



Planning & Development Services

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Planning Division Transmittal

File Number: CAR19-00027

Hearing Date: 1/13/20

X-Ref:

Hearing Body: Planning and Zoning Commission

431 S 11TH STREET (PRIMARY)
MULTIPLE PARCELS ON 11TH, MILLER AND

Address: LEE STREETS

Transmittal Date: 11/27/19

Applicant: HAWKINS COMPANIES

- Submit comments at least **15 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
- Legal
- Library
- Parking Control
- Parks
- Police
- Public Works-Addressing
- Public Works-Annexations
- Public Works-Drainage
- Public Works-Environmental
- Public Works-Environmental-BRS
- Public Works-Floodplain
- Public Works-Hillside/Grading
- Public Works-Irrigation
- Public Works-Sewer
- Public Works-Solid Waste
- Public Works-Street Lights
- 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
- Centennial
- 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 (Energize)
- South Cole
- South East
- South Eisenman
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista (Energize)
- Warm Springs Mesa
- West Bench (Energize)
- West Downtown
- West End (Energize)
- West Valley (Energize)
- Winstead

Schools

- Boise School District
- West Ada School District

Utilities

- Andeavor Logistics
- Capitol Water Corporation
- Century Link
- Intermountain Gas
- Sparklight
- Suez Water

#105 - Annexation and Rezone

Case #: CAR19-00027

Property Information

Address

Street Number: 431	Prefix: S	Street Name: 11TH ST	Unit #: 			
Subdivision name: E C COOKS RESUB	Block: 0	Lot: 0	Section: 10	Township: 3	Range: 2	Zoning: R-ODD
Parcel Number: R2077660571	Additional Parcel Numbers: R2077660571, R2077660561, R2077660561, R2077660561, R2077660541,					

Primary Contact

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

Agent/Representative Applicant Owner

Applicant Information

First Name: Brandon	Last Name: Whallon		
Company: Hawkins Companies			
Address: 855 Broad Street, STE 300	City: Boise	State: ID	Zip: 83702
E-mail: BWhallon@hcollc.com	Phone Number: (208) 908-5576	Cell:	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Brandon	Last Name: Whallon		
Company: Hawkins Companies			
Address: 855 Broad Street, STE 300	City: Boise	State: ID	Zip: 83702
E-mail: BWhallon@hcollc.com	Phone Number: (208) 908-5576	Cell:	Fax:

Owner Information

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

First Name:	Last Name:		
Company:			
Address:	City:	State: ID	Zip:
E-mail:	Phone Number:	Cell:	Fax:

1. Neighborhood Meeting Held (Date):

10/24/19

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:

Rezone property from R-ODD to C-5DD. Desire to construct multi-family housing project exceeding the design standards within the R-ODD zone (Setbacks and building heights).

5. Type of Request:

Rezone Annexation & Rezone

6. Current Zone:

R-ODD

7. Requested Zone::

C-5DD

8. Size of Property:

81405

Acres Square Feet

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

Four of the parcels are unimproved, temporary parking lots. One parcel has a 12,000 building with parking field. Eight of the parcels are improved with single family residences.

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

If so, describe them and give their locations:

This area is part of the River Street Residential Area and Myrtle Office/Residential corridor planning area, of which many different housing types are provided. Housing types range from trailers, single family homes; duplexes; and multi-family housing developments. Many multi-family housing projects have been built in the recent history, but they have been located in property that is already within the C-5DD zoning district.

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

11th Street, Miller Street and Lee Street.

12. Adjacent property information:

Uses:		Zone:	
North:	Medical Clinic	North:	(R-ODD) Residential Office w/Downtc
South:	Century Link Fib	South:	(R-ODD) Residential Office w/Downtc
East:	Simplot Temp Pa	East:	(C-5DD) Central Business District with
West:	Multi-Family Hou	West:	(R-ODD) Residential Office w/Downtc

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

NA

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

Hawkins Companies desires to build a multi-family housing project on the NW corner of Miller and 11th Streets. Through the Neighborhood Meeting process, many other neighboring property owners have decided to include their property in our request. At this time, I believe that the Hamblin and Myhre parties are exploring their options made available with C-5DD zoning.

