



CITY OF
Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation/Deannexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- Design Review
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other _____

STAFF USE ONLY:
 File number(s): Sub-19P-07
Cleveland Square Condo
 Project name: _____
 Date filed: 8/29/19 Date complete: _____
 Related files: _____

Subject Property Information

Address: 808 Cleveland Blvd Parcel Number(s): R0473100000
 Subdivision: Caldwell Original Block: 24 Lot: 1-8 Acreage: 0.55 Zoning: C-C
 Prior Use of the Property: Pennywise Drug Store
 Proposed Use of the Property: Terry Reilly Health Clinic and 55+ apartments

Applicant Information:

Applicant Name: Cleveland Square Limited Partnership Phone: (208) 914-6127
 Address: 802 W Bannock St, Ste 204 City: Boise State: ID Zip: 83605
 Email: truaxbill@gmail.com Cell: (208) 447-9114
 Owner Name: same Phone: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Email: _____ Cell: _____
 Agent Name: (e.g., architect, engineer, developer, representative) _____
 Address: _____ City: _____ State: _____ Zip: _____
 Email: _____ Cell: _____

Authorization

Print applicant name: William Truax, Manager for Cleveland Square Limited Partnership
 Applicant Signature: _____ Date: 8/28/2019

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CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: Cleveland Square	File #: <u>Sub-19-P-07</u>
Applicant/Agent: Cleveland Square Limited Partnership <u>(Condo)</u>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
√	Completed & signed Hearing Review Master Application	✓
√	Narrative fully describing the proposed use/request	✓
√	Recorded warranty deed for the subject property	✓
√	Preliminary Plat	✓
√	Landscape Plan	✓
√	Vicinity map	✓
N/A	Traffic Study (if applicable)	✓
√	Neighborhood Meeting sign-in sheet	✓
√	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	✓
√	Fee	✓

Total # Lots

Residential: 0 Commercial: 1 Industrial: 0 Common: 0

Phased Project: Yes No If "yes", Phase #: _____ Total Acreage: 0.55

Min. Lot Size (excluding common lots): 0.55 Max. Lot Size (excluding common lots): 0.55

Avg. Lot Size (excluding common lots): 0.55 % Useable Open Space: 14%

List all types of useable open space: Plaza w/ planters, trees, and benches

STAFF USE ONLY:

Date Application Received: 8/29/19

Received by: LC
PZ

Proposed Hearing Date: _____

Hearing Body: 10/8

AI



Cleveland Square Narrative

Cleveland Square is an exciting opportunity to fundamentally transform a deteriorating city block in downtown Caldwell that was the longtime site of Pennywise Drugs. Cleveland Square came about through a blossoming relationship between the developers and Terry Reilly Health Services (TRHS). TRHS purchased the property a few years ago with plans to build a first-class health clinic that would provide services to low- to middle-income individuals and to expand their service footprint in Canyon County. The site is ideally located for this clinic and the demand for services is very extensive, but the TRHS timeline for creation of this clinic was undefined due to the capital resource requirements.

Through concurrent conversations regarding affordable housing in Canyon County, the idea germinated that collocating senior residential units above the clinic would maximize resource efficiency and create in-building access to affordable medical, dental, mental health and case management services for a shared senior population. Extensive discussions and planning followed and are distilled in this application to provide a replicable model for effective case management and service delivery.

Cleveland Square is designed around the concept that resident services are an integral aspect of the mission to address the affordability needs of seniors. Collocation of the clinic and residential units minimizes the likelihood that seniors will go without adequate services due to lack of transportation or increasing costs of service delivery. Support and training in the areas of health care, financial management, mental health care, potential employment, social events, recreational activities, community meals and volunteer opportunities can make significant difference in the lives of seniors and



families facing difficult economic challenges. Further, partnering with Terry Reilly Health Services allows the project to provide direct supportive services to the Special Housing Needs units in the project.

Cleveland Square will provide a healthy, attractive rental community for individuals and seniors and will allow for immediate service availability, eliminating a very troubling transportation dilemma facing seniors

with compounding quality of life implications. Cleveland Square will be located in downtown Caldwell surrounded by everything a senior household needs to have a fulfilling life. It will continue the revitalization efforts underway downtown. Indian Creek Park is located one block north, Memorial Park is 3 blocks south, West Valley Medical Center is less than a mile away. Other medical professions are within walking distance, as well as retail, commercial, educational and community based supportive service firms.

