

MEMO

Date: August 28, 2020

To: Robb MacDonald, Engineering Department
Andy Cater, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
Dave Marston, Mapping Department
Angie Hopf, Mapping Department
Rob Oates, Caldwell Airport Manager
N. Shalene French, Caldwell School District
Carl Miller, Compass Idaho
Rick Vertrees, Caldwell Transportation
Brent Carpenter, Brown Bus Company
Stephen Hunt, Valley Regional Transit
Jennifer Almeida, Canyon County Development Services
Easement Specialist, Idaho Power
Mishelle Singleton, Intermountain Gas
Richard Erne, College of Idaho
Mike Brownfield, USPS Caldwell
Hamilton Michaelson & Hilty LLP

From: Jerome Mapp, Planning & Zoning Director
Caldwell P & Z Department

RE: Case Number DR-20-09

Please review the attached application and information and provide us with your written input. We request that you e-mail any comments as soon as possible but no later than **Friday, September 11, 2020**.

E-mail: **P&Z@cityofcaldwell.org**

Case Number DR-20-09, a request by Matt Brookshier to construct up to 23 unit Multi-family Housing Development. The property is located at 421 S. 11th Ave. and 1109 Dearborn Ave. in the C-C (City Center) Zoning District.

This case is scheduled to be presented before the **Caldwell Design Review Commission on Tuesday, September 22, 2020 at 12:00 pm**.

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 208-455-4666.



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
[X] 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): DR 20-09
Project name: 11th & Dearborn
Date filed: 8/17/20 Date complete:
Related files:

Subject Property Information

Address: 421 S. 11th Ave, 1109 Dearborn Parcel Number(s): R0132800000, R0132900000
Subdivision: Dormans Add. Block: 27 Lot: 19-24 Acreage: 0.42 Zoning: C-C
Prior Use of the Property: 2 prior homes - these were removed multiple years ago
Proposed Use of the Property: multi family apartments

Applicant Information:

Applicant Name: Matt Brookshier Phone: 208-284-7990
Address: 1639 S. River Grove City: Eagle State: ID Zip: 83616
Email: mattbrookshier@gmail.com Cell: 208-284-7990
Owner Name: Gilbert Family Ltd Partnership Phone:
Address: 650 N. Highland Pkwy, Washington, UT 84780 State: UT Zip: 84780
Email: Cell:

Agent Name: (e.g., architect, engineer, developer, representative)
Address: City: State: Zip:
Email: Cell:

Authorization

Print applicant name: Matt Brookshier
Applicant Signature: [Signature] Date: 8/17/20



CITY OF Caldwell, Idaho

Planning & Zoning

DESIGN REVIEW

Project Name: <u>11TH & DEARBORN</u>	File #: <u>DR-20-09</u>
Applicant/Agent: <u>Matt Brookshier, Solano Construction</u>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
✓	Completed and signed Hearing Review Application	✓
✓	Narrative fully describing the request, including the following: <ul style="list-style-type: none"> ➢ List all changes and/or improvements being considered ➢ List any variations from code being requested, include reasoning for variations ➢ Any other pertinent information to the request 	✓
✓	Vicinity map, showing the location of the subject property	✓
✓	Building Elevations showing front, sides, and rear of building. Include scale, legend, materials, colors, screening materials, lighting, entryways, and awnings	✓
✓	Design Review Checklist	✓
	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	✓

PLACE A CHECK NEXT TO ALL STATEMENTS THAT APPLY TO THE SUBJECT PROPERTY:

- Located within the City Center Corridor
- Located within the City Center Indian Creek Corridor
- Located within a designated local Historic District

Other: Located in C-C zone

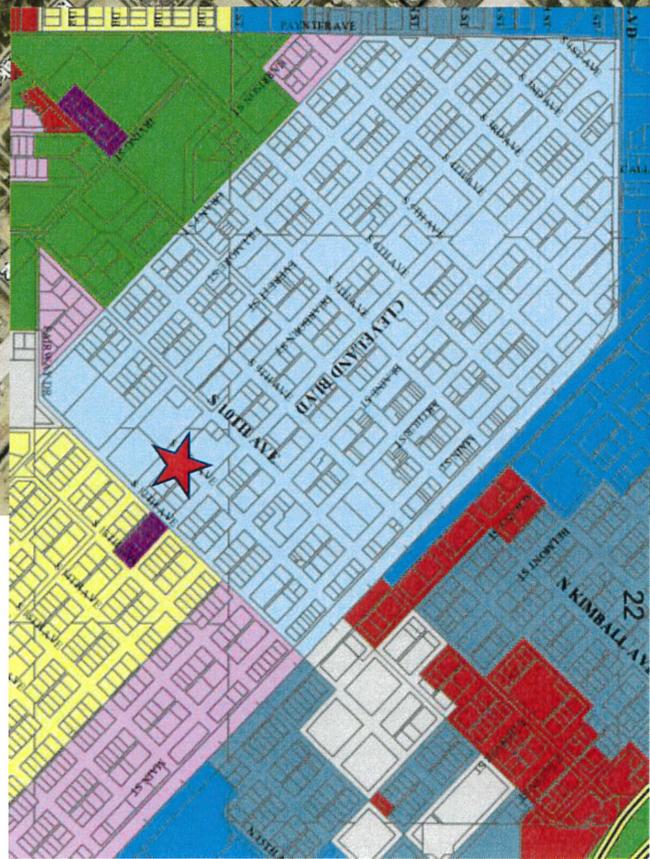
STAFF USE ONLY:

