



Mayor Tammy de Weerd

**City Council Members:**

Luke Cavener  
Ty Palmer  
Treg Bernt

Joe Borton  
Genesis Milam  
Anne Little Roberts

**TRANMITTAL TO AGENCIES FOR COMMENTS ON DEVELOPMENT PROJECTS WITH THE CITY OF MERIDIAN**

To ensure that your comments and recommendation will be considered by the Meridian Planning and Zoning Commission/City Council, Please submit your comments and recommendations to [cityclerk@meridiancity.org](mailto:cityclerk@meridiancity.org), Attention: C.Jay Coles, City Clerk by **March 15, 2019**

**Transmittal Date: February 21, 2019**

**Hearing Date: March 21, 2019**

**Project Name & File Number: Pollard Subdivision H-2019-0021 AZ, PP**

**Applicant: Brighton Investments, LLC**

**Property Location: NE Corner of SH-16 and W. Chinden Blvd.**

**Application Request:**

**Annexation and Zoning of 77.33 acres of land with R-8 (21.95 acres) and C-G (55.38 acres) zoning districts; and a Preliminary Plat consisting of 75 building lots, 7 common lots and 3 other lots on 71.3 acres of land in the R-8 and C-G zoning districts.**

City Council / Planning and Zoning Commission	Valley Transit
Mayor	Idaho DEQ
Sanitary Services	West Ada School District
Building Department & Community Development	Meridian Post Office
Fire Department	Ada County Highway District
Police Department	Ada County Development Services
City Attorney	Central District Health
City Public Works	Compass
City Planner	Nampa Meridian Irrigation District
Parks Departments	Settlers Irrigation District
Economic Development	Idaho Power, Intermountain Gas, Century Link
Historic Preservation Commission	Idaho Transportation Department
New York Irrigation District	South or RR/SW Meridian
Boise Project Board of Control	NW Pipeline
Boise-Kuna Irrigation District	Ada County Associate Land Records
Downtown Projects	Meridian Development Corporation

## **Hearing Date: March 21, 2019**

File No.: H-2019-0021

Project Name: Pollard Subdivision

Request:

- Annexation & zoning of 77.33 acres of land with R-8 (21.95 acres) and C-G (55.38 acres) zoning districts;
- Preliminary Plat consisting of 75 building lots, 7 common lots and 3 other lots on 71.3 acres of land in the R-8 and C-G zoning districts, by Brighton Investments, LLC.

Location: The site is located off the northeast corner of SH-16 and W. Chinden Blvd., in the SW  $\frac{1}{4}$  of Section 21, Township 4N., Range 1W.

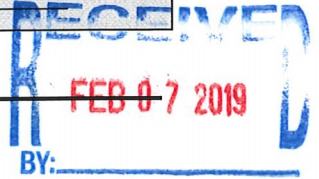
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Planning Division

DEVELOPMENT REVIEW APPLICATION

**STAFF USE ONLY:**  
 Project name: Pollard Subdivision  
 File number(s): H-2019-0021  
 Assigned Planner: Sonya Allen Related files: \_\_\_\_\_



Type of Review Requested (check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Accessory Use (check only 1)                | <input type="checkbox"/> Final Plat Modification       |
| <input type="checkbox"/> Daycare                                     | <input type="checkbox"/> Landscape Plan Modification   |
| <input type="checkbox"/> Home Occupation                             | <input checked="" type="checkbox"/> Preliminary Plat   |
| <input type="checkbox"/> Home Occupation/Instruction for 7 or more   | <input type="checkbox"/> Private Street                |
| <input type="checkbox"/> Administrative Design Review                | <input type="checkbox"/> Property Boundary Adjustment  |
| <input type="checkbox"/> Alternative Compliance                      | <input type="checkbox"/> Rezone                        |
| <input checked="" type="checkbox"/> Annexation and Zoning            | <input type="checkbox"/> Short Plat                    |
| <input type="checkbox"/> Certificate of Zoning Compliance            | <input type="checkbox"/> Time Extension (check only 1) |
| <input type="checkbox"/> City Council Review                         | <input type="checkbox"/> Director                      |
| <input type="checkbox"/> Comprehensive Plan Map Amendment            | <input type="checkbox"/> Commission                    |
| <input type="checkbox"/> Comprehensive Plan Text Amendment           | <input type="checkbox"/> UDC Text Amendment            |
| <input type="checkbox"/> Conditional Use Permit                      | <input type="checkbox"/> Vacation (check only 1)       |
| <input type="checkbox"/> Conditional Use Modification (check only 1) | <input type="checkbox"/> Director                      |
| <input type="checkbox"/> Director                                    | <input type="checkbox"/> Commission                    |
| <input type="checkbox"/> Commission                                  | <input type="checkbox"/> Variance                      |
| <input type="checkbox"/> Development Agreement Modification          | <input type="checkbox"/> Other _____                   |
| <input type="checkbox"/> Final Plat                                  |  |

