

Neighborhood Meeting Notice

February 19, 2021

Dear Resident,

Prior to submittal of a development application, Boise City Code requires a meeting between the applicant and neighbors. This is your notice to meet and review a proposed 40-unit apartment complex on the vacant land south of the Cascadia Skilled Nursing Facility at 8211 W Ustick Road, Boise.

The complex will be a mix of one-, two- and three-bedroom units. Sixty percent of the units will have their own garage. The current R-2 zoning and multi-family transit density incentive (for being adjacent to a transportation corridor along Milwaukee St.) allow for 20 units per acre. There will be ample parking, a pickle ball court and an electric vehicle charging station.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Boise City Planning & Development Services Department.

Purpose:

To review the proposed apartment complex consisting of three 3-story buildings and associated amenities.

When:

Thursday, March 4, 2021 at 6:00 PM

Neighborhood Meeting Location:

8211 W Ustick Rd, Boise – We will meet outside on the vacant ground along Christine St. just south of the skilled nursing facility's rear parking lot.

Project Description:

This project is located at 8211 W Ustick Road, Boise, Idaho, parcel number R8207000011. The applicant is required to split the bare land (approximately 2 acres) from the larger parcel. This proposed project is for a 40-unit apartment complex with three 3 story buildings. The access to the property will be from Christine St. as ACHD prohibits direct access to Milwaukee Street for this development. The proposed development requires a Planned Urban Development application and a minor land division from the City of Boise. Please see the other side of this page for the site plan.

If you have questions about the meeting or proposed development project, please contact me. My office address is 2110 W Everest Lane, Meridian, Idaho 83646 and my cell phone is 208-921-2506. My email is paul@fsonedev.com. You can also review the pre-application meeting notes online at permits.cityofboise.org using the case number PAC21-00032.

Please note: To track attendance and certify that a meeting was held, a sign-in sheet will be present at this meeting. The applicant will submit this sign-in sheet with their application, which will then be used to notify you of when the application was submitted.

To provide feedback regarding this meeting, you can submit your comments to zoninginfo@cityofboise.org. To learn more about the planning process, please visit: www.cityofboise.org/devreview where you can review information about neighborhood meetings and the planning review process.

Sincerely,

Paul Hilbig

Neighborhood Meeting Notice

February 19, 2021

8211 W USTICK ROAD

BOISE CITY, ADA COUNTY

21-0044

Neighborhood Meeting Notice

Dear Resident,

Prior to the submission of a development application, the applicant is required to provide a site plan showing the proposed development. The site plan should include the following information:

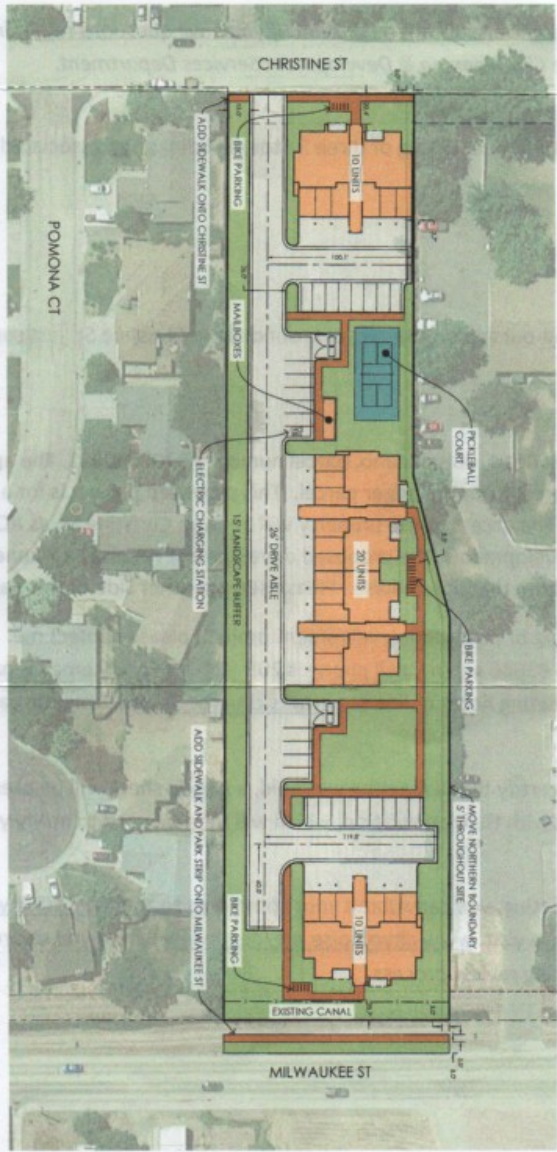
- Property boundaries
- Proposed building footprints
- Proposed parking spaces
- Proposed landscaping
- Proposed utility lines
- Proposed access points
- Proposed setbacks
- Proposed easements
- Proposed other features