Date Application Received: 8/17/20

Received by: AC

Proposed Hearing Date: 9-22-2020

Hearing Body: Design Review





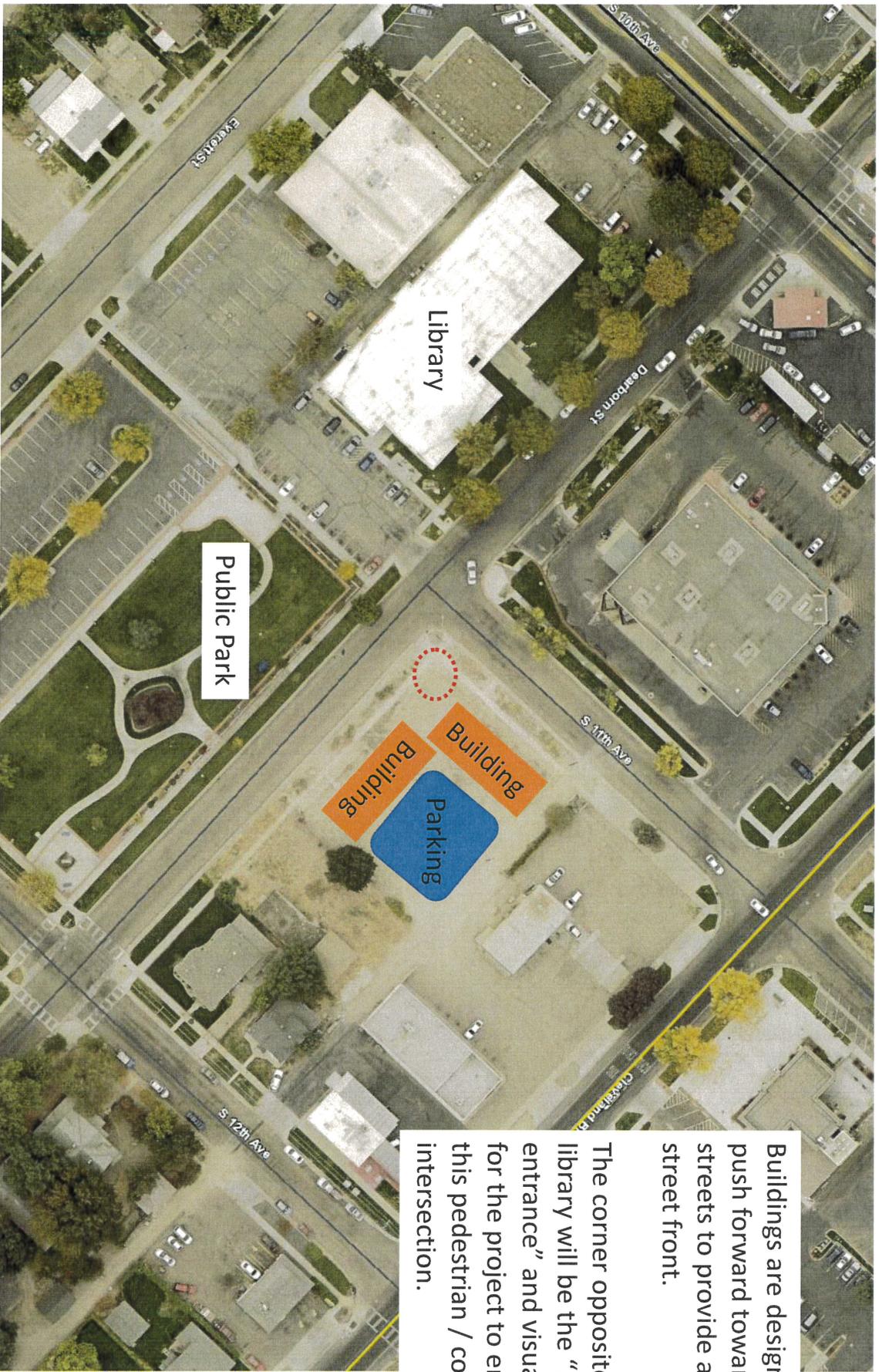
The site is well located on the edge of the downtown core, in-between downtown and the College of Idaho.

