

May 6, 2022

City of Meridian  
Planning Division  
33 E. Broadway Avenue  
Suite 102  
Meridian, Idaho 83642

RE: FRH Realty LLC – Centerpointe Mixed-Use Narrative

Dear Planning Staff, Planning and Zoning Commissioners, Mayor and Council Members:

FRH Realty LLC (“Applicant”) is pleased to present the Centerpointe Mixed-Use Project (the “Project”), a first-class mixed-use community located just south of Ustick Road and west of Eagle Road. The 11.17-acre project site (the “Site”) is located at 3100 Centrepont Way and 3030 N. Cajun Lane, Meridian Idaho and includes Ada County Parcel numbers S1105110111 and S1105110120.

#### **INTRODUCTION.**

The Project will provide approximately 9,600 square feet of commercial development and 259 multi-family residences on the Site, with the commercial component abutting Eagle Road and the residential buildings located west of the commercial component. The Site is an infill location near the intersection of Eagle Road and Ustick Road. The Project seeks to redevelop a vacant, underutilized property while providing a compatible transition between the adjacent single-family residences to the south and west and the more intense commercial uses along Eagle Road and Ustick Road. Applications for the project include this Development Agreement Modification to add a conceptual plan for the Site as well as a Conditional Use Permit (“CUP”) for the multi-family use. Please note, as directed by City staff, the CUP application will be submitted separately after the Development Agreement Modification is complete.

The Site is currently zoned C-G (commercial general) and designated Mixed Use Regional on Meridian’s Future Land Use Map (“FLUM”). The C-G zone allows multi-family residential with a CUP. The proposed mixed-use development, with commercial and multi-family residential uses, is consistent with the comprehensive plan, compatible with surrounding uses and is adequately served by existing utilities and service. The intent of this designation is to “integrate a variety of uses together, including residential, and to avoid predominantly single use development such as a regional retail center with only restaurants and other commercial uses.”

The Project will provide needed residences to support and complement the approved retail uses and other commercial and employment uses within the vicinity, which are all part of a larger 450-acre area designated as Mixed Use-Regional (“MU-R”) on the FLUM. This MU-R area currently has very little residential and is below the target density range of 6-40 units per acre and ten percent of the overall development area.

**BACKGROUND.**

The Site was originally part of a larger 36.33-acre site that was annexed with a Development Agreement in April, 2004 as the Sadie Creek Promenade. In 2005, City Council approved a preliminary plat and conditional use permit for 15.33 acres of the original 36.33-acre site for a retail/commercial development and entered into a new development agreement (AZ-05-052 Sadie Creek Commons, Instrument No. 108008770). On April 23, 2019, the City Council approved a Development Agreement governing the Site (Villasport H-2018-0121; H-2019-0032, Instrument No. 2019-060877, dated July 9, 2019 and recorded July 10, 2019) (“DA”). The Site was carved out of the larger 15.33-acre area. The DA and associated CUP permitted a 99,000 square foot 2-story building for an athletic club and spa and a 15,300 square foot retail building. The athletic club and retail building were not constructed and the CUP has since expired.

Part of the Villasport CUP approval included submittal of a Transportation Impact Study (TIS) to the Ada County Highway District (ACHD). The report, dated July 2018, concluded that the Villasport project would generate approximately 3,774 daily net trips, which resulted in recommendations for certain roadway improvements including construction of an eastbound right-turn lane with an approximate 100 foot vehicle storage queue at the intersection of Ustick Road and Cajun Road and installation of signage for each of the project entry points off Centerpointe and Cajun. To date, the eastbound right-turn lane with approximate 100 foot vehicle storage has been constructed. While the Project has yet to submit the TIS to ACHD, it is anticipated that the net daily trips will be less than what was previously approved and recommended as part of the Villasport TIS.

**DA MODIFICATION.**

The existing DA, which covers this Site, contemplated the future development of this Site as an athletic club. We request that Section 5 of the Development Agreement, Conditions Governing Development of Subject Property, be deleted and replaced with new conditions specific to this project and application. We request that the modified Development Agreement for our Site include the new plan and the following incorporating language:

Development of the property shall be generally consistent with the conceptual development plan included in Exhibit A.

We additionally request that the notice provisions and exhibits to the Development Agreement be amended to reflect the new property owner’s name and the new proposed conceptual plans for the Site.

