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