Applicant Information

Applicant name: BRIGHTON INVESTMENTS LLC Phone: 208.378.4000  
 Applicant address: 12601 W. EXPLORER #200 Email: \_\_\_\_\_  
 City: BOISE State: ID Zip: 83713

Applicant's interest in property:  Own  Rent  Optioned  Other TRUSTEE  
 Owner name: TOMLINSON FAMILY TRUST Phone: 208.378.4000  
 Owner address: 12601 W. EXPLORER #200 Email: \_\_\_\_\_  
 City: BOISE State: ID Zip: 83713

Agent/Contact name (e.g., architect, engineer, developer, representative): MICHAEL D. WARDLE  
 Firm name: BRIGHTON CORPORATION Phone: 208.287.0512  
 Agent address: 12601 W. EXPLORER #200 Email: mwardle@brightoncorp.com  
 City: BOISE State: ID Zip: 83713

Primary contact is:  Applicant  Owner  Agent/Contact

Subject Property Information

Location/street address: NE CORNER SHIG / CHANDEN Township, range, section: T4N R1W S21  
 Assessor's parcel number(s): 50421438400 Total acreage: 77.33/ANX Zoning district: RUT  
50421347100 71.31/SUB

Project/subdivision name: CENTRAL VALLEY PLAZA / DOLLARD SUBDIVISION

General description of proposed project/request: MIXED-USE MEDICAL/PROFESSIONAL, RETAIL/COMMERCIAL AND RESIDENTIAL

Proposed zoning district(s): R-8 AND C-6

Acres of each zone proposed: R-8: 21.95; C-6: 55.38

Type of use proposed (check all that apply):

Residential  Office  Commercial  Employment  Industrial  Other \_\_\_\_\_

Who will own & maintain the pressurized irrigation system in this development? OWNERS ASSN.

Which irrigation district does this property lie within? SETTLERS

Primary irrigation source: SURFACE Secondary: DOMESTIC

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): N/A

**Residential Project Summary (if applicable)**

Number of residential units: 74 SER; 1 A.L. Number of building lots: 75

Number of common lots: 7 Number of other lots: 3 PRVT/COMMON DRIVE

Proposed number of dwelling units (for multi-family developments only): N/A

1 bedroom: \_\_\_\_\_ 2-3 bedrooms: \_\_\_\_\_ 4 or more bedrooms: \_\_\_\_\_

Minimum square footage of structure (excl. garage): \_\_\_\_\_ Maximum building height: \_\_\_\_\_

Minimum property size (s.f.): \_\_\_\_\_ Average property size (s.f.): \_\_\_\_\_

Gross density (Per UDC 11-1A-1): 3.40 Net density (Per UDC 11-1A-1): 5.19

Acreage of qualified open space: 2.74 Percentage of qualified open space: 12.6 (RES. ONLY)

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): LANDSCAPED COMMONS AND 8' PLANTER STRIPS

Amenities provided with this development (if applicable): 10' REGIONAL PATHWAY

Type of dwelling(s) proposed:  Single-family Detached  Single-family Attached  Townhouse  
 Duplex  Multi-family  Vertically Integrated  Other 88-BED ASST. LIVING

**Non-residential Project Summary (if applicable)**

Number of building lots: 26 Common lots: 0 Other lots: 1 FUTURE REV

Gross floor area proposed: TBD\* Existing (if applicable): N/A

Hours of operation (days and hours): TBD\* Building height: 65' (CODE MAX)

Total number of parking spaces provided: TBD\* Number of compact spaces provided: TBD\*