Cleveland Square is a smart growth design utilizing less than an acre to construct 50-units of housing above a TRHS clinic. The units and common areas will be thoughtfully arranged in a corridor-loaded 4-story building. All units contain electric ranges with self-cleaning ovens, refrigerators, dishwashers, disposals and microwave ovens. On-site amenities include, but are not limited to a community gathering room, exercise facility and computer lab.

City-Data.com cites the 2014 population of Caldwell as 50,224. Since 2000, the city has grown 93.4%. Local planners have succeeded in allowing development to encircle the city center, which has an effect of bringing the community inward to local eateries, events and community recreation. The rapid growth has brought along with it increased housing costs. In 2000, the median house price was \$81,400. In 2016, that price was \$131,762. An increase of 62% in approximately 15 years. There is a potential for that number to be underestimated due to a high level of construction of poor quality housing during the years 2004-2007. Many of those homes are experiencing high capital costs approximately 10 years later due to poor workmanship and cheap materials. What is worse is that rents continue to rise in spite of quality, with seniors unable to meet the increased burdens.

When the developers and TRHS began discussions about partnering on this conceptual property, quality of workmanship, site design and durability became the bedrock of the relationship. The developers are driven to produce an affordable housing community that will be a strong asset to the affordable housing community in Idaho and anticipate that this development will trigger other development nearby. Cleveland Square will be referenced for the advances in fair housing and the breaking down of economic barriers between individuals with varying incomes while providing a truly affordable access to housing and healthcare.

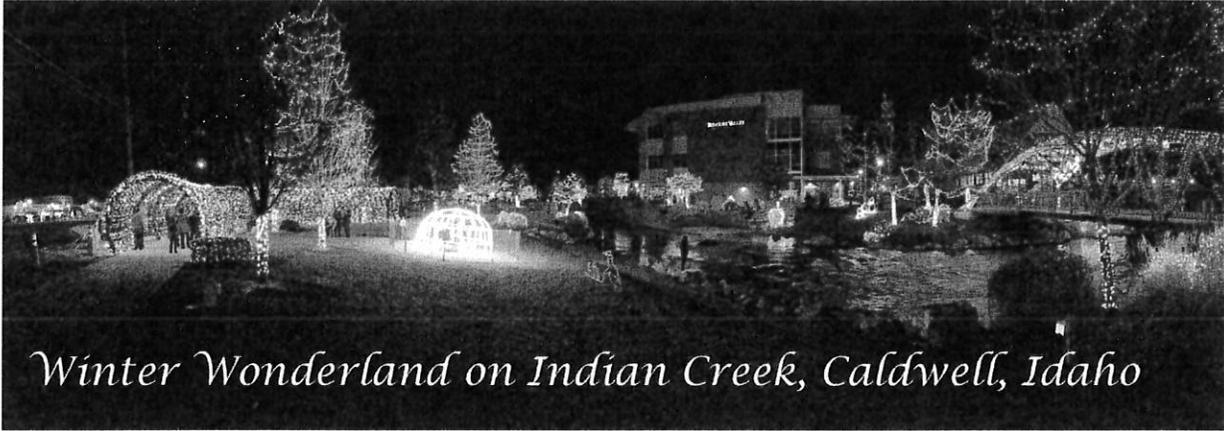


To address the market's demand, Cleveland Square's unit mix is ten (10) studio units, thirty-four (34) 1BR/1BA units and six (6) 2BR/1BA units serving low income residents. The property will have three (3) units set at the 30% AMI, four (4) units set at the 40% AMI, eight (8) units set at the 45% AMI, seventeen

(17) units set at the 50% AMI, thirteen (13) units set at 55% and five (5) unrestricted market units. The quality of the units will compete with all LIHTC and Market apartment options currently available in Caldwell and Canyon County and come with a reduced cost of healthcare built in as an amenity.

