated with the West Planning Area can be transferred to the Central Planning Area; Undeveloped density associated with the Central Planning Area can be transferred to the West Planning Area; and Undeveloped density associated with the East Planning Area can be transferred to either the West Planning Area or the Central Planning Area. Hence, the East Planning Area is not a receiving area for undeveloped density from either the West Planning Area or the Central Planning Area. Similarly, undeveloped non-residential square footage can be transferred between the West and Central Planning Areas.

West Planning Area

The West Planning Area will have a single 4-5 story multi-family building, potentially for active adult residents, and will include up to 200 units at a density up to 40 units/acre. The building height will be up to 65 feet. The design will feature quality of life, open space, and recreation amenities that promote an active lifestyle with a landscaped courtyard for resident activities and views of the golf course. Examples of possible amenities include: clubhouse; fitness facilities; enclosed bike storage; public art; open space; pool; walking trails; children's play structures; sports courts. The design may include small-scale non-residential uses up to 10,000 square feet geared toward serving residents and the local community. These non-residential uses will be integrated with the building, not free-standing. The building will be setback a maximum of 30 feet from State Street, allowing for a multi-purpose public pathway, landscaped tree zone, and a resident sidewalk connecting ground floor units with front doors, patios and stoops facing State Street. The building, as currently shown on the master plan, is sited 140 feet from the adjacent residential lots to the west with a 10-foot landscaped screen along the Property line. However, depending on the final design, the distance could be 75 feet, including the landscape screen.

¹⁵ Note that the River Club SAP District code, discussed further below and submitted with the Application, identifies these Planning Areas as "Sub-Districts."

Central Planning Area

The Central Planning Area is the heart of The Residences at River Club community and the arrival experience for the Project. It is the location of the mixed-use pedestrian-oriented neighborhood activity center adjacent to Pierce Park Lane and flanked by the most intensive residential development. The Central Planning Area quality will be equivalent to the much-admired Bown Crossing in East Boise. Bown Crossing features diverse pedestrian-scale architecture, street-facing buildings with parking at the rear, and wide sidewalks with tree grates.

Bown Crossing, Boise – Example of Mixed-Use Pedestrian Oriented Activity Node



Photo: Colliers International

The planned pedestrian-oriented activity center will provide residents and others with a high-quality walkable destination for shopping and opportunities to enjoy events, entertainment, and dining. The location will function as a gathering place with outdoor seating for the community and provide new retail offerings. As with Bown Crossing, buildings are designed to be close to the street with wide sidewalks for displays and outdoor dining. Parking is at the rear, with pathways to the building's front entrances.

The proposed commercial/retail buildings comprising up to 30,000 square feet will be single-story or vertically integrated with residential units on floors above. The non-residential uses are anticipated to be neighborhood-scale and destination-focused and could include uses such as: coffee shop; boutique shops; restaurants; professional services; spa/salon and healthcare services. The retail parking court will provide direct access to the TOD transit station and could function for gatherings and events.

Two "C"- shaped 4-5 story multi-family buildings will have heights up to 65 feet. and densities up to ~~4550~~ units/acre. The south-facing units will have expansive views of the golf course. Planned interior pathways will create a comfortable, safe walking environment. Amenities will promote quality of life, open space,

and recreation and may include: clubhouse; fitness facilities; enclosed bike storage; public art; open space; pool; walking trails; children's play structures; sports courts.

As described for the West Planning Area, the setback from State Street will be a maximum of 30 feet to create the same look and feel with a multi-purpose public pathway, landscaped tree zone, and a resident sidewalk connecting ground floor units with front doors, patios and stoops facing State Street. However, the setback may be reduced to a minimum of 15 feet at the east end of the Planning Area beyond the residential building.

An average 40-foot-wide linear park is shown on the master plan located adjacent to the reconfigured golf course. The linear park will feature a community pathway extending from the retail activity center through the Central Planning Area and East Planning Area, linking The Residences at River Club uses and residents.

LPC will reserve the option to construct a structured parking facility in the Central Planning Area. This facility is currently not economically feasible given the inflationary environment in 2022 and LPC will continue to evaluate the economics.