\* AT DR/CEC

**Authorization**

Print applicant name: MICHAEL D. WARDLE

Applicant signature: [Signature] Date: 1.11.19



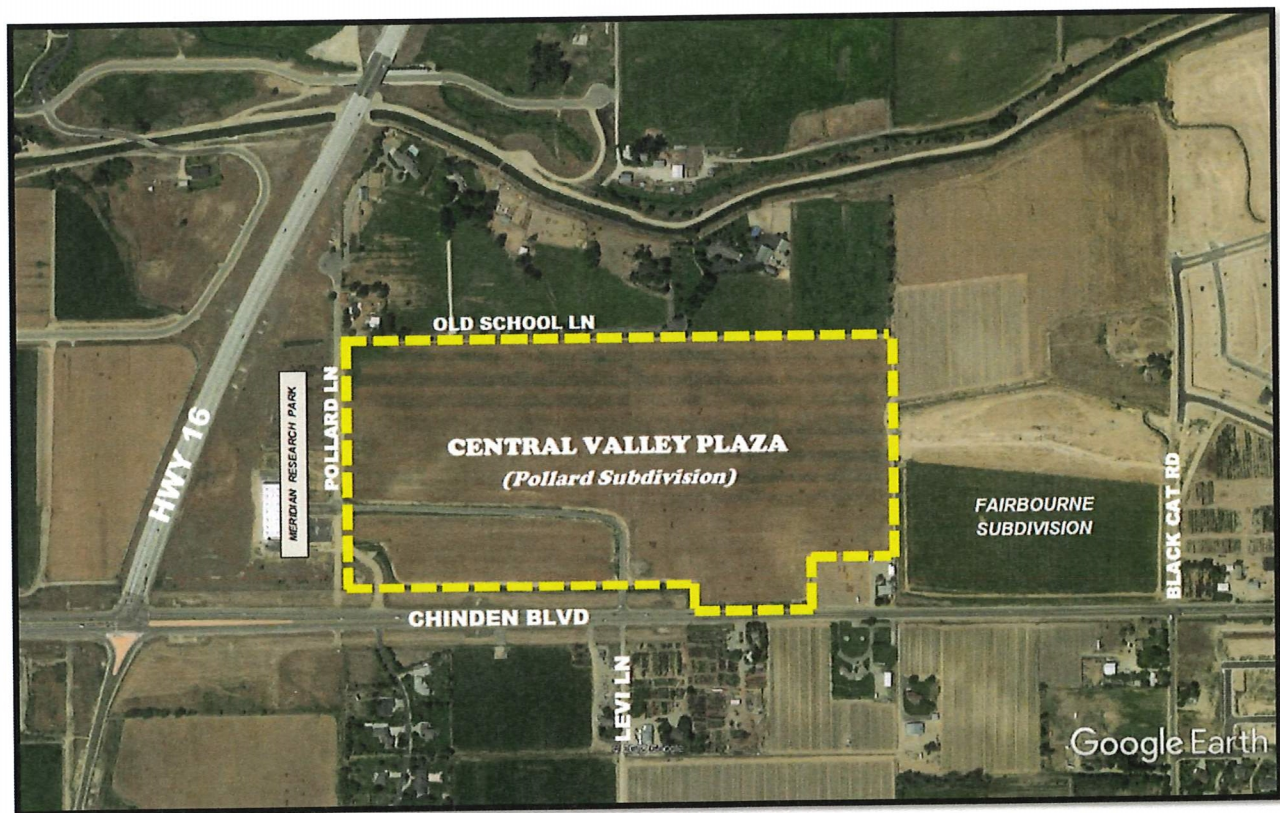
February 6, 2019

**C. Caleb Hood, Planning Division Manager**  
Community Development Services  
Meridian City Hall

**RE: Central Valley Plaza / Pollard Subdivision Annexation, Rezoning & Pre-Plat Applications**

**Dear Mr. Hood:**

**Brighton Investments LLC**, on behalf of Tomlinson Family Trust, is pleased to submit annexation and rezoning, and preliminary plat applications for **Central Valley Plaza**—a mixed-use medical/professional office, retail/commercial, and residential project located north of Chinden Blvd, east of State Highway 16, as depicted below. The property will be platted as **Pollard Subdivision**.