The Project is being designed with various energy efficiencies in the units, community building and the site. All appliances are energy efficient and current best practices will be utilized in insulating the buildings. The site design establishes the context for a walkable neighborhood for residents and visitors to the area and promotes interaction with future developments in the area. The site location and design

take advantage of the many public transportation options while addressing potential noise levels coming from Cleveland Boulevard, which is a low speed arterial through town.



Winter Wonderland on Indian Creek, Caldwell, Idaho

Cleveland Square will be sponsored by Moonlake Consulting (Chance Hobbs) and Inflection Development (Bill Truax). Moonlake Consulting and Inflection Development will be Co-Developers and members of the General Partner. The Housing Company has been engaged to provide professional property management services based on their previous successful experience within the IHFA Section 42 LIHTC program.

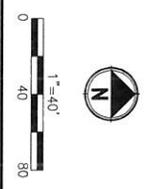
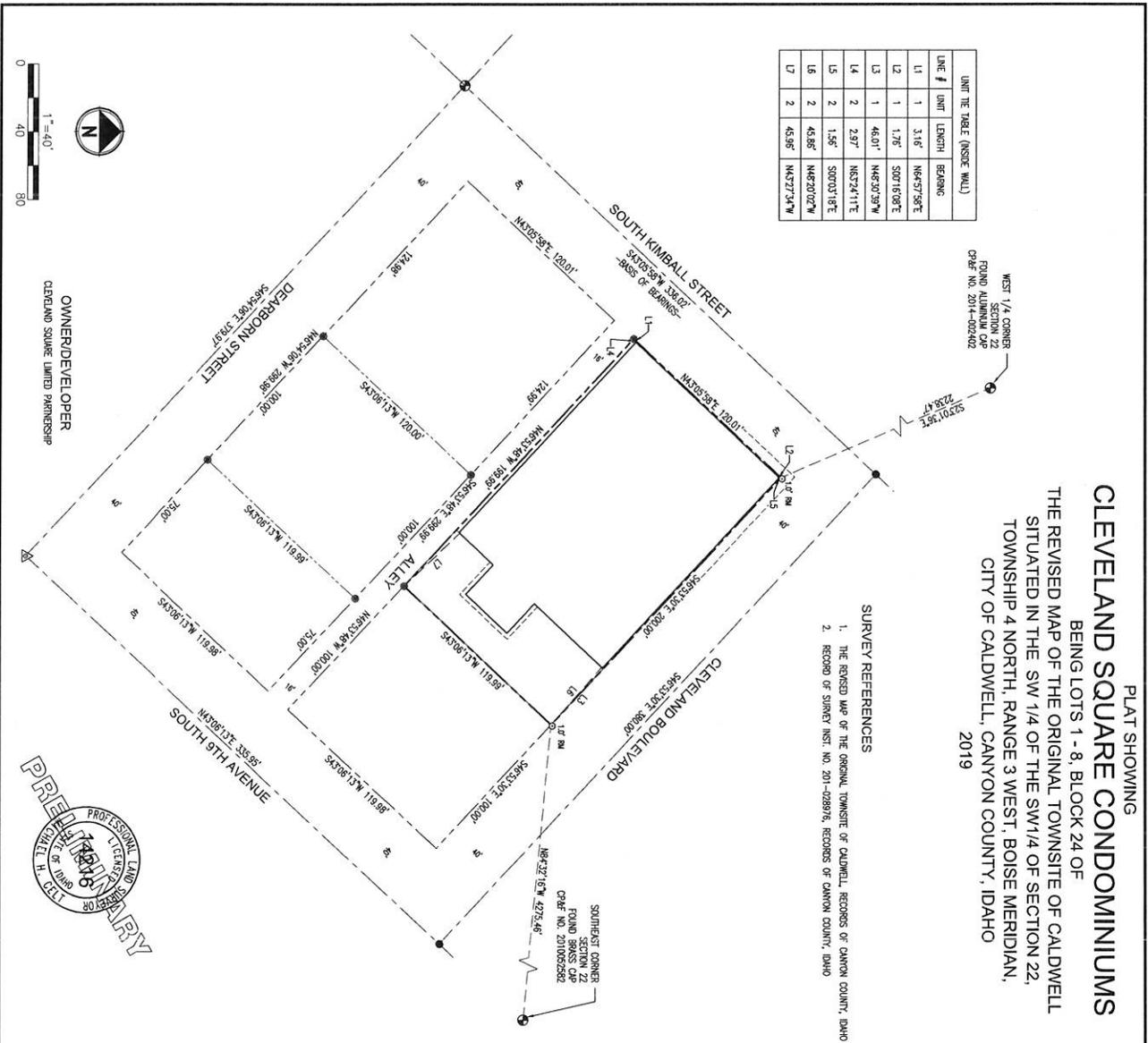
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PLAT SHOWING CLEVELAND SQUARE CONDOMINIUMS