East Planning Area

The East Planning Area will provide an organized transition from the mixed use Central Planning Area to lower-density housing wrapping the Property's eastern end. The overall density would be up to ~~3530~~ units/acre. Two 4-5 story multi-family buildings, at a maximum height of 65 feet, are centrally placed and buffered by landscaped open space and two-story townhomes from existing homes. The distance from these buildings to the existing residential homes varies from approximately 168 – 320 feet. Amenities will promote quality of life, open space, and recreation and may include: clubhouse; fitness facilities; enclosed bike storage; public art; open space; pool; walking trails; children's play structures; sports courts.

Two-three story townhomes at a maximum height of 35 feet buffer the multi-family buildings on the south and east side of the East Planning Area to reduce the development scale and screen the taller multi-family buildings. The townhome units are oriented to avoid direct views of neighboring single-family homes. Most townhomes front the golf course between the Project and The River Club, and most townhomes have direct views of the golf course. Additional buffering is planned between the townhomes and neighboring residential lots to include the average 40-foot-wide linear park and community pathway, the 50-foot irrigation drain easement, an 85-foot setback from the Fair Oaks Place cul-de-sac, and with extensive evergreen landscape areas as a privacy screen. In the future, LPC could choose to develop the townhomes as a subdivision or as a condominium.

Project Circulation Plan

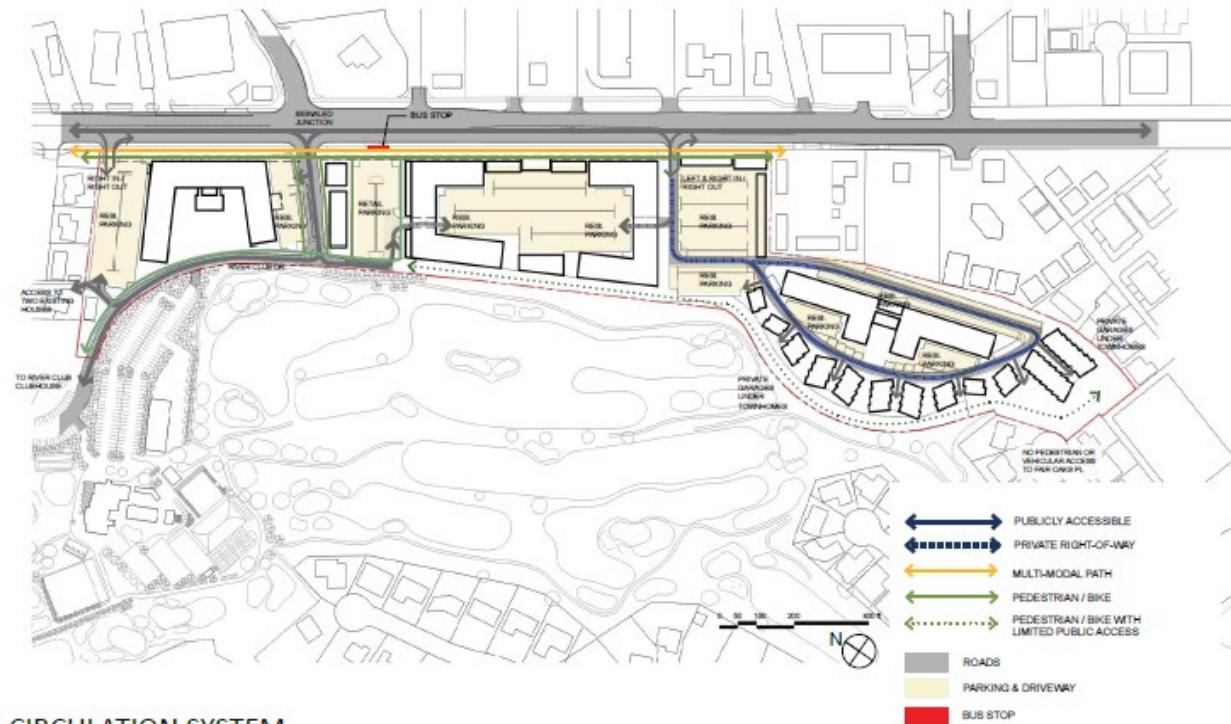
The design for The Residences at River Club vehicular, bicycle and pedestrian circulation system is focused on the following objectives:

- Provide an efficient and safe network of vehicular, bicycle and pedestrian facilities that supports the multi-modal transportation goal and promotes community health through walking and cycling.
- Configure the planned land uses in a manner that encourages vehicular and pedestrian connectivity within and between land uses and amenities.
- Create streetscapes that are safe, pleasant and comfortable for a diverse population.
- Separate multi-use pathways from streets.
- Reduce vehicle trips through community design and transit options.
- Meet the response and access needs of emergency service providers.