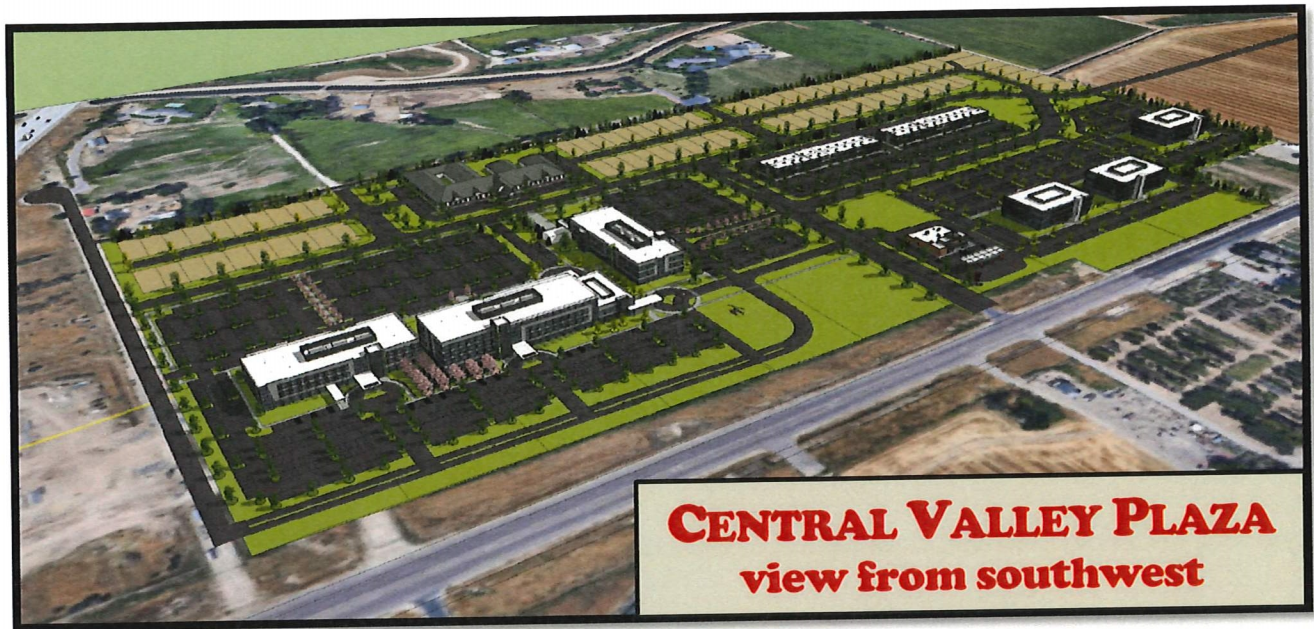
**Central Valley Plaza** features a medical campus which will initially be anchored by a four-story, 95,000 square foot medical office building, and will grow to include a surgical center, free-standing emergency department, and, eventually, a 50-bed hospital component. Other project elements, as illustrated in the site plan and oblique views (*following pages*), are three 48,000 s.f. professional office buildings, 72,000 s.f. of “flex” office space; retail with a convenience store; and a residential transition south of Old School Lane of 34 conventional single-family lots and 40 independent living lots flanking the 88-bed assisted living facility lot—for a total of 75 residential lots/parcels.