BEING LOTS 1 - 8, BLOCK 24 OF
THE REVISED MAP OF THE ORIGINAL TOWNSITE OF CALDWELL
SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
CITY OF CALDWELL, CANYON COUNTY, IDAHO
2019

UNIT #	UNIT	LENGTH	BEARING
L1	1	3.16'	N64°57'38"E
L2	1	1.76'	S00°16'08"E
L3	1	46.01'	N48°30'39"W
L4	2	2.97'	N63°24'11"E
L5	2	1.56'	S00°03'18"E
L6	2	45.85'	N48°20'02"W
L7	2	45.85'	N43°27'34"W

- SURVEY REFERENCES**
1. THE REVISED MAP OF THE ORIGINAL TOWNSITE OF CALDWELL, RECORDS OF CANYON COUNTY, IDAHO
 2. RECORD OF SURVEY INST. NO. 201-028978, RECORDS OF CANYON COUNTY, IDAHO



OWNER/DEVELOPER
CLEVELAND SQUARE LIMITED PARTNERSHIP



NOTES

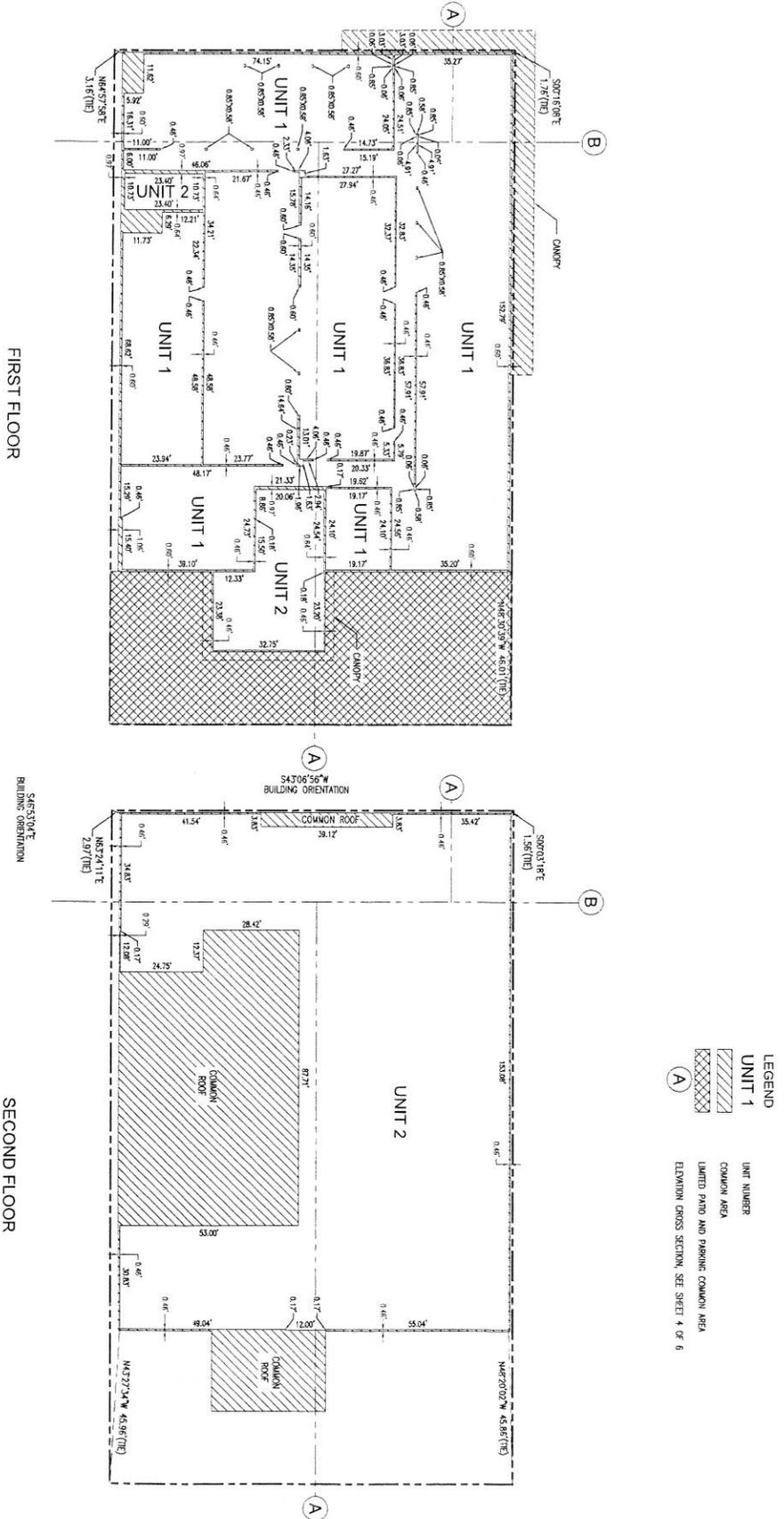
1. BUILDING SURVEYS AS SHOWN HEREON ARE TO INTERIOR CORNERS OF THE UNITS.
2. THE UNIT SHALL BE DEEMED AS SET FORTH IN THE CONDOMINIUM DECLARATION FOR THE CLEVELAND SQUARE CONDOMINIUMS, HERETOBY REFERRED TO AS DECLARATION, TO BE RECORDED IN THE OFFICE OF THE CANYON COUNTY RECORDER, AS MAY BE AMENDED AND SUPPLEMENTED FROM TIME TO TIME.
3. FOR INFORMATION CONCERNING THE USES, RESPONSIBILITIES, MAINTENANCE AND RELATIONSHIPS OF THE UNITS AND COMMON AREA, LIMITED COMMON AREA AND EASEMENTS AND ACCESS FOR REPAIR, MAINTENANCE AND EMERGENCIES SEE THE CONDOMINIUM DECLARATIONS.