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

Downtown Boise is rapidly changing, and people are choosing to live where they can work, recreate and live. The demand for this style of living arrangement is keeping pace with, if not exceeding, the number of living spaces being built. Boise is growing "up" instead of "out", and providing additional living options as close to the core of Downtown will maximize the benefits of existing infrastructure, and will lessen the demand of housing in the periphery of Boise.

16. What Comprehensive Plan policies support your request?

DT-CCN 1.2; DT-CCN 1.4; DT-CCN 1.6;
DT-CCN 2.4; and DT-CCN 3.2.

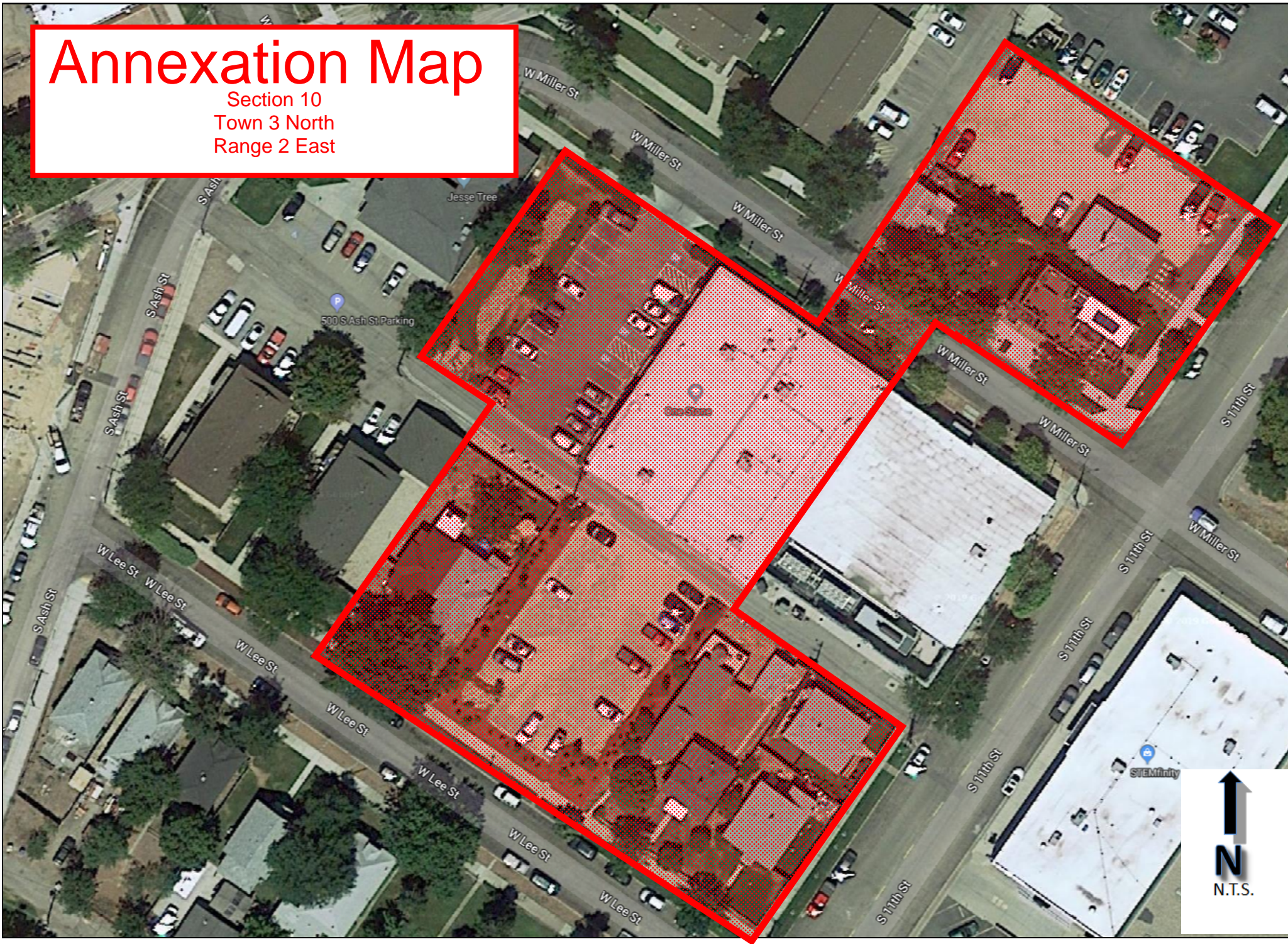
The undersigned declares that the above provided information is true and accurate.
The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any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