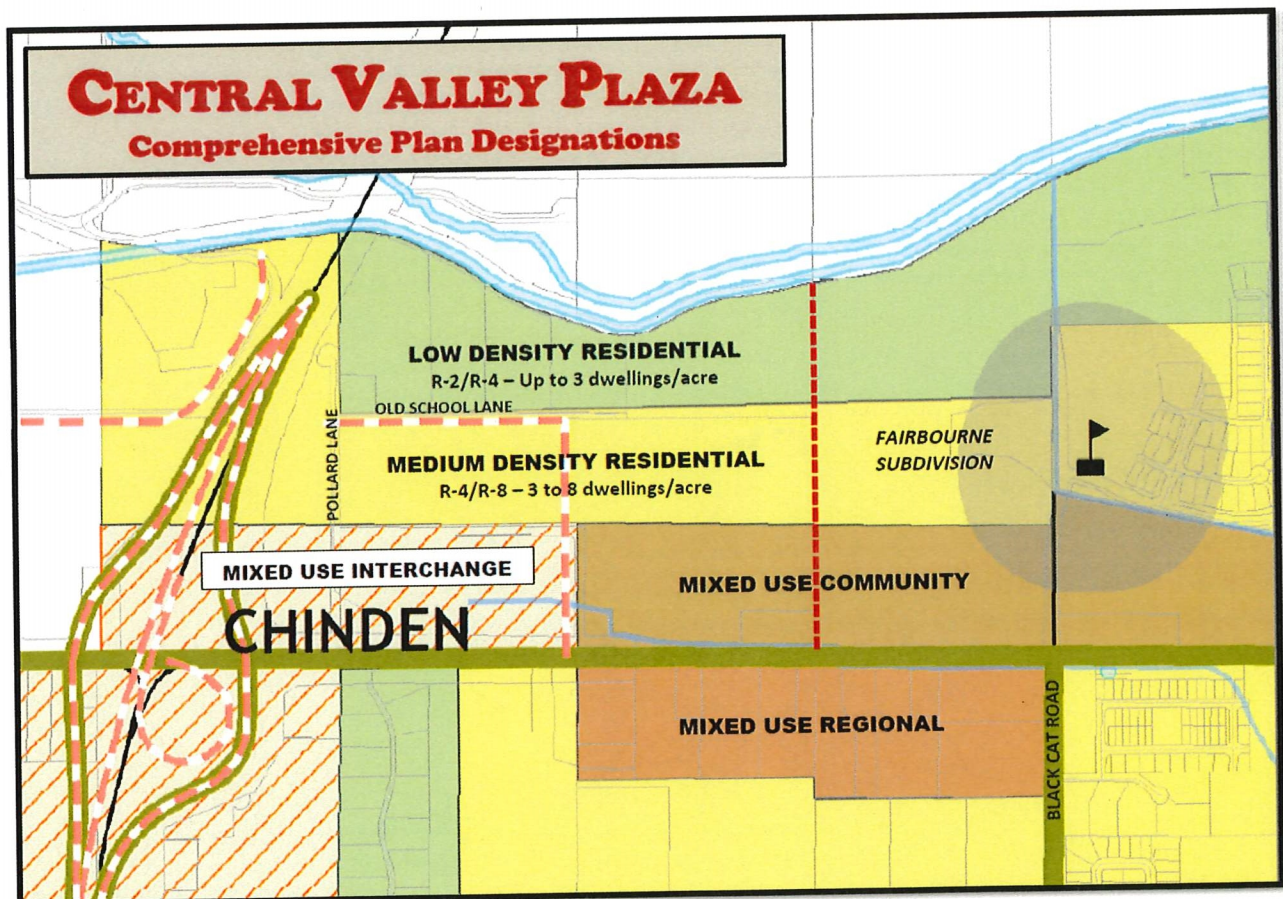
**CENTRAL VALLEY PLAZA SITE PLAN**



**CENTRAL VALLEY PLAZA  
from south toward SH-16**



**Comprehensive Plan.** The City's *Future Land Use Map (FLUM)* designations for the *Central Valley Plaza* site are depicted below. The proposed uses are consistent with those anticipated in the Mixed Use Interchange (*MU-I*) and Mixed Use Community (*MU-C*) designations; and the residential proposal falls within the 3-to-8 unit per acre density range of the Medium Density Residential (*MDR*) designation, and the requested R-8 zoning.



# THE APPLICATIONS

## COMPREHENSIVE PLAN

As noted, above, the proposed *Central Valley Plaza* uses are consistent with current Comprehensive Plan *FLUM* designations. Thus, no modifications are required or proposed.

