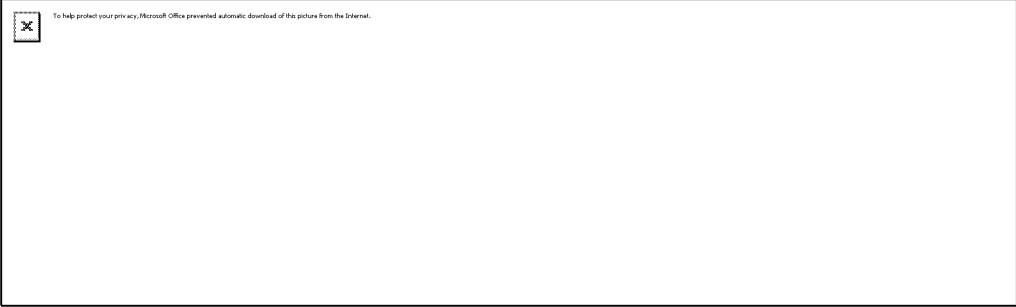


Charlene Way

From: clerk@meridiancity.org
Sent: Tuesday, April 20, 2021 7:22 AM
To: Charlene Way
Subject: Development Application Transmittals- Gramercy Commons MDA H-2021-0022


Development Application Transmittal
Link to Project Application: Gramercy Commons MDA H-2021-0022
Hearing Date: May 25th, 2021
Assigned Planner: Joseph Dodson
<i>To view the City of Meridian Public Records Repository, Click Here</i>

The above "Link to Project Application" will provide you with any further information on the project.

The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online through our public records repository.

We request that you submit your comments or recommendations prior to the hearing date specified above. When responding, please reference the file number of the project. If responding by email, please send comments to cityclerk@meridiancity.org.

For additional information associated with this application please contact the City of Meridian Planner identified above at 208-884-5533.

Thank you,

City Clerk's Office
33 E. Broadway Ave., Meridian, Idaho 83642
Phone: 208.888.4433 | Email: cityclerk@meridiancity.org



Built for Business, Designed for Living

All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.

City Council Hearing Date: May 25, 2021

Planner: Joseph Dodson

File No.: H-2021-0022

Project Name: Gramercy Commons MDA

Request: Development Agreement Modification to amend the Kenai Subdivision Development Agreement (Inst. #106141056) for the purpose of amending the concept plan to incorporate 164 age restricted multi-family housing units, by Intermountain Pacific, LLC.

Location: The site is located at 1873, 1925, and 2069 S. Wells Avenue, in the NW ¼ of the NE ¼ of Section 20, Township 3N., Range 1E.



Type of Review Requested

Hearing

File number: H-2021-0022
Assigned Planner: Joseph Dodson
Related Files: _____

Applicant Information

Applicant name: MIKE CHIDESTER, INTERMOUNTAIN PACIFIC Phone: _____

Applicant address: 2541 E. GALA ST., MERIDIAN, ID 83642 Email: mike.chidester@eltonco.com

Owner name: _____ Phone: _____ Fax: _____

Owner address: _____ Email: _____

Agent name (e.g. architect, engineer, developer, representative): MIKE CHIDESTER

Firm name: INTERMOUNTAIN PACIFIC Phone: _____ Fax: _____

Address: 2541 E. GALA ST. Email: mike.chidester@eltonco.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: 1925 S WELLS AVE

Assessor's parcel number(s): R3238520110

Township, range, section: 3N1E20

Project Description

Project/Application Name: Gramercy Commons Multifamily - MDA

Description of Work: Development Agreement Modification to amend the Kenai Subdivision Development Agreement (Inst. #106141056) and subsequent addendum (Inst. #108022888) to amend the concept plan to incorporate age restricted multi-family housing.

