



Planning & Development Services

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 Boise, Idaho 83701-0500 Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: CAR18-00013 **Hearing Date:** JULY 2018
X-Ref: **Hearing Body:** Planning and Zoning Commission
Address: 323 W BROAD STREET **Transmittal Date:** 6/1/18
Applicant: HOLST ARCHITECTURE

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels & Final Subdivision Plats, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call (208) 608-7100 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call (208) 608-7084.

Ada County

- 911 (Sheriff Dispatch)
- ACHD
- Commissioners
- COMPASS
- COMPASS-Micropaths
- Development Services
- Parks & Waterways

Boise City

- Airport
- Building
- Building-ESC
- Building-ROS & Subdivisions
- City Clerk
- Comp Planning
- DFA
- Fire
- Forestry
- Legal
- Library
- Parking Control
- Parks
- Police
- Public Works
- Public Works-Annexations
- Public Works-Floodplain
- Public Works-Hillside
- Public Works-Solid Waste
- Public Works-Subdivisions
- PDS-Noticing Copy

Federal

- Army Corp of Engineers
- BLM
- EPA
- Fish & Wildlife Service

Idaho State

- Dept of Lands
- Dept of Parks & Recreation
- Dept of Water Resources
- DEQ
- Division of Public Works
- Fish & Game (Region III)
- Historical Society
- Transportation District

Irrigation Districts

- Board of Control*
- Boise City Canal
- Boise Valley
- Boise-Kuna
- Bureau of Reclamation*
- Drainage District # _____
- Farmers Union
- Nampa & Meridian
- New York Irrigation*
- Settlers
- South Boise Mutual
- South Boise Water
- Thurman Mill Ditch Co

Miscellaneous

- Boise Postmaster*
- CCDC
- CDHD
- City of Eagle
- City of Garden City
- City of Meridian
- Preservation Idaho
- Union Pacific Railroad
- Valley Regional Transit
- Other _____

Neighborhood Associations

- Barber Valley
- Boise Heights
- Borah
- Central Bench
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown
- East End
- Glenwood Rim
- Highlands
- Hillcrest
- Liberty Park
- Lusk District
- Morris Hill
- North End
- North West
- Pierce Park
- Quail Ridge
- Somerset
- South Boise Village
- South Cole
- South East
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- Warm Springs Mesa
- West Bench
- West Downtown
- West End
- West Valley

Schools

- Boise School District
- West Ada School District

Utilities

- Cable One
- Capitol Water Corporation
- Century Link
- Chevron Pipeline
- Intermountain Gas
- United Water Idaho
- West Boise Sewer District

#105 - Annexation and Rezone

Case #: CAR18-00013

Property Information

Address

Street Number: 323	Prefix: W	Street Name: BROAD ST	Unit #: 			
Subdivision name: CENTRAL SUB	Block: 05	Lot: 19	Section: 10	Township: 3	Range: 2	Zoning: R-ODD
Parcel Number: R1343000416	Additional Parcel Numbers: R1343000386, R1343000396, R1343000356, R1343000346, R1343000376,					

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

Agent/Representative Applicant Owner

Applicant Information

First Name: Renee	Last Name: Strand		
Company: Holst Architecture			
Address: 110 SE 8th Avenue	City: Portland	State: OR	Zip: 97214
E-mail: rstrand@holstarc.com	Phone Number: (503) 233-9856	Cell: 	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Renee	Last Name: Strand		
Company: Holst Architecture			
Address: 110 SE 8th Avenue	City: Portland	State: OR	Zip: 97214
E-mail: rstrand@holstarc.com	Phone Number: (503) 233-9856	Cell: 	Fax:

Owner Information

Same as Applicant? No Yes (If yes, leave this section blank)

First Name: Casey	Last Name: Lynch		
Company: The Cartee Project, LLC			
Address: 3112 Los Feliz Blvd.	City: Los Angeles	State: CA	Zip: 90039
E-mail: casey@localconstruct.com	Phone Number: (310) 997-2373	Cell: 	Fax:

1. Neighborhood Meeting Held (Date):

5/21/18

2. Neighborhood Association:

Downtown Boise

3. Comprehensive Planning Area:

Downtown

4. This application is a request to construct, add or change the use of the property as follows:

The application is a request to rezone the properties to C-5DD from R-ODD in order to construct a new mixed use housing project with structured parking and ground floor retail.

5. Type of Request:

Rezone Annexation & Rezone

6. Current Zone:

RO

7. Requested Zone::

C5

8. Size of Property:

.845

Acres Square Feet

9. Existing uses and structures on the property are as follows:

No Structures. Gravel lot used for parking.