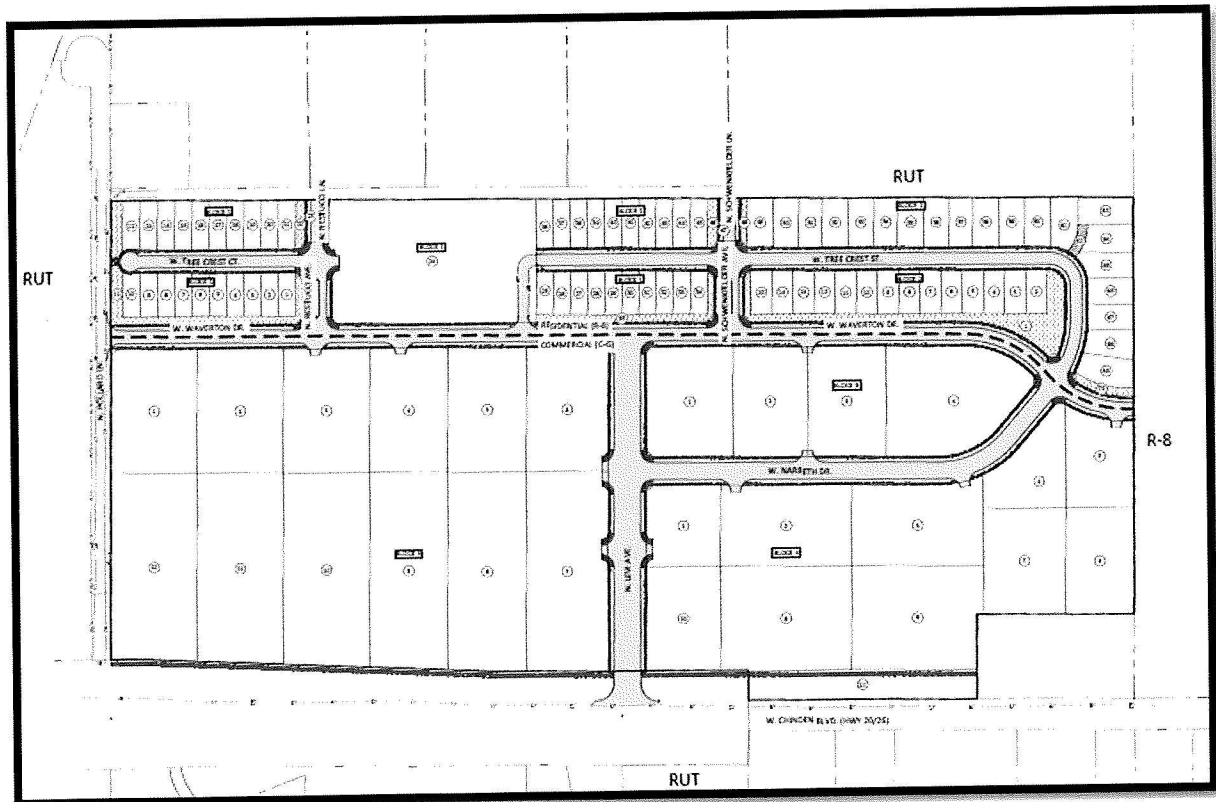
## ANNEXATION AND ZONING

The overall annexation area of 77.33 acres will be divided into two zoning districts:

- **Medium Density Residential (R-8)** – The 21.95-acre single-family and independent living residential area between the commercial uses and Old School Lane; and the “*residential care facility*” on Lot 24, Block 1, which is subject to a future conditional use permit application.
- **General Retail and Service Commercial (C-G)** – The 55.38-acre non-residential portion of the project. *C-G* zoning is appropriate for the broad range of proposed professional office, medical, and retail commercial uses along Chinden.