Application Information

APPLICATION TYPES	
Is this application exempt from fees?:	No
Development Agreement Modification - MDA:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2021-0236
TYPE OF USE PROPOSED	
Multi-Family:	CHECKED
PROPERTY INFORMATION	
General Location:	1873/1925/2069 Wells Ave
Current Land Use:	Vacant Land
Total Acreage:	6.983
Prior Approvals (File Numbers):	AZ-06-021; PP-06-019
Traffic Study Required per ACHD:	No
ZONING DISTRICT(S)	
C-G:	CHECKED
FLUM DESIGNATION(S)	
Mixed Use Regional:	CHECKED
Acreage - Mixed Use Regional:	6.983
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	3/23/21
Landscape Plan Date (MM/DD/YYYY):	3/23/21
Elevations Date (MM/DD/YYYY):	3/23/21
Percentage of Site Devoted to Building:	40
Percentage of Site Devoted to Landscaping:	20
Percentage of Site Devoted to Paving:	40
Who will own and Maintain the Pressurized Irrigation System in this Development:	Nampa Meridian Irrigation District
Irrigation District:	Nampa Meridian Irrigation District
Primary Irrigation Source:	Nampa Meridian Irrigation District
Secondary Irrigation Source:	City water
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	0
Minimum Square Footage of Ground Floor Area for Multi-Story Units:	85000
Proposed Building Height:	43 feet at highest
Gross Floor Area Proposed:	301000
Hours of Operation (Days and Hours):	24 hours
Number of Standard Parking Spaces Provided:	291
Number of Compact Parking Spaces Provided:	undetermined
Number of Residential Units:	164
Minimum Square Footage of Living Area (Excluding Garage):	700

What was the date of your pre-application meeting?:	12/10/2020
What was the date of your neighborhood meeting?:	03/11/2021
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
MULTI-FAMILY	
Total Number of Units:	164
Number of 1 Bedroom Units:	108
Number of 2-3 Bedroom Units:	56
Number of 4+ Bedroom Units:	0
Number of Units Containing 500 sq. ft. or Less:	0
Number of Units Containing 500-1,200 sq. ft.:	164
Number of Units Containing 1,200+ sq. ft.:	0
QUALIFYING OPEN SPACE	
Community Garden:	CHECKED
Plaza(s):	CHECKED
QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
Fitness Facilities:	CHECKED
Enclosed Bike Storage:	CHECKED
Public Art:	CHECKED
Dog Owner Facilities:	CHECKED
Neighborhood Business Center:	CHECKED
Swimming Pool:	CHECKED
Sports Courts:	CHECKED
Pedestrian or Bicycle Circulation System:	CHECKED
TIME EXTENSION INFORMATION	
Number of months extension:	24
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Mike Chidester
MISC	
Is new record:	No

City of Meridian Planning Division
c/o Joe Dodson, Associate City Planner
33 E. Broadway Ave., Suite 102
Meridian, Idaho 83642

RE: Gramercy Commons – Development Agreement Modification
Application Narrative

Dear Joe:

Intermountain Pacific, LLC is pleased to submit this development agreement modification application in relation to the development of Gramercy Commons, a 164-unit 55+ luxury senior apartment building. We have appreciated the assistance and guidance of City staff over the past several months as we have started development of this project.

Background

Gramercy Commons will be a highly amenitized apartment development focused on an active senior lifestyle. In addition to comfortably sized units, the project will provide amenity spaces including a club/game room, a movie room, an expansive outdoor pool and hot tub area, a large fitness area, conference and meeting rooms, a pickleball court, a flowering and vegetable garden, and a sunset lounge.

One of the distinguishing features of the project will be the parking solution. Rather than create an expansive surface parking field, the building will feature a wrap-style parking garage, where the parking garage is located on the building interior with the units surrounding it. The result is a parking garage which is hidden from exterior view; saves acreage to dedicate to structures and not to parking; and gives tenants a comfortable parking option on the floor of their unit and out of the elements. This is a first within the City of Meridian and, we hope, an opportunity to explore new forms that will address our community's needs.

Located within the Gramercy subdivision, the property enjoys the benefits of a mixed-use neighborhood—Gordon Harris Park to the south, restaurants, physician offices, banks and other services to the north—all within walking or biking distance with established pedestrian connections. This is an appropriate location for this use and we look forward to discussing this application at hearing.

Details of the Application

A few applications are required in order to bring this concept to fruition. The first is a modification to the existing development agreements for the Gramercy project. We are requesting a development agreement modification that would permit multi-family in this location.

Why multi-family? This project is in the Mixed Use – Regional designation. Mixed use areas of the City's Comprehensive Plan are to include a variety of uses, with thought given to transitioning a variety of uses.