4. THE PHYSICAL BOUNDARIES OF THE UNITS ARE AS DESCRIBED IN THE CONDOMINIUM DECLARATIONS. IN INTERPRETING THE DECLARATION, PLAT OR PLATS AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED OR AS RECONSTRUCTED IN LIEU THEREOF SHALL BE CONSIDERED PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR IMPLIED IN THE DECLARATION, PLAT OR PLATS, OR DEED REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, OR DEED, AND THE ACTUAL BOUNDARIES OF UNITS IN THE BUILDING.
5. ALL UNIT LINES ARE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED.
6. IRRIGATION WATER HAS BEEN PROVIDED FROM THE PIONEER IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3906(1)(b). UNITS WHEN THE SUBMISSION WILL BE EXEMPTED TO IRRIGATION WATER RIGHTS, AND WILL BE OBTAINED FOR ASSESSMENTS FROM THE PIONEER IRRIGATION DISTRICT.

LEGEND

- FOUND BRASS OR ALUMINUM CAP AS NOTED
- FOUND 5/8" REBAR "56 PLS R/S 7015" UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR "56 PLS R/S 7015" UNLESS OTHERWISE NOTED
- FOUND 1.25" BRASS PLATE "56 PLS R/S 7015"
- CALCULATED POINT
- PROJECT BOUNDARY LINE
- SECTION LINE
- THE LINE
- RIGHT-OF-WAY LINE
- ADJACENT PARCEL LINE
- ROAD CENTRELINE

Parametrix
ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCES
7751 W. KANSAS DRIVE, SUITE 200 | BOISE, ID 83714
408.888.0122
WWW.PARAMETRIX.COM