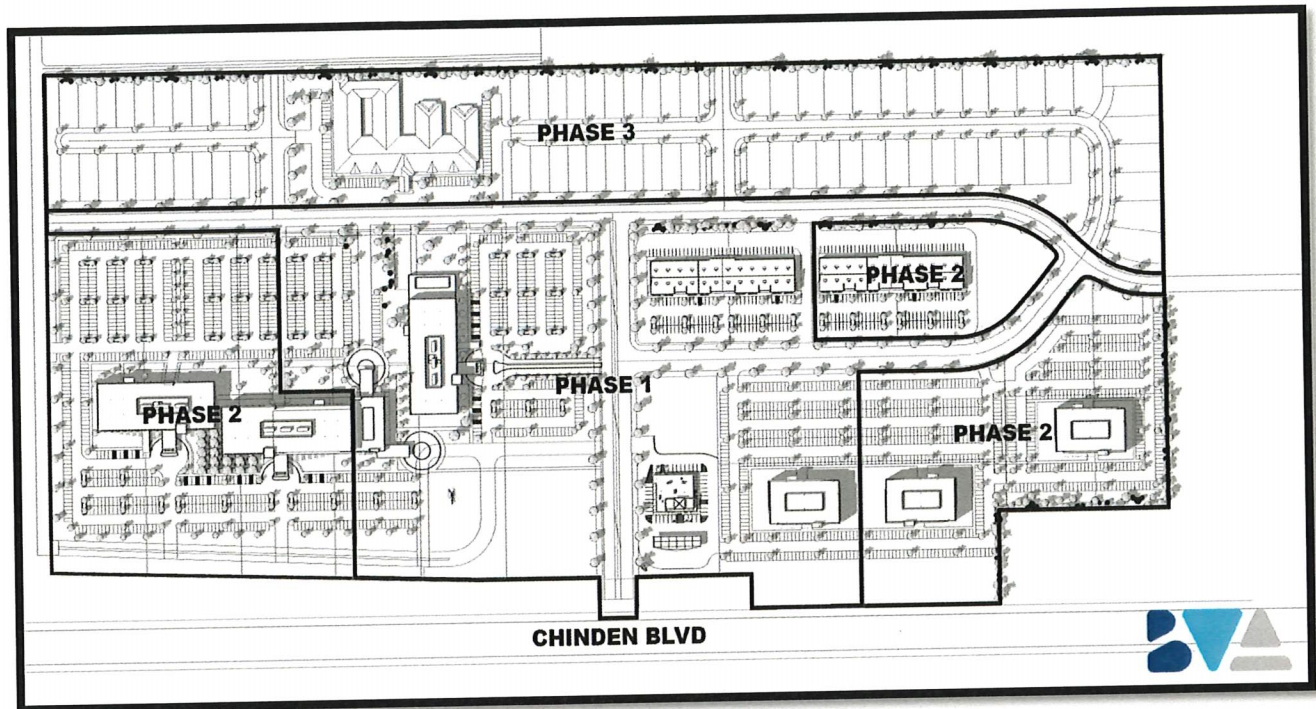
## PRELIMINARY PLAT

A companion application is submitted for *Pollard Subdivision*, the 71.3-acre preliminary plat depicted below, consisting of 26 commercial lots; 75 residential lots—34 “*conventional*” single-family lots, 40 independent living lots associated with the “*residential care*” lot, noted above; and 11 common lots: Landscaped (7); private access (2); shared driveway (1); or future right-of-way (1).





# PROJECT PHASING



The phasing table below identifies the use and square footage for each component of the anticipated development phases. Market conditions may alter the uses and schedule.

Phase 1 – Open mid / late 2020	Phase 2 – Open mid / late 2022
Medical Office – 95K	Emergency – 10K
Retail – 12K C-store	Hospital – 50 Bed
Office – 48K	Medical Office – 50K
Flex office – 36K	Office – 48K
	Office – 48K
	Flex Office – 36K
	<b>Phase 3 – Date to be determined</b>
	Single Family/Independent Living – 74 lots
	Assisted Living – 1 lot, 88 Beds

## TRANSPORTATION SYSTEM

Transportation system impacts will be assessed by the Ada County Highway District (ACHD) and the Idaho Transportation Department (ITD). The required *Transportation Impact Study* was submitted to both agencies by Kittelson & Associates on February 1, 2019. Confirmation has been received from both that the TIS is “in queue” for full review and comment.

## Project Access

*Central Valley Plaza* will have two points of access to Chinden Blvd.:

- Primary access will be at Levi Lane—the project’s “*front door.*” When *ITD* acquired right-of-way from the subject property for Highway 16, it included the public right-of-way for the Levi-to-Pollard Connection discussed below. Binding legal commitments were made for “...*permanent, full movement access to Owner’s property in the future; and ITD will consider signalization of the intersection of US-20/26 and Levi Lane when conditions warrant the same under the policies and procedures that exist at the time a request for such signalization is made.*” (Sections 11.c and d, page 7 of 15, Agreement for Possession, dated April 4, 2013, recorded as Instrument No. 113048654)
  - City staff’s Pre-Application Meeting notes, dated December 20, 2018, cite the possibility that an access variance from the requirements of UDC Section 11-3H-4B may be required. Following a review of that code section, which specifically refers to highway “*approaches,*” not public street intersections, it is the Applicant’s belief that a variance is not required inasmuch as Levi Lane is a public street intersection, not an access “*approach.*” Further, Levi will be constructed to ACHD’s 5-lane minor arterial standard per the Conceptual Engineering Plan, Preliminary Plat Sheets PP3.0 - 3.1. (*Refer to the “Agreement” noted above and to the “Levi-to-Pollard Connection” discussion, below*)
  - Staff also noted the UDC Chapter 4 Specific Use Standards Section 11-4-3-22 requirement that “*If the hospital provides emergency care, the location shall have direct access on an arterial street.*” In the paragraph immediately above, Levi Lane will be designed and constructed to ACHD’s 5-lane arterial standard. ACHD staff, by e-mail dated 1/29/19, recommends that the roadway be called a 5-lane collector, even though ACHD has no such standard in Policy Manual Section 7200 – Technical Requirements (Development).
  - Regardless of classification, or whatever it may be called, Levi Lane between Waverton and Chinden provides as close to “*direct*” arterial access as is physically possible at a single, controlled location, without intervening uses, as anticipated by the UDC, and substantiated in Kittelson & Associates’ Transportation Impact Study.
- A second access will be provided to Black Cat Road through *Fairbourne Subdivision* via West Waverton Drive, a collector roadway. Signalization of the Black Cat / Chinden intersection is expected to be completed during 2020 in conjunction with the Costco project at Chinden and Ten Mile.