The proposed multi-family use on the Site is consistent with the goals and vision of the MU-R designation in the FLUM. The MU-R designation calls for a mix of employment, retail and residential, with residential densities between 6-40 units per acre. The Project will provide needed residences to support and complement the other commercial and employment uses within the vicinity, which are all part of the larger Eagle Road corridor designated as MU-R on the FLUM. This large MU-R area currently has extensive retail and office uses but very little residential.

Given the smaller size of the Site at approximately 11 acres, it is appropriate for the City to look to surrounding properties for the mix of uses appropriate in a larger MU-R area. To the north are the retail-only sites containing Kohl's, Dick's, and Hobby Lobby. To the north-east is Lowe's, and directly across Eagle Road to the east is Trader Joes and Five Guy's Burgers. Further south on Eagle Road and still within the MU-R designation, sit the Co-op, Nike Store, and The Village. The residential portion of this Site provides a complementary use to the many retail stores and restaurants in this MU-R designated area.

Multi-family residential provides a nice transition between the lower-density attached and detached single-family residential to the west and south and the large commercial uses to the north and east along Eagle Road. Multi-family residential is also an ideal use on this unique, access-challenged site due to Eagle Road on the east, existing subdivisions to the west and south, and Ustick Road, a principal arterial, on the north.

The building arrangement creates an attractive, urban-feeling landscape consistent with the MU-R concept plans in the comprehensive plan cut sheets.

#### **CONDITIONAL USE PERMIT.**

Although we are not submitting our application for a conditional use permit for the multi-family portion of the Project at this time, our application for a CUP will be in substantial conformance with the following.

#### **Site Plan.**

The Project proposes +/-9,600 square feet of retail and commercial space in two buildings fronting Eagle Road, and 259 apartments, for a density of about 23 units per acre. The multi-family component includes three 4-story and two 3-story residential buildings and two stand-alone leasing/amenity buildings. The 4-story residential buildings are arranged around a large interior open space area designed for active and passive recreation and gathering for the Project residents.

Currently, the Project includes 449 parking spaces for the residential component, for a parking ratio of 1.73, which include 259 covered parking spaces and 26 guest spaces. The commercial component includes 20 parking spaces, which matches that required by City Code.

Buildings along the north and east sides of the Site are set back approximately 125 feet and 65 feet from Ustick Road and Eagle Road, respectively. The Project also includes an extensive network of pedestrian oriented pathways spanning the entire Ustick Road frontage with multiple north/south connections along Centerpoint Way and Cajun Road allowing for free movement of pedestrians throughout the Site.

