



Planning & Development Services
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 Boise, Idaho 83701-0500 Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: CAR19-00006 **Hearing Date:** MAY 6, 2019
X-Ref: **Hearing Body:** Planning and Zoning Commission
Address: 204 & 270 E MYRTLE STREET **Transmittal Date:** 3/28/19
Applicant: THE LAND GROUP, INC

- 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
- 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
- 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

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

#105 - Annexation and Rezone

Case #: CAR19-00006

Property Information

Address

Street Number: 270	Prefix: E	Street Name: MYRTLE ST	Unit #: 			
Subdivision name: PARKVIEW ADD	Block: 05	Lot: 0	Section: 10	Township: 3	Range: 2	Zoning: R-ODD
Parcel Number: R6907250401	Additional Parcel Numbers: R6907250471					

Primary Contact

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

Agent/Representative Applicant Owner

Applicant Information

First Name: Mitchell	Last Name: Korte		
Company: CDG Acquisitions, LLC			
Address: 7711 Bonhomme Ave, STE 625	City: St. Louis	State: MO	Zip: 63105
E-mail: mkorte@collegiatedevelopment.com	Phone Number: (314) 721-5559	Cell: 	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Tamara	Last Name: Thompson		
Company: The Land Group, Inc			
Address: 462 E. Shore Drive, Ste 100	City: Boise	State: ID	Zip: 83616
E-mail: tamara@thelandgroupinc.com	Phone Number: (208) 939-4041	Cell: 	Fax:

Owner Information

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

First Name: Ronald	Last Name: Schrieber II		
Company: WinCo Foods LLC			
Address: PO Box 5756	City: Boise	State: ID	Zip: 83705
E-mail: Ronald.Schrieber@wincofoods.com	Phone Number: (208) 672-2072	Cell: 	Fax:

1. Neighborhood Meeting Held (Date):

03/13/19

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:

The project requests a rezone from R-ODD to C-5DD to increase the residential density allowed on the property. This request is consistent with the City's Blueprint Boise plan for the Downtown Planning Area.

5. Type of Request:

Rezone Annexation & Rezone

6. Current Zone:

R-ODD

7. Requested Zone::

C-5DD

8. Size of Property:

1.80

Acres Square Feet

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

Surface parking, no structures.

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

If so, describe them and give their locations:

C-5 zones Myrtle and 2nd and Myrtle and 4th.
Similar use at Civic Center Condos/Apartments north of site at Front and Ave A.

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

Myrtle, Ave A, and Ave B

12. Adjacent property information:

Uses:	Zone:
North: office	North: (R-ODD) Residential Office w/Downtc
South: Ann Morrison Pa	South: (A-1) Open Land 1 Acre minimum lot
East: commercial retail	East: (R-ODD) Residential Office w/Downtc
West: commercial retail	West: (R-ODD) Residential Office w/Downtc

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

n/a

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

Mixed-use residential development geared toward Young Professional housing, and structured parking, with partial ground floor commercial uses.

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

Property is currently under utilized. The property is within the Downtown Master Plan, Central Addition Master Plan, and River Street-Myrtle Street Master Plan which encourages housing, neighborhood retail and a mix of commercial uses.

16. What Comprehensive Plan policies support your request?

DT-CCN-1.2; 1.4; 2.4; and 3.2. Central Addition plan 4, 5, 10, 11, and 13. See narrative for more information.

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:



March 26, 2019

Celine Acord
Current Planning/Subdivision Manager
City of Boise
150 N. Capitol Blvd.
Boise, ID 83702

RE: 204 & 270 E Myrtle Street | Boise, ID
Rezone Application | PN 119018

Dear Ms. Acord, Planning and Zoning Commission, and City Council Members,

We are pleased to submit a Rezone with Development Agreement Application for the property referenced above. The project requests a rezone from R-ODD to C-5DD to increase the residential density allowed on the property. This request is consistent with the City's Blueprint Boise plan for the Downtown Planning Area. A development agreement is included in the application to ensure compatibility with surrounding development. The area is comprised primarily of C-5 and R-O zoning.