Vehicular Circulation

The Applicant's transportation consultant, Kittelson & Associates (**Kittleson**), has submitted to ACHD a Transportation Impact Study (**TIS**) based on the Applicant's master plan and the study scope approved by ACHD. Following its review, ACHD will provide recommendations on the circulation system to the Applicant and the City.

Circulation Plan



CIRCULATION SYSTEM

LPCWEST

NOTE: Building footprints are approximate. Depending on market demands, design is expected to evolve during [Planning Committee Application](#) within the resolution in the [announced OneNorth Area Plan](#).

RIVER CLUB RESIDENCES | SAP APPLICATION

Current access from State Street to The River Club and the residential neighborhood on Savannah Lane is via Plantation Drive. With the development of The Residences at River Club, a new, safer primary access will be created with the extension of the south leg of Pierce Park Lane intersection as a private street.

ACHD has completed the design and scheduled the Pierce Park intersection project construction for ACHD's Fiscal Year 2025.¹⁶ With the completion of the intersection project and the opening of the south leg of Pierce Park Lane, ACHD will vacate the existing Plantation Drive as a public right-of-way.

The new Pierce Park intersection and entry will have a southbound receiving lane, a wide median, a northbound left turn lane, and a northbound combination through and a right turn lane. In addition, the median in Pierce Park Lane can be narrowed for a dual left turn lane as and if needed. Kittelson projects the trip distribution heading north from the Project to be 55% west, 5% north and 45% east. At the south end of Pierce Park Lane, LPC will evaluate a mini roundabout to facilitate turning movements.

¹⁶ Ultimate timing of the intersection construction will be subject to the approval of the ACHD annual budget and Integrated Five Year Work Plan update.

In addition to Pierce Park Lane entry, LPC is requesting ACHD's approval of two other accesses to State Street. First, an easterly access across from Zamzows (located on the north side of State Street) would include Right-In/Right-Out/Left-In turning movements. ACHD plans for State Street show a median break at this location to allow an eastbound left turn into the Zamzows parking lot. Lengthening the median break would facilitate a similar westbound left turn into the Project. The second proposed access is a Right-In/Right-Out movement at the current Plantation Drive intersection. This access would improve circulation for the development in the West Planning Area.

The internal circulation in The Residence at River Club will be comprised of private rights-of-way and drive aisles meeting fire protection standards. Note that LPC has committed to its neighbors on Fair Oaks Place that there will be no vehicular or pedestrian connection from The Residences at River Club to Fair Oaks Place. However, we have advised our neighbors that the Boise Fire Department may require gate-controlled emergency access.

Pedestrian and Bicycle Circulation System

The Applicant is committed to trip reduction strategies to reduce the reliance on costly single-occupant vehicles for internal trips as well as external trips from the community. The master plan for the Project incorporates strategies including:

- Provide a mix of commercial, retail, and recreational activities within the community accessible by walking and bicycling.
- A pedestrian and cycling plan designed to provide access to the mix of uses through a system of separated pathways and on-street bike lanes.
- Promote ACHD's Commuteride program to provide links to essential employment destinations based on resident demand.
- Provide direct and convenient access to the State Street TOD transit station.
- Provide connection to the Greenbelt for recreationists and bicycle commuters.

One of the vital community development principles involves the creation of a healthy community. LPC fully supports making the healthy choice, the easy choice, by offering options for physical activity that are accessible to all. The physical infrastructure must be useful, safe, comfortable, and in an interesting setting to encourage residents to walk and bike.

LPC proposes to construct two significant pathways that meet the criteria - a detached 10-foot multi-purpose path the entire length of the State Street frontage of the Project and a community pathway adjacent to and overlooking the golf course.