PLAT SHOWING
 CLEVELAND SQUARE CONDOMINIUMS
 2019

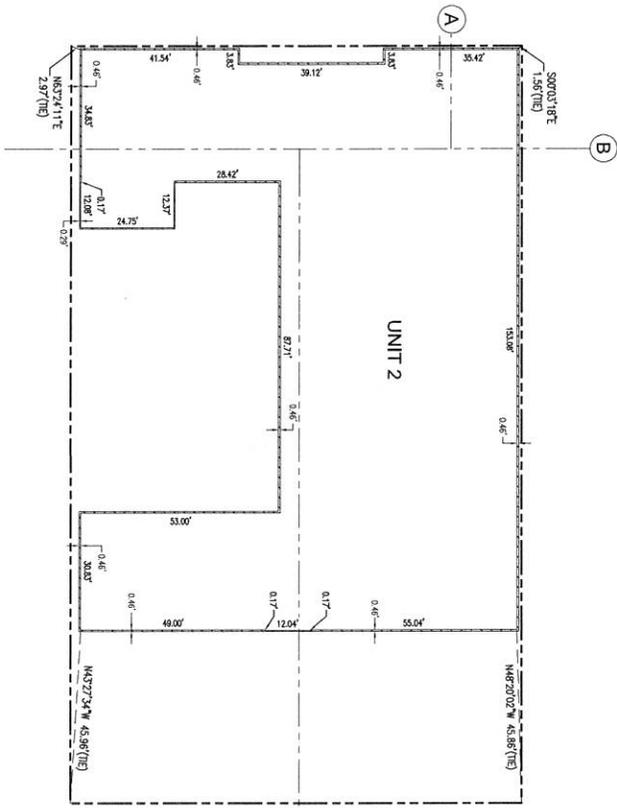


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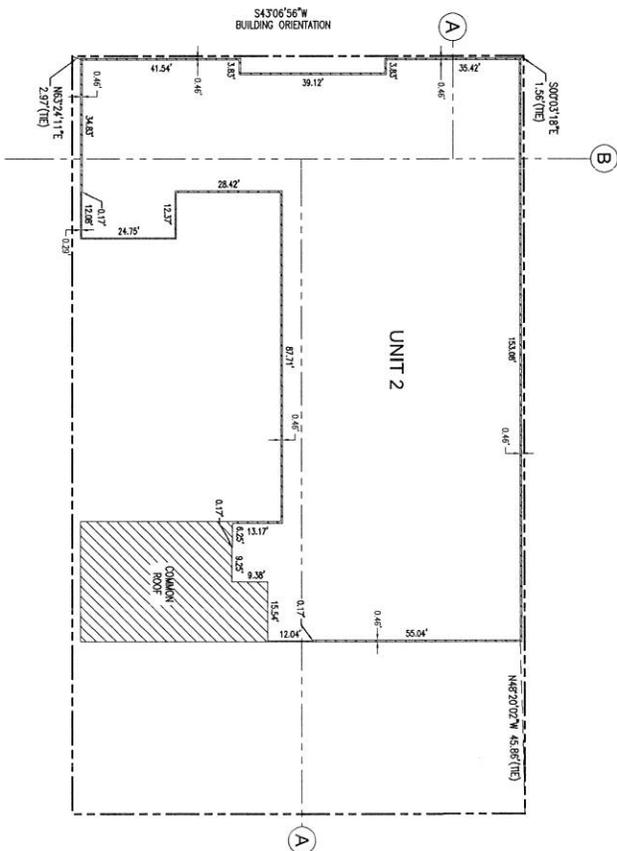
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CLEVELAND SQUARE CONDOMINIUMS
2019

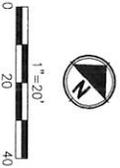
- LEGEND
- UNIT 1
 - UNIT 2
 - COMMON AREA
 - ELEVATION CROSS SECTION. SEE SHEET 4 OF 6