Figure 1 – Vicinity Map

The 1.8-acre property is located on the north side of W. Myrtle St. between S. Ave A and S. Ave B and is currently utilized as surface parking. The property is in the Downtown Planning Area with a Downtown Mixed-Use Comprehensive Plan and included in the Central Addition Master Plan and the River Street-Myrtle Street Master Plan.

The rezone will support a mixed-use residential development geared toward Young Professional housing with partial ground floor commercial uses. The project is aligned with the Central Addition Master Plan which encourages redevelopment of existing surface parking lots and building heights between 7-10 stories.

Land Use Policies of the Central Addition Master Plan:

- 4. Encourage the infill and redevelopment of the Central Addition Neighborhood as a dense and diverse sub-district of downtown with urban rather than suburban land uses and designs.
- 5. Flexibility and deviation from the Central Addition Master Plan Concept Map is allowed and encouraged.
- 10. Throughout the district, existing surface parking lots are suburban-type uses that should be encouraged to recycle to high-performing urban development.
- 11. Appropriately located parking structures integrated with private development are important for the future urbanization of the neighborhood. The eastern half of the block on 3rd Street between Myrtle and Broad may be a logical central location for such a garage as part of a larger mixed-use development, but other sites may be considered as well, such as the west side of 5th Street or the WinCo Parking lot.
- 13. The C-5 zoning district may be considered for further expansion into the district as a means of encouraging dense mixed-use development.

The existing R-ODD zone limits the height and density and includes setbacks not conducive to a vibrant streetscape. This Young Professional housing project is in support of the goals of the Blueprint Boise Plan. Specifically:

- DT-CCN 1.2: Mix of Uses – the residential/mixed use project will add to the vibrant mix of downtown uses.
- DT-CCN-1.4: Urban Building Forms – the structure will be placed closer to the sidewalk on S. Avenue A to create an activated street space.
- DT-CCN-2: Create in-town residential neighborhoods and increase the amount and range of housing choices available in Downtown and adjacent neighborhoods.
 - DT-CCN-2.4: Accessibility to Amenities
- DT-CCN-3: Encourage redevelopment of surface parking lots and underutilized properties.
 - DT-CCN-3.2: Underutilized Properties

The property is also within the River Street-Myrtle Street Master Plan which encourages housing, neighborhood retail and a mix of commercial uses.

The proposed rezone and Young Professional housing and commercial uses are aligned with the Master Plan goals. The rezone will allow for density and building massing envisioned by the

City of Boise outlined in the goals of Blueprint Boise and the River Street-Myrtle Street and Central Addition Master Plans.

DIMENSIONAL STANDARD		R-0	C-5	PROPOSED
DENSITY, MAXIMUM UNITS/ACRE		87.1	N/A	135
BUILDING HEIGHT, MAXIMUM FEET		65	N/A	95
SETBACKS, MINIMUM FEET	FRONT YARD, STREET	20 – IF FRONTING A PRINCIPAL ARTERIAL	0	VARIABLE PER STREETScape STANDARDS
	SIDE YARD	15	0	0 – 20
	REAR YARD, SIDE YARD, INTERIOR	5	0	0 – 20
USES		RETAIL, PARKING, RESIDENTIAL	RETAIL, PARKING, RESIDENTIAL	RETAIL, PARKING, RESIDENTIAL

While the C-5DD zone allows unlimited height, we are proposed our project to be limited to 95 feet similar to the other approved projects in the area. The proposed 95-foot height also stays within the pedestrian nature of the Central District.

The rezone will remove some of the limitations associated with the current zone and promote urban development. The property is within walking distance of numerous amenities and employment opportunities. All infrastructure to serve the project is readily available.

Thank you in advance for your consideration and support. We look forward to working with Ada County and City of Boise staff to plan a quality project of which we can all be proud.