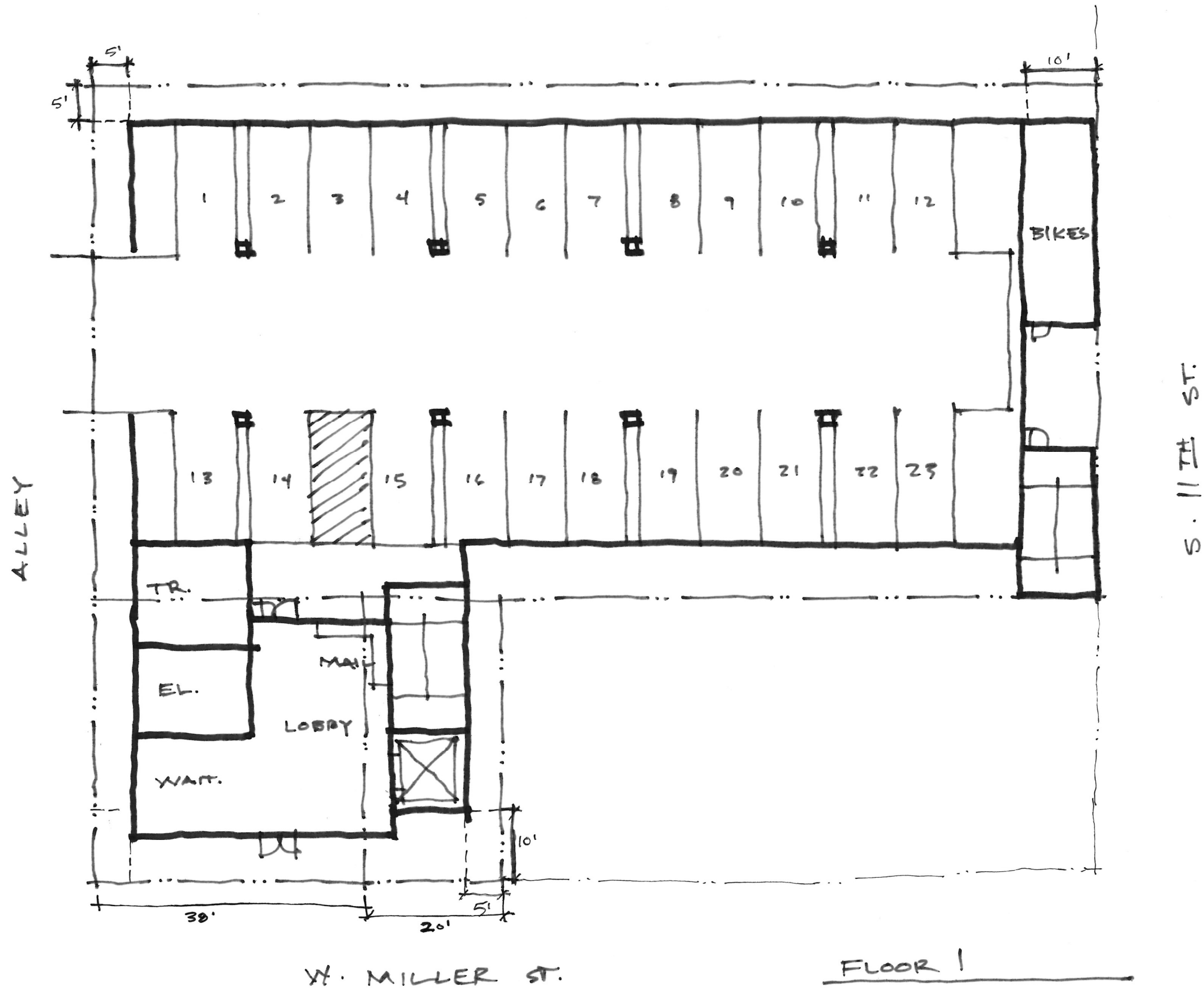
Agent/Representative Signature:

Date:

Annexation Map

Section 10
Town 3 North
Range 2 East

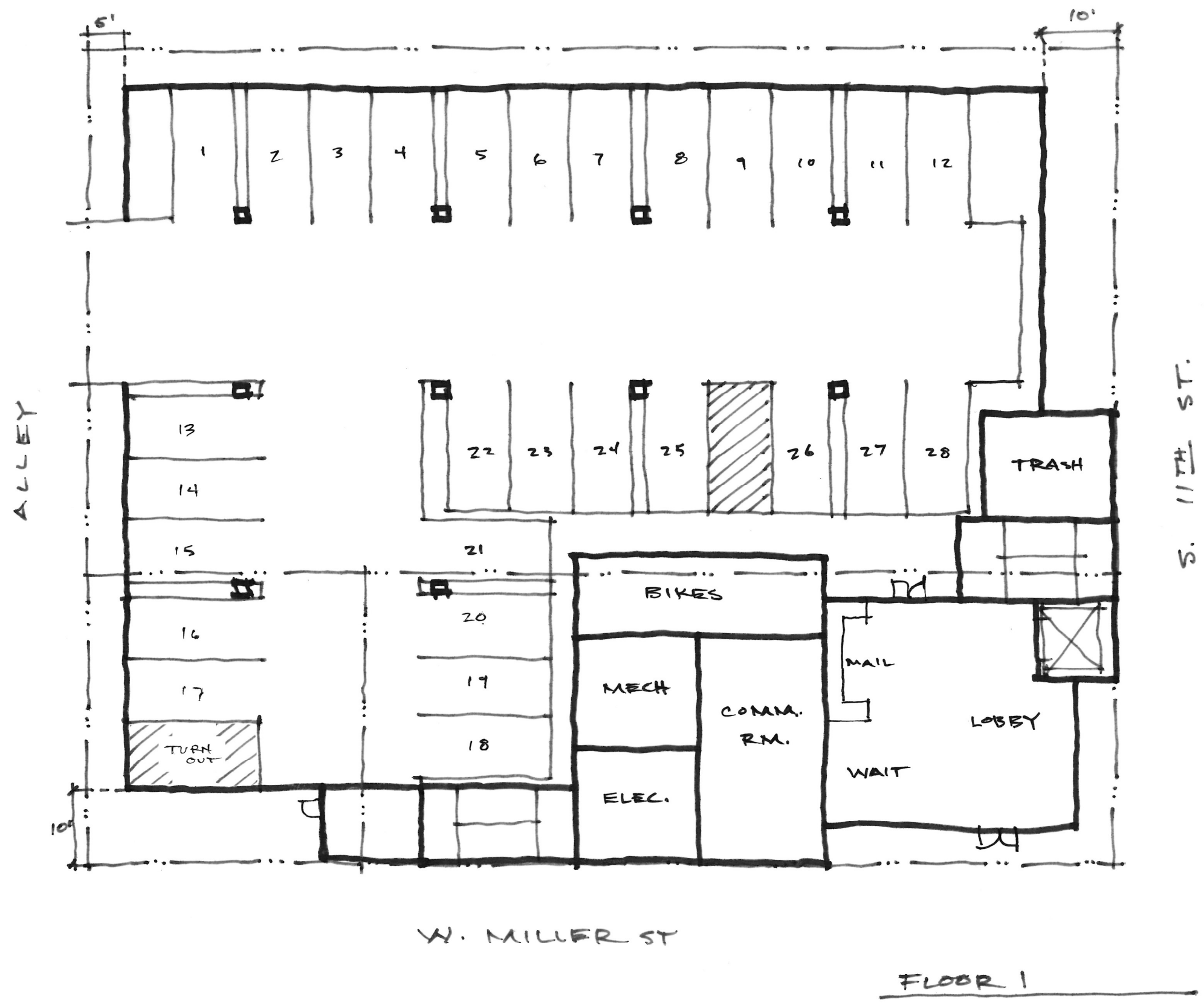


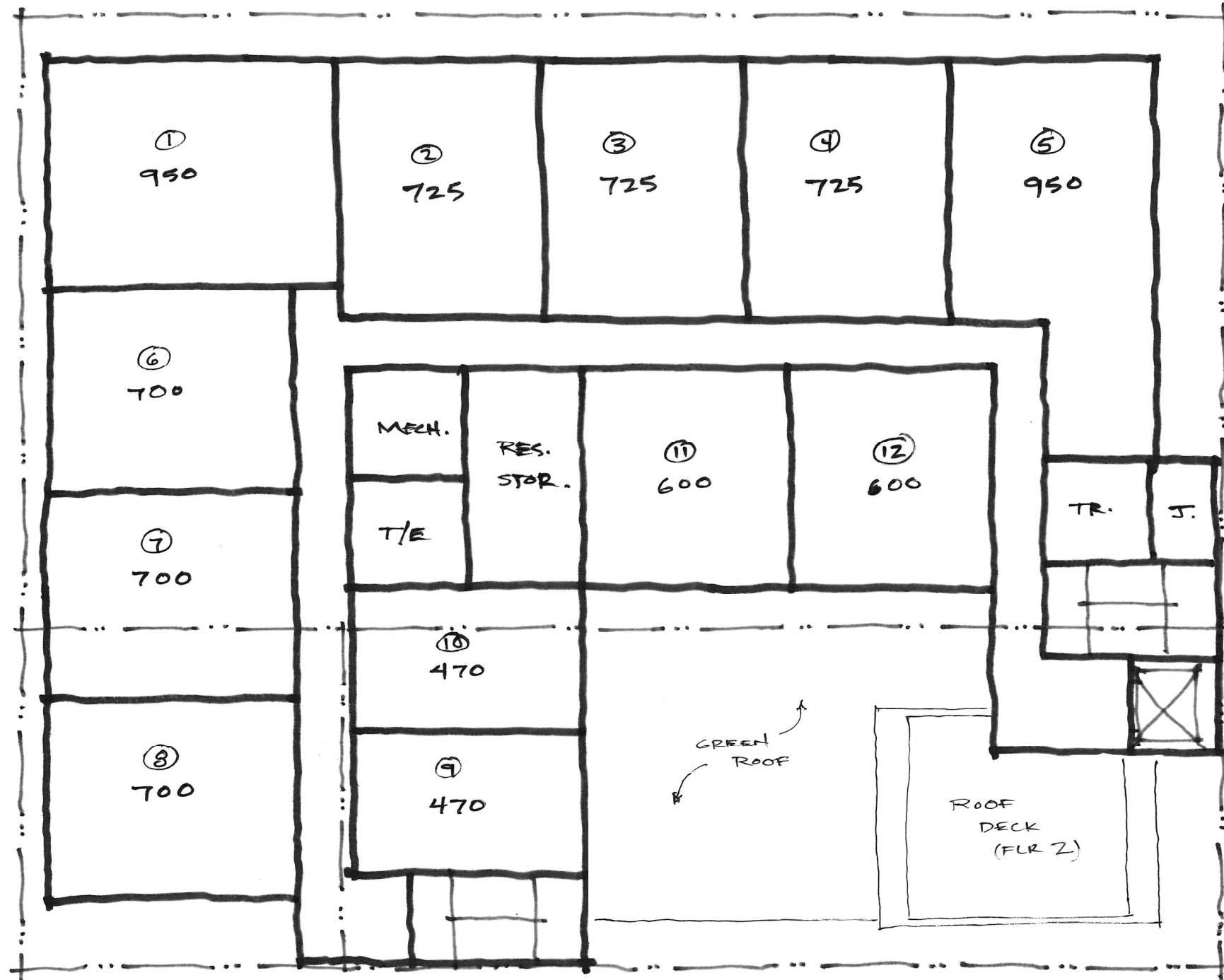




FLOORS 2-4







FLOORS 2-4



erstad
ARCHITECTS

11th & miller condos

01.07.2019

SCHEME B - preliminary layout study

www.erstadarchitects.com