The multi-use pathway on State Street will be separated from the travel lane by a landscaped zone. It will replace the existing, substandard, narrow, uncomfortable asphalt pathway adjacent to State Street. ACHD will extend the multi-purpose pathway west of the Property to Hertford Way and east to Ellens Ferry Drive as part of ACHD's widening of State Street. Below is a photo of a muti-purpose pathway on Parkcenter Boulevard in east Boise that mimics some of the better design elements for a multi-purpose pathway.

Example - Multi-Modal Pathway – East Boise



The community pathway in an average 40-foot corridor will link all The Residences at River Club uses and provide a pleasant and scenic walkway for residents and other community members. Below is an example of a pathway with a similar character.

Example - Multi-Modal Community Pathway



Specific Area Plan Project Ordinance

Garden City Code requires that each SAP District be governed by its own nontransferable set of zoning regulations.¹⁷

The regulations may include design guidelines, site plan, infrastructure plan, phasing plan, and other elements. The type of uses, form standards, location and amount of development, and design criteria for a particular property shall be established by adopting the SAPD into the Development Code by specific area plan project ordinance (**SAPPO**).

The Applicant has produced a draft set of zoning regulations for review by the City, which will govern the development of The Residences at River Club.¹⁸ The draft regulations are over 100 pages in length so we will not repeat them within this narrative. But, to give the reader a flavor, the draft zoning regulations address, without limitation, form standards and non-residential and multi-family design guidelines.

Form Standards

The Applicant has developed a set of Form Standards for the proposed uses at The Residences at River Club that will regulate building placement and height:

	All Planning Areas	Notes
Height (Maximum)		
Multi-Family & Retail	65'	
Single-Family (Detached & Attached) & Townhouse	35'	
Perimeter Setbacks (Minimum)		
State Street	15'	1
Along Golf Course	10'	
Side	10'	
Building Separation (Minimum)		
Between Buildings	10'	
From Pierce Park Lane	10'	2
From Any Right-of-Way	3'	2
From A Parking Facility	3'	3

Notes:

1. A maximum perimeter setback of 30' shall apply to 40% of the State Street frontage.
2. Measured from back of curb.
3. Parking-related structures (e.g., garages, carports) are exempt.

¹⁷ See, Garden City Code Section 8-6B-6.A.

¹⁸ The zoning regulations for the Project cover, without limitation; setbacks; height; density; uses that are permitted, conditionally permitted, and prohibited; drainage and floodplain standards and processes; parking and off-street loading provisions; and design criteria addressing architecture, transportation and connectivity, sign provisions, landscape provisions, and open space.

Jenah Thornborrow, Planning Director

City of Garden City

~~December 19~~April 10, 2022

Page 17

Non-Residential and Multi-Family Design Guidelines

The overriding architectural design concept for all non-residential and multi-family structures at The Residences at River Club is one of context. The buildings should create a distinct, identifiable neighborhood by responding to the unique Boise climate and high desert landscape through design, sun shading, materiality, and color. They should be compatible with each other while expressing individuality. The designs should not mimic historical styles but be of their own time and place. Example design guidelines include:

- Allow pedestrian connectivity between and through the Project.
- Position buildings to make streets feel like outdoor rooms.
- Design building walls with more frequent entrances and large ground-floor windows to enliven and activate the street.
- Position buildings to face the street with a front (primary) entry door accessing the public sidewalk.
- Create active facades and “eyes on the street” to promote public safety.
- Position off-street parking to the rear of a building, with parking at the side as an option.

Required Findings -- Specific Area Plan

The Application as a whole, including the narrative, is intended to provide the Applicant's explanation of compliance in connection with the standards for review of an SAP application. With the factual information provided to the City in the narrative and the Application as a whole, the City can reach the conclusions of law found in the six required Findings for a SAP request to revise the zoning boundary. Mindful of the length of this narrative, we address each of these Findings in **Tab 3** attached to this letter.

Conclusion

LPC has appreciated the pre-application meeting with Staff and looks forward to work with Staff during the Application's review. Please let us know whether Staff has any questions or requires additional information.

Thank you,

Bob Taunton, Applicant Representative

Taunton Group, LLC

24654 N Lake Pleasant Pkwy, Ste 103-751

Peoria AZ 85383

208-401-5505

bobtaunton@tauntongroup.com