Sincerely,

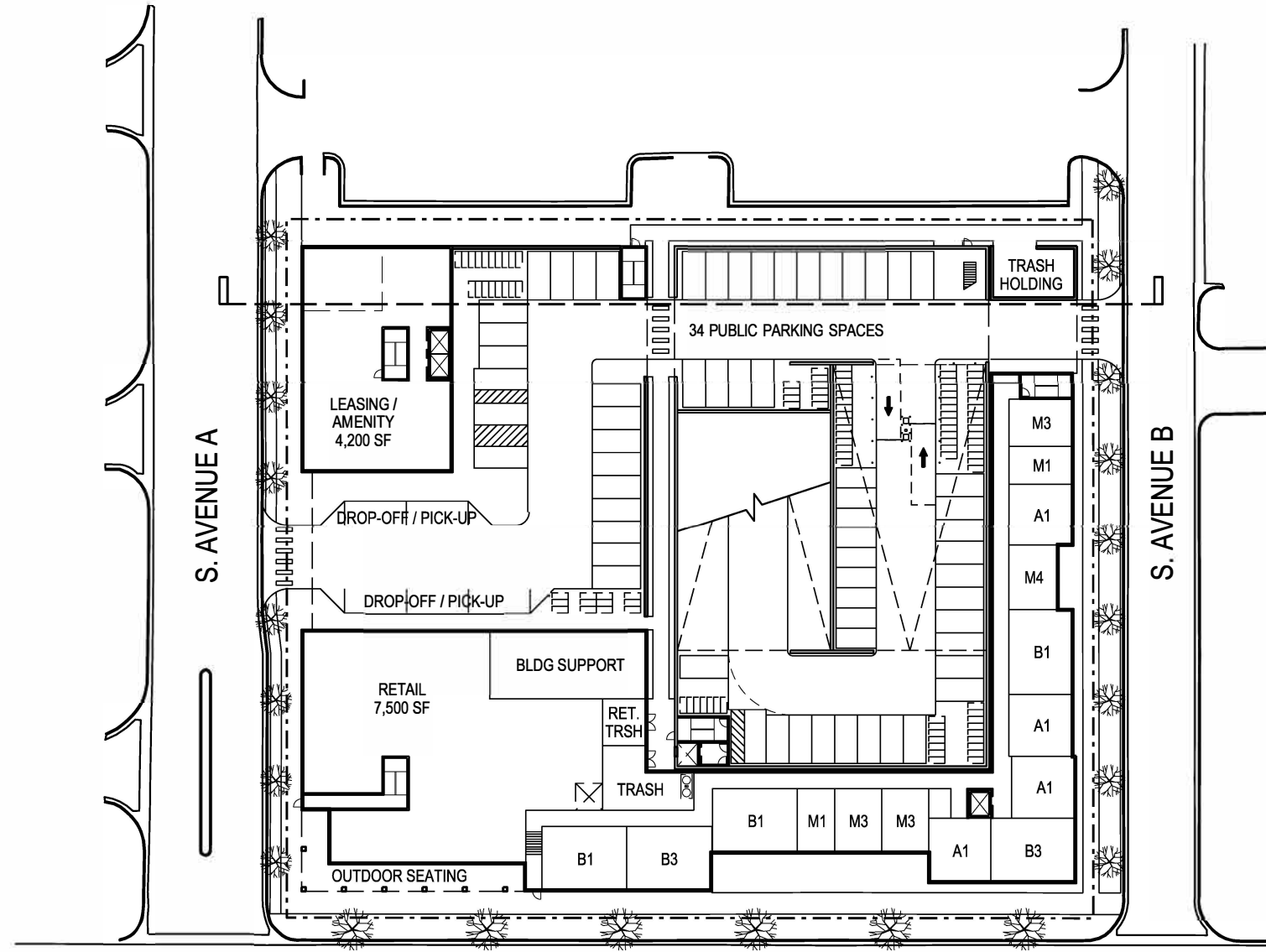


Tamara Thompson
Director of Client Services

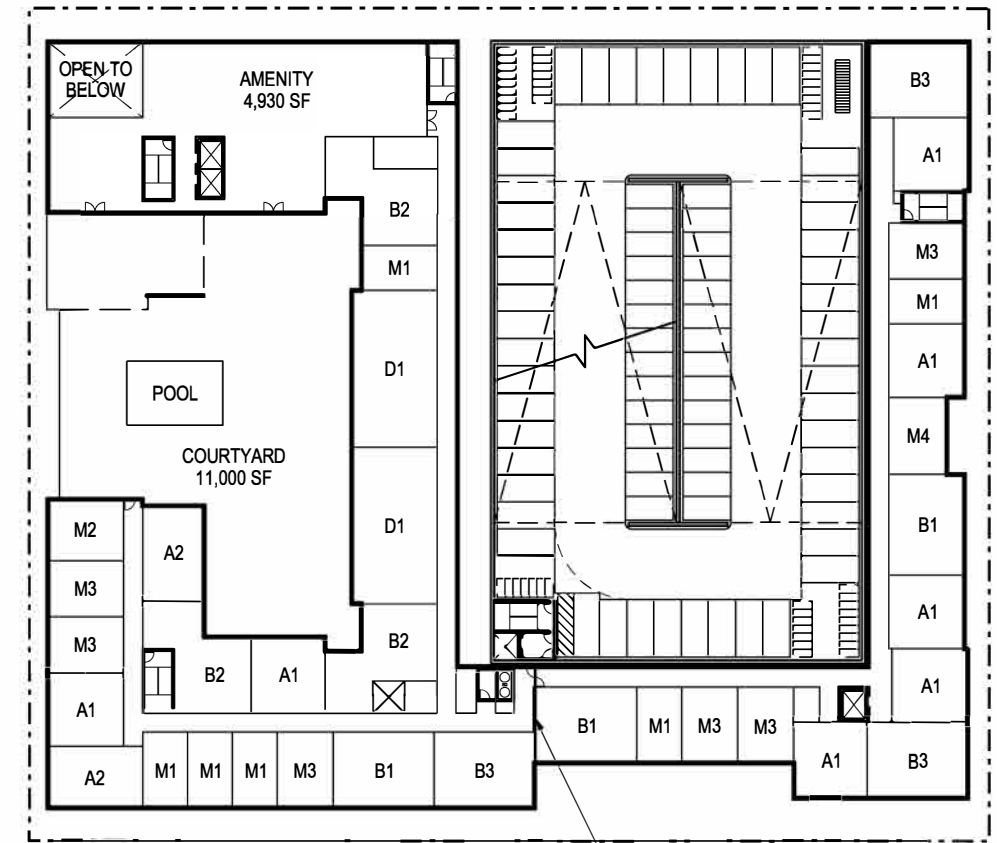
The Land Group, Inc.

Encl.





MYRTLE STREET
FIRST FLOOR PLAN (PODIUM)



FIREWALL
TYPE IA PODIUM TO LEFT
TYPE IIIA TO RIGHT

SECOND FLOOR PLAN (PARTIAL PODIUM)

BUILDING SUMMARY:

243 TOTAL DWELLING UNITS

- 105 MICRO UNITS (43%)
- 63 ONE-BED UNITS (26%)
- 63 TWO-BED UNITS (26%)
- 12 FOUR-BED UNITS (5%)