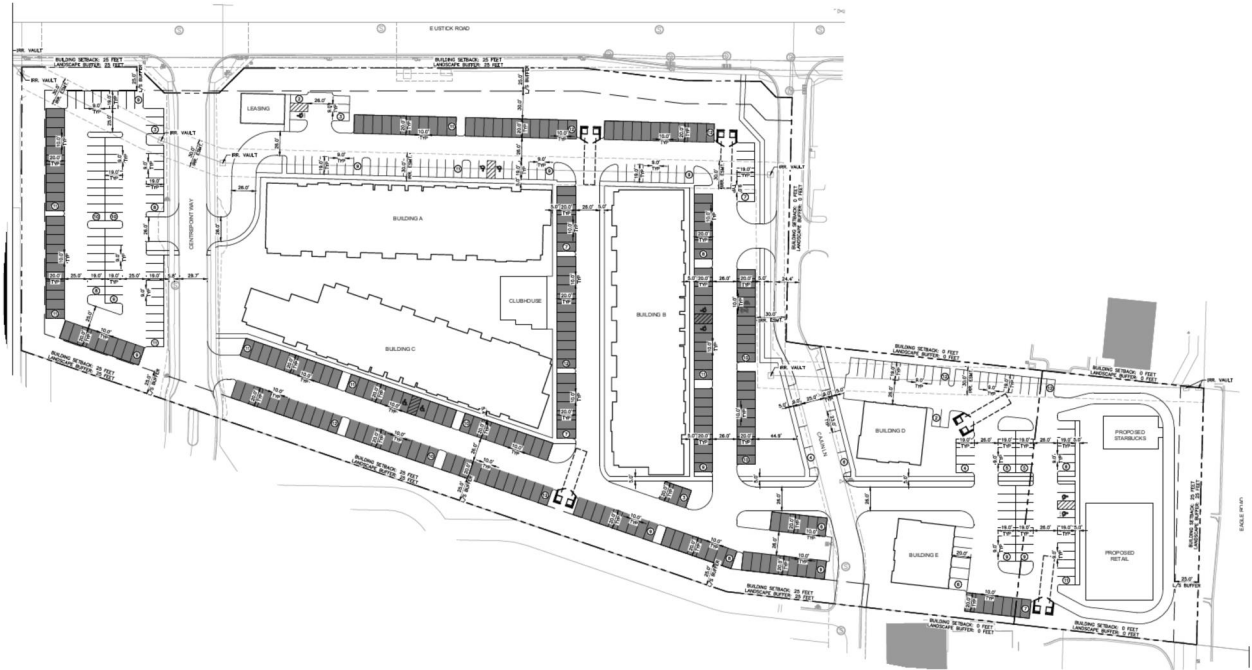
#### **Open Space and Amenities.**

As required by City code, we will provide complete landscape plans upon application for the CUP. The Project will include at least 2.62 acres of qualified open space, which meets City Code requirements. The residential community also includes a clubhouse, leasing office, a

central mailbox with parcel storage, pedestrian pathway system, pool/spa, fitness center, outdoor exercise opportunities, pet spa, bike repair room and business lounge.

## **Residences**

Apartments will be a mix of studios, 1-bedroom and 2-bedroom units. Elevations are being finalized and will be submitted with our CUP application.



## **Compatibility with Surrounding Uses**

The Project will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity. The project will not adversely change the essential character of the area, which has largely been developed with commercial and retail uses.

The property to the south is zoned R-8 and R-15 and contains detached and attached single-family homes. The residential building adjacent to these neighborhoods is setback approximately 90 feet from the property boundary and screened from the neighborhood with a 25-foot landscape buffer. Picard Lane, located to the south, further buffers the neighborhood from the Project. The single-family residential neighborhood to the west is likewise screened with a 25-foot landscape buffer. The proposed multi-family residential use provides a nice buffer between the more intensive uses to the north and east and the single family residences to the west and south.

The residential building on Ustick is set back over 125-feet from the road, providing our Project residents enhanced buffering from the road.

### **Services.**

Sewer and water are available at the Site.

The Site is served by the River Valley Elementary School, Lewis and Clark Middle School, and Centennial High School.

Neither Meridian Fire nor Meridian Police had concerns with the site plan in our pre-application meeting.

### **Transportation.**

The Project is an infill site that is already annexed and zoned C-G. Much of the area around the Ustick and Eagle intersection has already been developed or approved for development.

Access to the Site is planned via Centrepointe Way and Cajun Lane off Ustick. There will be no direct Site access from Eagle Road.

Centerpointe Way and Cajun Lane have been paved and connect residents to the south with Ustick Road to the north. Full build out of these roads (ie., sidewalk, curb, gutter and landscaping) will be completed as part of the Project.

As previously mentioned, a previous TIS was prepared for the Villasport project and some of the recommended traffic improvements have been completed (ie., the right-hand turn pocket along Ustick at Cajun Road). Remaining improvements, such as stop controlled intersections at the project entries along Centerpoint and Cajun, will be completed as part of the Project. While not anticipated due to the assumed reduction in net daily trips from the Villasport project to the proposed Project, any additional traffic improvements will be implemented into the Project plans as part of the CUP application.

### **Compliance with Comprehensive Plan Goals.**

In addition to being consistent with the MU-R designation, as described above with the DA Modification, the Project also meets the following comprehensive plan goals:

- Section 2.01.01. Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences.
  - ✓ *The Project will include a mix of studio, 1-bedroom, and 2-bedroom homes in a traditional apartment setting, providing diversity within the project and diversity from nearby single-family detached residences.*
- Section 2.02.01E. Encourage the development of high quality, dense residential and mixed-use areas near, in, and around Downtown, near employment, large shopping centers, public open spaces and parks, and along major transportation corridors, as shown on the Future Land Use Map.

- ✓ *This project provides high quality, dense residential units and retail development that complement and provide a transition between the commercial and employment areas to the north and west and the single family residential to the south and east. This area is being developed with a mix of employment and retail uses that will benefit from the addition of higher density residential homes.*
- Section 2.01.01G. Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City
  - ✓ *By providing multi-family residential, the Project provides a diverse type of housing not present in the immediate geographical area.*
- Section 2.01.01H. Locate higher density housing near corridors with existing or planned transit, Downtown, and in proximity to employment centers.
  - ✓ *The Site's location at the intersection of Ustick and Eagle Road provides its residents quick access to the Eagle Road commercial corridor, which contains some of the largest employers in Meridian including St. Luke's, Scentsy and others.*
- Section 2.02.01D. Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity.
  - ✓ *The project includes installing pedestrian pathways between the Project and the subdivision to the south, promoting connectivity and walkability between these two neighborhoods.*
- Section 2.02.01A. With new subdivision plats, require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities.
  - ✓ *While the Project is not proposing a new subdivision, it is providing connective pedestrian pathways as well as usable, quality open space and amenities.*
- Section 2.02.02C. Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.
  - ✓ *This Site is an infill project that will develop a vacant parcel of property that was annexed and zoned almost 20 years ago. The project maximizes and uses existing City services by connecting to adjacent utilities and by locating housing close to existing fire and police infrastructure.*
- Section 2.09.03B. Promote Ten Mile, Downtown, and The Village as centers of activity and growth.
  - ✓ *The Project sits north of The Village and provides much needed housing and additional retail development in the area to support the proposed businesses*