## Levi-to-Pollard Connection

In 2016, a new access roadway was constructed to replace the “*Interim Pollard Lane Connection,*” i.e., its intersection with Chinden Blvd. Levi Lane was the denoted “*Future Local Road Access*” for the property in the *ITD* Agreement noted above, and by Exhibit “C” appended thereto. While the roadway connection was a time-certain requirement of the Agreement, its alignment, design, and construction occurred without the benefit of a plan for the *Central Valley Plaza* property—and without the utilities required for development of the subject or the surrounding properties. The earlier-than-anticipated construction of a 24-foot rural roadway was necessitated by Ada County’s approval of *Meridian Research Park (MRP)* on the west side of Pollard Lane.

That commercial project was not required to annex to the City of Meridian, and was allowed to proceed with development on private well and septic sewer systems. *MRP* development is restricted until utilities required for build-out are extended—in this case, by *Central Valley Plaza*.

Detailed *Central Valley Plaza* planning determined that the east/west leg of the Levi-to-Pollard Connection needs to move north of its current location for site efficiency in building layout as well as the most functional public street and private driveway system. The current west-bound turn from Levi is within the influence zone of the proposed signalized Chinden and Levi Lane intersection.

Thus, the Levi/Waverton collector-to-collector intersection, nearly 1000 feet north of Chinden, not only meets ACHD’s policy for signalized intersection spacing, it is also sufficiently offset to reduce potential traffic queueing conflicts—particularly so, given the additional traffic to be generated by the expansion of *MRP*. While the resulting “trip” to *MRP*’s Franklin Sensor building will be slightly longer, it will be by a fully-improved *ACHD* urban collector roadway; and *MRP* will be provided all of the utility services required to complete its project.

### Old School Lane

Old School Lane, a private street serving five properties, is currently accessible only from Pollard Lane—a public street. The proposed *Central Valley Plaza* public street improvements will not change that. However, given the long-term probability that the properties to the north may collectively or independently develop in the future, two stub streets are proposed from West Waverton Drive through the single-family component of the project to those properties.

The location of those private stubs (*depicted below*) was determined by the Old School neighbors as private street extensions north of West Tree Crest Street. Construction of those stubs will be to ACHD standards for dedication to the public if, or as, the properties are subdivided in the future.



## **BUFFERING**

In addition to the required arterial and collector roadway buffers, there will be a landscape and fencing buffer at the rear of the Central Valley residential and assisted living parcels south of Old School Lane. By agreement with the property owners, a 3-to-4 foot high landscaped berm will be centered on the south Old School Lane property line, with a six-foot fence at the top, as noted and detailed on landscape plan sheets PPL1.0 and PPL1.1 (*Detail 1*).

The UDC requires a 25-foot commercial-to-residential landscape buffer between the commercial uses and *Fairbourne Subdivision*. That buffer, in combination with the adjoining building's parking lot and surrounding hardscape, will provide a separation of at least 110 feet between the end of the closest three-story office building and *Fairbourne Subdivision's* residential rear lot lines.

## **DEVELOPMENT AGREEMENTS**

The development agreement process will follow the City Council's adoption of "*Findings and Conclusions*." Execution of separate development agreements is requested: One for the R-8-zoned residential component; a second for C-G-zoned professional office, medical, and retail commercial.

It is anticipated that the DA's will be based on the combined site plan accompanying this submittal. However, separate DA's will enable individual action as the separate residential and commercial projects are implemented without the necessity of direct involvement in the site-specific details by the other party.

## **IN CONCLUSION**

Based on the foregoing, as supported by the accompanying applications and documentation, we request approval of the *Central Valley Plaza* annexation with the zoning of **R-8** and **C-G**; and concurrent approval of the *Pollard Subdivision* preliminary plat, as proposed.

If you or your staff have questions, or require additional information, please let me know for expedited response.

*For Brighton Investments LLC,*



**Michael D. Wardle**  
Director of Planning