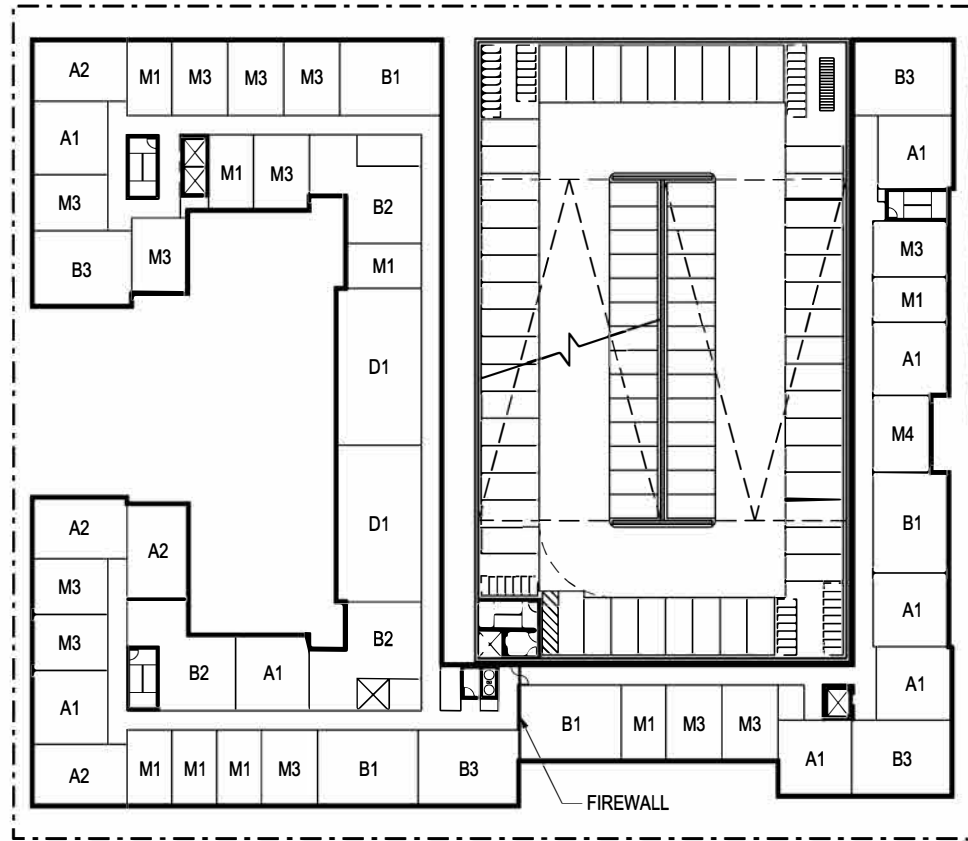
VEHICLE PARKING

- 339 SPACES REQUIRED
- 366 SPACES PROPOSED

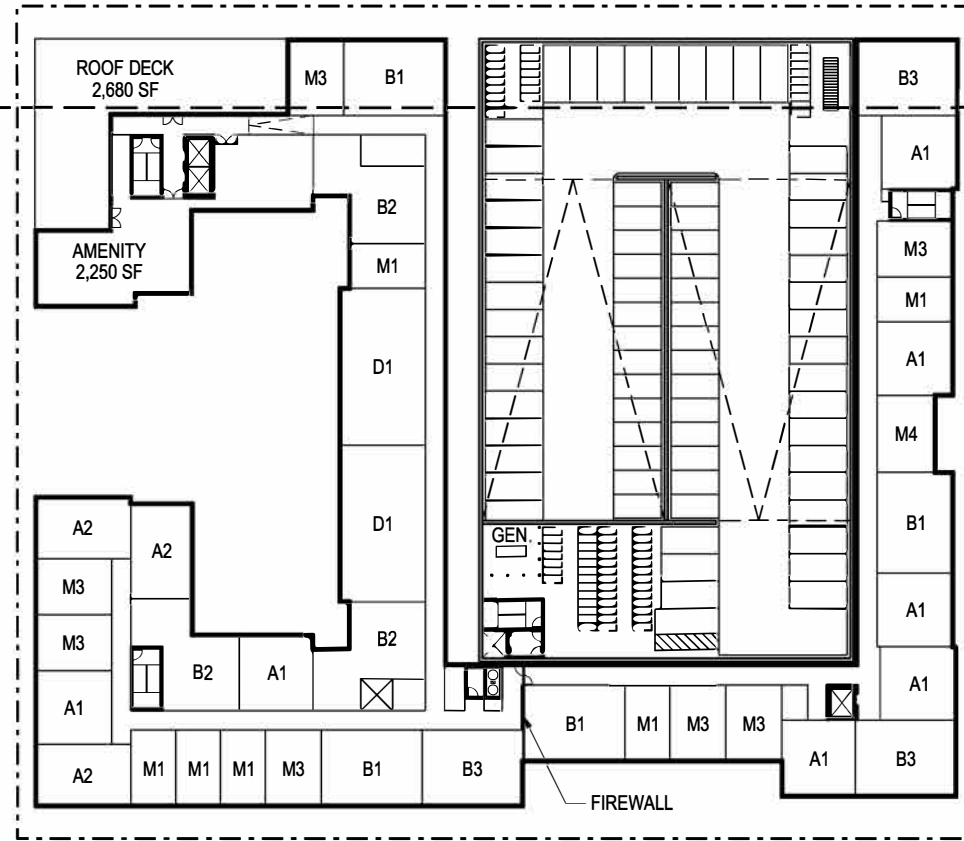
BIKE STORAGE

- 277 BIKES REQUIRED
- 313 BIKES PROPOSED