This project is part of the very successful Gramercy project, but is also located immediately adjacent to Mountain View High School, pathways, and other residential uses. In terms of commercial viability, it is about as low visibility as a commercial property can be, tucked away in the lower western corner of Gramercy, again next to the high school. This makes a transition from residential and institutional uses to commercial through this multi-family project particularly appropriate.

Per the Comprehensive Plan, Mixed Use Regional areas are to include a “mix of employment, retail, and residential dwellings and public uses near major arterial intersections. The intent is to integrate a variety of uses together, including residential, and to avoid single use developments....” (Comp Plan, at 3-18). In MU-R areas, residential uses are to play a significant role. In fact, “[r]esidential uses should comprise a minimum of 10% of the development area at gross densities ranging from 6 to 40 units/acre.” (*Id.*). Commercial and retail, meanwhile, are capped and “should comprise a maximum of 50% of the development area.” (*Id.* at 3-19).

Given the Comprehensive Plan’s emphasis on retaining residential uses in MU-R, given the property’s location at the rear of Gramercy, given the property’s limited commercial visibility, and given the need to transition from the high school to other commercial and multi-family residential uses, we believe this is an appropriate location for multi-family and that a development agreement modification is appropriate.

Note that the northern sector of the property will be retained for commercial uses. The goal of a mix of uses at Gramercy will remain intact. In addition, the property will remain subject to all other Gramercy entitlement requirements, including cross-parking for the entirety of the project despite the fact that this wrapped concept will provide more than adequate parking for itself.

Modifications to the Development Agreement

It is the applicant’s preferred approach to simply modify the existing development agreement provisions rather than creating a new development agreement for this area. This emphasizes the applicant’s intent to remain within and a part of the larger Gramercy project.

In particular, this request is to modify the Development Agreement associated with File No. AZ 06-021, originally dated August 14, 2006 and recorded as Instrument No. 106141056 on August 31, 2006. and subsequently amended from time to time, as follows: that certain Addendum to the Development Agreement dated January 31, 2008 and recorded as Instrument No. 108022888 on February 28, 2008; that certain Amendment to Development Agreement dated April 2, 2012 and recorded as Instrument No. 112033248 on April 11, 2012; that certain 2nd Addendum to the Development Agreement dated June 25, 2013 and recorded as Instrument No. 113071290 on June 26, 2013; that certain First Amendment to Development Agreement dated February 18, 2014 and recorded as Instrument No. 114012738 on February 19, 2014; and that certain Addendum to the Development Agreement dated February 7, 2017 and recorded as Instrument No. 2017-012606 on February 10, 2017 (collectively, the “Development Agreement”).

The Development Agreement would be modified by a new “Second Amendment to Development Agreement” that would provide a new Section 4.8, which would state the following:

Notwithstanding anything to the contrary contained in this Development Agreement (as amended), multifamily uses will be permitted in accordance with File No. _____ on the portions of the property legally described, as follows: Lot 1 in Block 3 of Gramercy Subdivision No. 1, according to the plat thereof, filed in Book 99 of Plats at Pages 12619 through 12622, Records of Ada County; and a portion of Lots 44 and 45 in Block 3 of Gramercy Subdivision No. 2 (Book 100 of Plats, at Pages 12961 and 12962), situated in the Northeast quarter of Section 20, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows: Beginning at a found 5/8-inch rebar marking the Southwest corner of said Gramercy Subdivision No. 2, which bears South 00°24'04" West a distance of 507.32 feet from a found 5/8-inch rebar marking the Northwest corner of said Gramercy Subdivision No. 2; thence following the boundary line of said Gramercy Subdivision No. 2, North 00°24'04" East a distance of 243.23 feet to a set 5/8-inch rebar; thence leaving said subdivision boundary line, North 89°47'31" East a distance of 417.28 feet to a set 5/8-inch rebar on the boundary line of said Gramercy Subdivision No. 2; thence following said subdivision boundary line the following two (2) courses: 1. South 00°13'58" East a distance of 247.68 feet to a found 5/8-inch rebar marking the Southeast corner of said Gramercy Subdivision No. 2; 2. North 89°35'56" West a distance of 420.00 feet to the Point of Beginning.

We appreciate Staff’s work on this application and look forward to additional discussion as we move forward with this DA modification application and a subsequent conditional use permit application to permit multi-family use in the C-G zone.

Very truly yours,



Mike Chidester
VP of Development
Intermountain Pacific, LLC