THIRD FLOOR



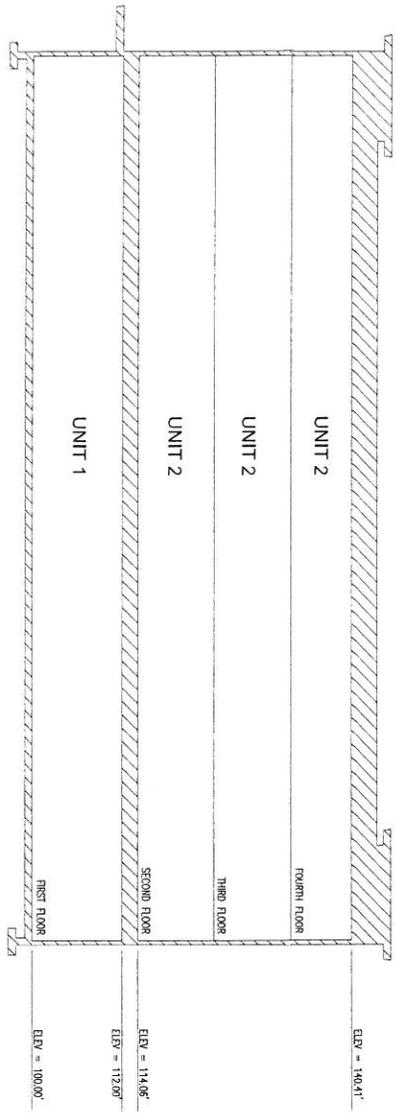
FOURTH FLOOR



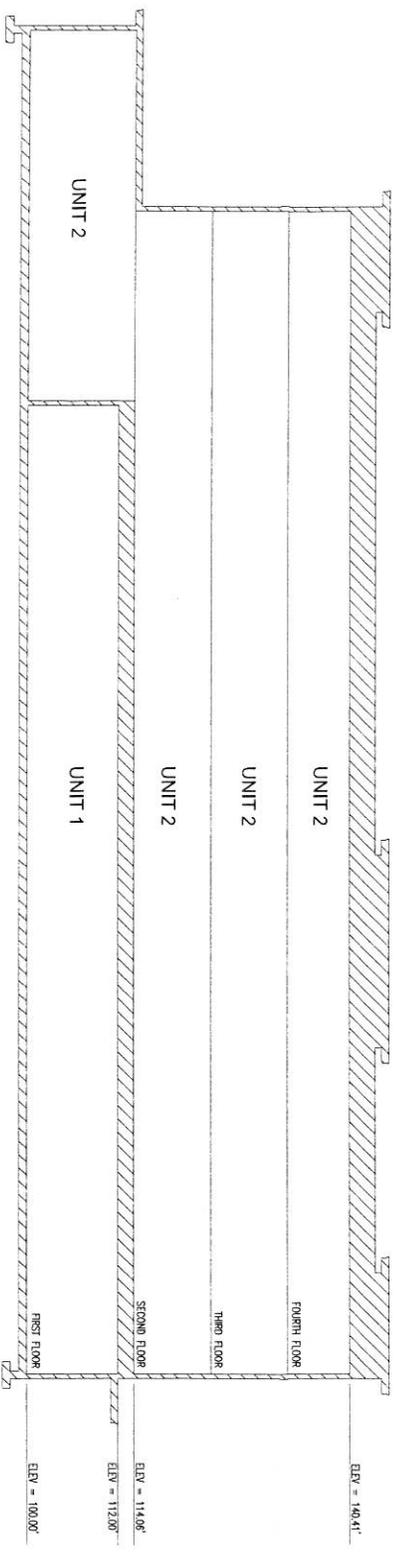
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7751 W. ADVENUE DRIVE, SUITE 201 | INDIANAPOLIS, IN 46274
P 316.986.0012
WWW.PARAMETRIX.COM

All

PLAT SHOWING
CLEVELAND SQUARE CONDOMINIUMS
 2019



LEGEND
 UNIT 1
 UNIT NUMBER
 COMMON AREA



Parametrix
 PROFESSIONAL LAND SURVEYORS
 2301 W. BIRCHMOUNT DRIVE, SUITE 201 | ROSELAND, OHIO 45068
 P: 513.886.6172
 WWW.PARAMETRIX.COM

AC

34601809758 BB

2019-028797
RECORDED
06/28/2019 09:34 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 PBRIDGES \$15.00
TYPE: DEED
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

After recording return to: **CLEVELAND SQUARE LIMITED PARTNERSHIP**
PO Box 1158
Boise, Idaho 83701-1158
Attn: General Partner