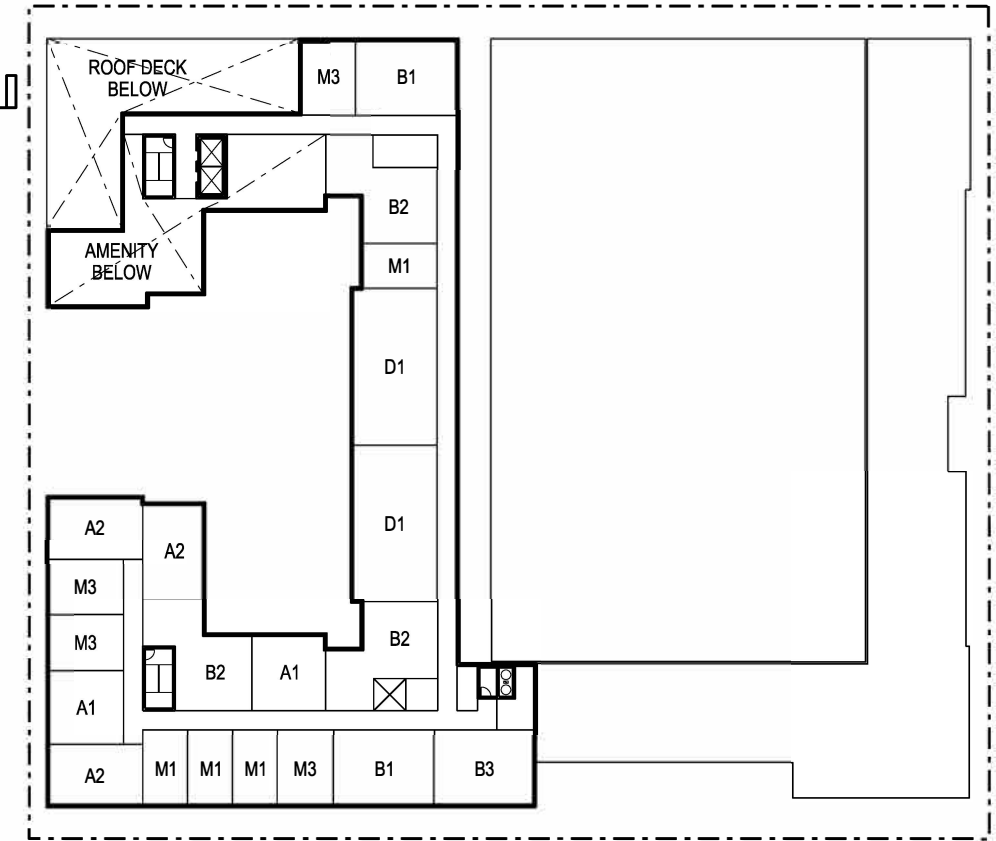
7 STORIES / 85' HIGH MAX.



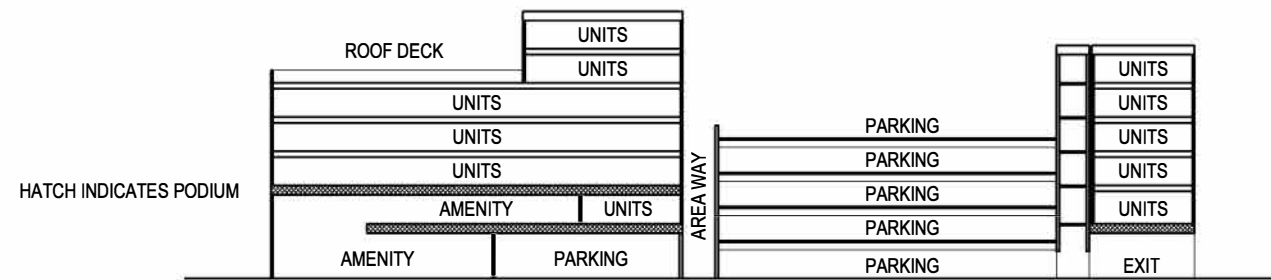
TYPICAL FLOOR PLAN (3-5)



SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN



BUILDING SECTION