PROPERTY OVERVIEW
 TOTAL ACRES: 42.70 ACRES
 CURRENT ZONING: R-2

CONCEPT DESIGN

MULTIFAMILY UNITS	40
2-3 BED UNITS	12
3-4 BED UNITS	59
TOTAL UNITS	111
TOTAL GARAGE	150
TOTAL GARAGE UNITS	150
TOTAL GARAGE SPACES	150
TOTAL GARAGE STALLS	150
TOTAL GARAGE STALLS (1 PER UNIT)	111
TOTAL GARAGE STALLS (2 PER UNIT)	222
TOTAL GARAGE STALLS (3 PER UNIT)	333
TOTAL GARAGE STALLS (4 PER UNIT)	444
TOTAL GARAGE STALLS (5 PER UNIT)	555
TOTAL GARAGE STALLS (6 PER UNIT)	666
TOTAL GARAGE STALLS (7 PER UNIT)	777
TOTAL GARAGE STALLS (8 PER UNIT)	888
TOTAL GARAGE STALLS (9 PER UNIT)	999
TOTAL GARAGE STALLS (10 PER UNIT)	1110
TOTAL GARAGE STALLS (11 PER UNIT)	1221
TOTAL GARAGE STALLS (12 PER UNIT)	1332
TOTAL GARAGE STALLS (13 PER UNIT)	1443
TOTAL GARAGE STALLS (14 PER UNIT)	1554
TOTAL GARAGE STALLS (15 PER UNIT)	1665
TOTAL GARAGE STALLS (16 PER UNIT)	1776
TOTAL GARAGE STALLS (17 PER UNIT)	1887
TOTAL GARAGE STALLS (18 PER UNIT)	1998
TOTAL GARAGE STALLS (19 PER UNIT)	2109
TOTAL GARAGE STALLS (20 PER UNIT)	2220
TOTAL GARAGE STALLS (21 PER UNIT)	2331
TOTAL GARAGE STALLS (22 PER UNIT)	2442
TOTAL GARAGE STALLS (23 PER UNIT)	2553
TOTAL GARAGE STALLS (24 PER UNIT)	2664
TOTAL GARAGE STALLS (25 PER UNIT)	2775
TOTAL GARAGE STALLS (26 PER UNIT)	2886
TOTAL GARAGE STALLS (27 PER UNIT)	2997
TOTAL GARAGE STALLS (28 PER UNIT)	3108
TOTAL GARAGE STALLS (29 PER UNIT)	3219
TOTAL GARAGE STALLS (30 PER UNIT)	3330
TOTAL GARAGE STALLS (31 PER UNIT)	3441
TOTAL GARAGE STALLS (32 PER UNIT)	3552
TOTAL GARAGE STALLS (33 PER UNIT)	3663
TOTAL GARAGE STALLS (34 PER UNIT)	3774
TOTAL GARAGE STALLS (35 PER UNIT)	3885
TOTAL GARAGE STALLS (36 PER UNIT)	3996
TOTAL GARAGE STALLS (37 PER UNIT)	4107
TOTAL GARAGE STALLS (38 PER UNIT)	4218
TOTAL GARAGE STALLS (39 PER UNIT)	4329
TOTAL GARAGE STALLS (40 PER UNIT)	4440
TOTAL GARAGE STALLS (41 PER UNIT)	4551
TOTAL GARAGE STALLS (42 PER UNIT)	4662
TOTAL GARAGE STALLS (43 PER UNIT)	4773
TOTAL GARAGE STALLS (44 PER UNIT)	4884
TOTAL GARAGE STALLS (45 PER UNIT)	4995
TOTAL GARAGE STALLS (46 PER UNIT)	5106
TOTAL GARAGE STALLS (47 PER UNIT)	5217
TOTAL GARAGE STALLS (48 PER UNIT)	5328
TOTAL GARAGE STALLS (49 PER UNIT)	5439
TOTAL GARAGE STALLS (50 PER UNIT)	5550
TOTAL GARAGE STALLS (51 PER UNIT)	5661