SPECIAL WARRANTY DEED

For Ten and 00/100 Dollars (\$10.00) and other valuable consideration, **COMMUNITY HEALTH CLINICS, INC.**, an Idaho nonprofit corporation, d/b/a Terry Reilly Health Services, whose principal office is located at 211 16th Avenue North, Nampa, Idaho 83687 ("Grantor"), does hereby grant, bargain, sell and convey unto **CLEVELAND SQUARE LIMITED PARTNERSHIP**, an Idaho limited partnership ("Grantee"), whose principal office is located at 802 W Bannock St., Ste 204, Boise, Idaho 83702, and its successors and assigns forever, that certain real property located in Canyon County, Idaho, described on Exhibit A, attached hereto and incorporated by this reference ("Property");

TOGETHER WITH all and singular the tenements, hereditaments, easements, rights and appurtenances thereunto belonging or in any way appertaining, reversions, remainders, rents, issues, and profits thereof; and all estate, right, and interest in and to the Property, at law and in equity; and

SUBJECT to such matters as described in Exhibit B, attached hereto and incorporated by this reference ("Permitted Exceptions").

Grantor hereby, for itself and its successors and assigns, covenants and agrees with Grantee that Grantor is lawfully seized in fee simple of the Property herein conveyed; that it has good right to sell and convey the same in the manner set forth herein and the Property is free and clear of all liens, claims and encumbrances by and through and under the Grantor, except for the Permitted Exceptions; that Grantor, its successors and assigns shall warrant and defend the same unto Grantee forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURE PAGE FOLLOWS]

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EXHIBIT A

Legal Description

Lots 1, 2, 3, 4, 5, 6, 7, and 8, and Lots 16, 17, 18, and 19, in Block 24 of the Revised Map of Original Townsite of Caldwell, Canyon County, Idaho, as the same is shown on the official plat thereof, as filed in Book 1 of Plats at Page 20, on file and of record in the Office of the County Recorder of said County.

Terms, conditions, provisions, assessments, and obligations set forth in that certain Bill No. 41-
Ordinance No. 3067/Resolution No. 146-16 by the Caldwell City Council re Downtown
Caldwell Business Improvement District

Recorded: August 16, 2016
Instrument No: 2016-033047

Ab

Property Owner Acknowledgement

I, Cleveland Square Limited Partnership, 802 W Bannock St, Ste 204
(Name) (Address)

Boise, Idaho
(City) (State)

being first duly sworn upon, oath, depose and say:

1. That I am the record owner, or authorized designee of the record owner of property located at

808 Cleveland Blvd, Caldwell, ID 83605
(Address)

and I grant my permission to:

Cleveland Square Limited Partnership, 802 W Bannock St, Ste 204
(Name) (Address)

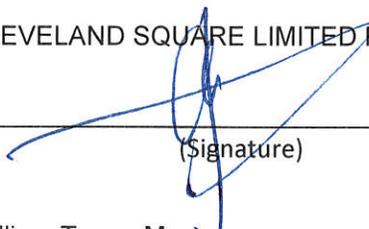
Boise, Idaho
(City) (State)

to submit the accompanying application(s) pertaining to that property.

2. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 28th day of August, 2019

CLEVELAND SQUARE LIMITED PARTNERSHIP


(Signature)

William Truax, Manager

Ab



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MONEY

Goodbye Pennywise, hello new Caldwell development

Soon a four-story building will stand on the property housing a Terry Reilly clinic and affordable housing for seniors.

Author: Tami Tremblay

Published: 5:59 PM MDT April 5, 2019

Updated: 6:15 PM MDT April 5, 2019

CALDWELL, Idaho — Goodbye to the old Pennywise Drugs store in Caldwell and hello to a new chapter for the property.

Pennywise was around for six decades. It closed five years ago and has sat on the corner of Cleveland and Kimball empty ever since. There are plans, now, to create a new space to address affordable housing and medical needs in the community.

Dozens of people gathered inside the Pennywise building on Friday to share their memories of the store.

"Pennywise was an amazing place," said Rob Hopper, who is the Caldwell Urban Renewal Agency Chairman. "You hear about convenience stores, well, this was really the true convenience store. You could get anything here. It was awesome. As a kid growing up in Caldwell the basement was just amazing. I