*and employment opportunities in this area. The development provides housing that is within walking distance to the commercial Eagle Road corridor.*

- Section 3.02.01A. Provide City utilities in high priority growth areas and discourage in low priority growth areas.
  - ✓ *The Site is infill development and utilities are already extended to the property.*
- Section 3.03.01E. Encourage infill development.
  - ✓ *The Site is infill development with utilities and other services readily available.*
- Section 3.06.02B. Encourage and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability.
  - ✓ *This development includes a mix of nonresidential and residential uses and also supports the larger mixed-use environment by complementing the surrounding commercial and retail uses. Within walking distance from the Site are planned and developed commercial and employment centers. Residents can shop, dine, play and work in close proximity and reduce vehicle trips in the area. This project will increase the overall livability and sustainability of the surrounding area by providing much needed residential housing that will help nearby businesses thrive and will create a permanent customer base.*
- Section 3.07.01A. Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.
  - ✓ *Multi-family residential provides an appropriate transition between the retail/commercial/employment uses to the north and west and the single-family residences to the south and west. The Site integrates higher density apartment with a commercial development. Twenty-five foot buffers screen this project from surrounding developments, and the sidewalk improvements to Ustick and Eagle Road provide much needed access improvements for the single-family residences to walk to the retail and commercial developments the vicinity to the south and the potential community center to the east. The buildings are set back over 90 feet from the property boundaries, providing an event greater buffer between the more intense use and the single-family residences to the south.*
- Section 3.07.01C. Require appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.).
  - ✓ *The Project exceeds the minimum setback along Ustick and provides a landscape buffer between the residential buildings along Ustick.*
- Section 3.07.02C. Focus development and redevelopment intensity on key transportation corridors.

✓ *The Project is located at a key intersection of Ustick Road and Eagle Road.*

**Compliance with CUP Criteria.**

The Project complies with the CUP criteria in UDC Section 11-5B-6:

1. The Site is large enough to accommodate the proposed use. The project design meets all dimensional standards and development regulations in the C-G zone. The Project meets all setback, buffering, height and dimensional standards required by the UDC. The on-site parking, open space and number of amenities exceed the City's standards.

2. The Project is in accord with the requirements of the UDC. Specifically, and as discussed in detail above, the project will further the Comprehensive Plan's goal of promoting infill development in areas with available public services. The project meets the Comprehensive Plan's goals for promoting mixed-use living by adding needed residences and retail into an area that has extensive non-residential uses approved and/or developed.

3. The design, construction, operation and maintenance of the Project will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity. The project will not adversely change the essential character of the area, which is largely being developed and approved with employment, commercial and retail uses. The multi-family residential use creates a nice transition of higher-density residential between low-density, single-family homes to the south and west, the higher intensity retail and commercial uses to the north and east.

4. The multi-family residential use will not adversely affect other property in the vicinity and, rather, enhances properties in the area by providing much-needed housing within this MU-R designated area.

5. The Project is adequately served by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water and sewer. The Site has frontage on Ustick and Eagle Road, and utilities are already adjacent to the Site.

6. The Project will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community. Rather, the Project serves to stimulate the economic welfare of the community by providing housing adjacent to planned commercial areas.

7. As a mixed use (residential/retail-commercial) development, the Project will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. The Site does not have any natural, scenic or historic feature considered to be of major importance, and the project will not result in the loss of any natural, scenic or historic features.



**CONCLUSION.**

Thank you for your consideration of this DA Modification application for the Project. The proposed development is consistent with the FLUM, the current C-G zoning, the Comprehensive Plan, and applicable criteria in City Code. Upon City Council's approval of the DA Modification, we will apply for a CUP for the multi-family component of the Project. We are excited to bring this quality development to a great infill site in Meridian.