10. Are there any existing land uses in the general area similar to the proposed use?

If so, describe them and give their locations:

Yes, the project is contiguous to the C-5 zone. The Fowler project at 5th and Broad is a very similar use.

11. On what street(s) does the property have frontage?

S 4th St, W Broad St, W Myrtle St

12. Adjacent property information:

Uses:

Zone:

North: office North: (R-ODD) Residential Office w/Downtc

South: office South: (R-ODD) Residential Office w/Downtc

East: residential East: (R-ODD) Residential Office w/Downtc

West: office West: (R-ODD) Residential Office w/Downtc

13. Why are you requesting annexation into the City of Boise?

not applicable

14. What use, building or structure is intended for the property?

The intended project is a 7-8 story mixed use apartment project with structured parking.

15. What changes have occurred in the area that justify the requested rezone?

The project site is located within the Central Addition Master Plan (CAMP), in its "Neighborhood Core", and this new plans supports this request for a ReZone. In the CAMP this property is targeted for residential uses.

16. What Comprehensive Plan policies support your request?

The project site is located within the Central Addition Master Plan (CAMP), in its "Neighborhood Core", and this new plans supports this request for a ReZone. In the CAMP this property is targeted for residential uses.

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

Date:



Patrick Boel

Director of Construction

patrick@localconstruct.com

(310)-997-2373

May 22, 2018

Re: The Cartee Project, 4th and Broad Streets, Boise, Idaho.

To whom it may concern,

The Cartee Project, LLC is requesting a Zone change from R-ODD to C-5DD in an effort to continue the development of dense, urban, mixed-use housing projects in downtown Boise and the Central Addition Neighborhood. The project site is located within the Central Addition Master Plan (CAMP), in its "Neighborhood Core Zone". This Plan, in general, is calling for dense residential development with supporting small retail uses. The Development Team has conceived a project that we believe meets the policies of the Master Plan and the goals that the City officially supports in this location but which the current underlying zoning regulations for the R-ODD zone would preclude. In the words of the CAMP, this project takes an "existing surface parking lot" and "recycle[s it] to high-performing urban development." The zoning ordinance in place is simply not supportive of the development patterns called for in the Central Addition Master Plan.

The zone change is necessary to allow the density envisioned by the CAMP, which is not allowed in the R-ODD zone, and which is not achievable without a reduction in setbacks and an increase in height over what is allowed in the R-ODD zone. Both greater allowable footprint and increased height are needed to achieve the requisite density for the project and to accommodate all of the CAMP goals within a single project.

One of the goals of The Cartee Project is to create a contemporary urban experience downtown. The CAMP calls for "development where building facades directly face the street and setbacks are minimized or eliminated," "urban building forms wherein buildings are placed at the sidewalk and create a street wall," and "vehicle access is most preferably taken from existing alleys." A project in this location that conformed to the setbacks of the R-ODD zone would fail to achieve the urban character that the CAMP calls for and that the Developer hopes to achieve, because the setbacks would effectively force the creation of yards inside the property line between the sidewalk and the building, ruining the energetic effect that an active building façade has upon the pedestrian experience. This effect is produced by a narrowed and more interactive curb-to-building section.

The Project's development programming is directly in line with the CAMP vision, which specifically encourages "new parking garages integrated into developments, the increased use of the C-5 zone as a means of allowing more height and density, and support for sustainability principles."

The Plan also expresses a preference for higher-density housing especially within a mixed-use development, and requests active uses at the ground floor to screen the garage from public view. As we saw on the Fowler, when all of these factors as well as building code compliance are taken into account, the dimensions of a half-block parcel are not large enough to achieve all of the goals if the setbacks of the R-ODD zone must be adhered to.

A zone change is necessary for us to be able to bring another genuinely walkable, urban, mixed-use housing project to the Downtown Core. Given the intense stakeholder involvement that accompanied the development and passage of the Central Addition Master Plan and the Project's adherence to that Plan, the Developer feels that the approval of a zone change to C-5DD would advance goals in the interest of the public good that have demonstrable support in place from the community.

This rezone, if granted, will allow us to construct a building that is in keeping with the Policies of the Central Addition Master Plan as adopted by the City of Boise, and will therefore be in accordance with the City's goals for enhancing the health, safety, and general welfare of the local community.

Thank you in advance for your understanding and consideration.

Patrick Boel
Director of Construction
LocalConstruct, Inc.