TOTAL GARAGE STALLS (52 PER UNIT)	5772
TOTAL GARAGE STALLS (53 PER UNIT)	5883
TOTAL GARAGE STALLS (54 PER UNIT)	5994
TOTAL GARAGE STALLS (55 PER UNIT)	6105
TOTAL GARAGE STALLS (56 PER UNIT)	6216
TOTAL GARAGE STALLS (57 PER UNIT)	6327
TOTAL GARAGE STALLS (58 PER UNIT)	6438
TOTAL GARAGE STALLS (59 PER UNIT)	6549
TOTAL GARAGE STALLS (60 PER UNIT)	6660
TOTAL GARAGE STALLS (61 PER UNIT)	6771
TOTAL GARAGE STALLS (62 PER UNIT)	6882
TOTAL GARAGE STALLS (63 PER UNIT)	6993
TOTAL GARAGE STALLS (64 PER UNIT)	7104
TOTAL GARAGE STALLS (65 PER UNIT)	7215
TOTAL GARAGE STALLS (66 PER UNIT)	7326
TOTAL GARAGE STALLS (67 PER UNIT)	7437
TOTAL GARAGE STALLS (68 PER UNIT)	7548
TOTAL GARAGE STALLS (69 PER UNIT)	7659
TOTAL GARAGE STALLS (70 PER UNIT)	7770
TOTAL GARAGE STALLS (71 PER UNIT)	7881
TOTAL GARAGE STALLS (72 PER UNIT)	7992
TOTAL GARAGE STALLS (73 PER UNIT)	8103
TOTAL GARAGE STALLS (74 PER UNIT)	8214
TOTAL GARAGE STALLS (75 PER UNIT)	8325
TOTAL GARAGE STALLS (76 PER UNIT)	8436
TOTAL GARAGE STALLS (77 PER UNIT)	8547
TOTAL GARAGE STALLS (78 PER UNIT)	8658
TOTAL GARAGE STALLS (79 PER UNIT)	8769
TOTAL GARAGE STALLS (80 PER UNIT)	8880
TOTAL GARAGE STALLS (81 PER UNIT)	8991
TOTAL GARAGE STALLS (82 PER UNIT)	9102
TOTAL GARAGE STALLS (83 PER UNIT)	9213
TOTAL GARAGE STALLS (84 PER UNIT)	9324
TOTAL GARAGE STALLS (85 PER UNIT)	9435
TOTAL GARAGE STALLS (86 PER UNIT)	9546
TOTAL GARAGE STALLS (87 PER UNIT)	9657
TOTAL GARAGE STALLS (88 PER UNIT)	9768
TOTAL GARAGE STALLS (89 PER UNIT)	9879
TOTAL GARAGE STALLS (90 PER UNIT)	9990
TOTAL GARAGE STALLS (91 PER UNIT)	10101
TOTAL GARAGE STALLS (92 PER UNIT)	10212
TOTAL GARAGE STALLS (93 PER UNIT)	10323
TOTAL GARAGE STALLS (94 PER UNIT)	10434
TOTAL GARAGE STALLS (95 PER UNIT)	10545
TOTAL GARAGE STALLS (96 PER UNIT)	10656
TOTAL GARAGE STALLS (97 PER UNIT)	10767
TOTAL GARAGE STALLS (98 PER UNIT)	10878
TOTAL GARAGE STALLS (99 PER UNIT)	10989
TOTAL GARAGE STALLS (100 PER UNIT)	11100



DESIGN
 APPENDIX

Note: The plan is for illustrative purposes only. Boundaries and lot based on specific address through public GIS data. It is recommended that a survey be performed to determine actual boundary, size and dimensions as well as other potential boundary conflicts.