To the southwest is a public park, a library and a school.

Services supporting residential are in the immediate area, as are easily accessible transportation options including easy access to 10th and the freeway.



The site is elevated by roughly 3' to 4' on the 11th Ave end allowing the building to be slightly above the sidewalk – achieving the effect outlined on several design options including the “Stoop” and “Dooryard” designs.



Buildings are designed to push forward toward both streets to provide an urban street front.

The corner opposite the library will be the “primary entrance” and visual center for the project to enhance this pedestrian / community intersection.



Rendering of project — looking northeast from library corner



The project is designed to face and activate the corner of 11th and Dearborn.

Residential units utilize the existing site topography to lift 3-feet above the sidewalk, but the central portion drops down to sidewalk level providing a community-oriented space that can be utilized for multiple purposes.

The central corner will have an additional floor, providing varied height to the project and creating a focal point on the intersection.

The ground floor will be recessed on the corner by roughly 3 feet, providing further visual appeal and allowing for a larger outdoor gathering space on the corner.



Rendering – view from park looking north/northeast

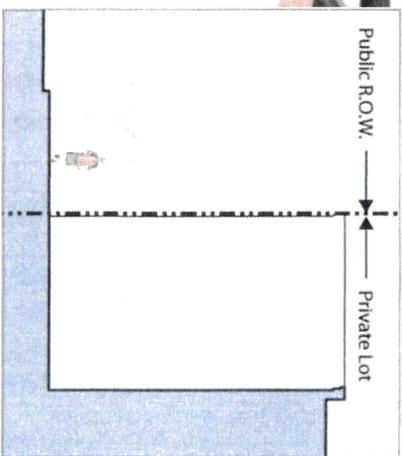
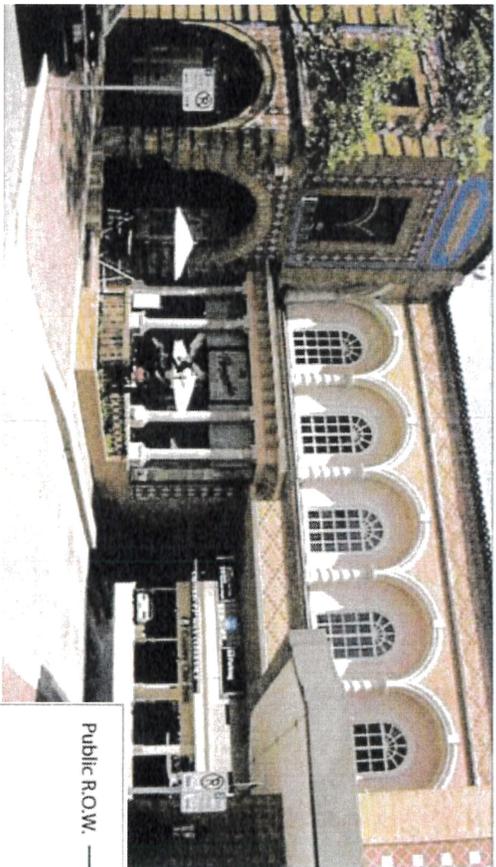
Primary
entrance

Both sides of the project will have articulation by setting back portions of the building from the lot line.

This will create the setbacks at ground level outlined in the design guidelines and will provide visual appeal.

All units will have private balconies looking toward the street.

A mix of colors will be used to create visual interest, but tones will be in muted earth tones to ensure a long-lasting “classic” appeal to the design.



Typical cross section of a Forecourt.

FORECOURT ELEMENTS

The central corner of the project acts as a forecourt, utilizing a setback from the lot line to "extend" the public area into the central portion of the site.



STOOP / DOORYARD ELEMENTS



The residential “wings” of the building are lifted approximately 3-feet above the exterior sidewalk grade, providing the same separation and effect as in both the Dooryard and Stoop design guides.

Parts of the building are pushed back from the lot line and will be landscaped, providing a buffer for the residents and a pleasing landscape area for pedestrians.



ARCADE / GALLERY ELEMENTS

By recessing the area directly at sidewalk grade and cantilevering the residents above, the design follows the feel of both the Arcade and Gallery styles (without the full sidewalk overhang or necessary pillars).

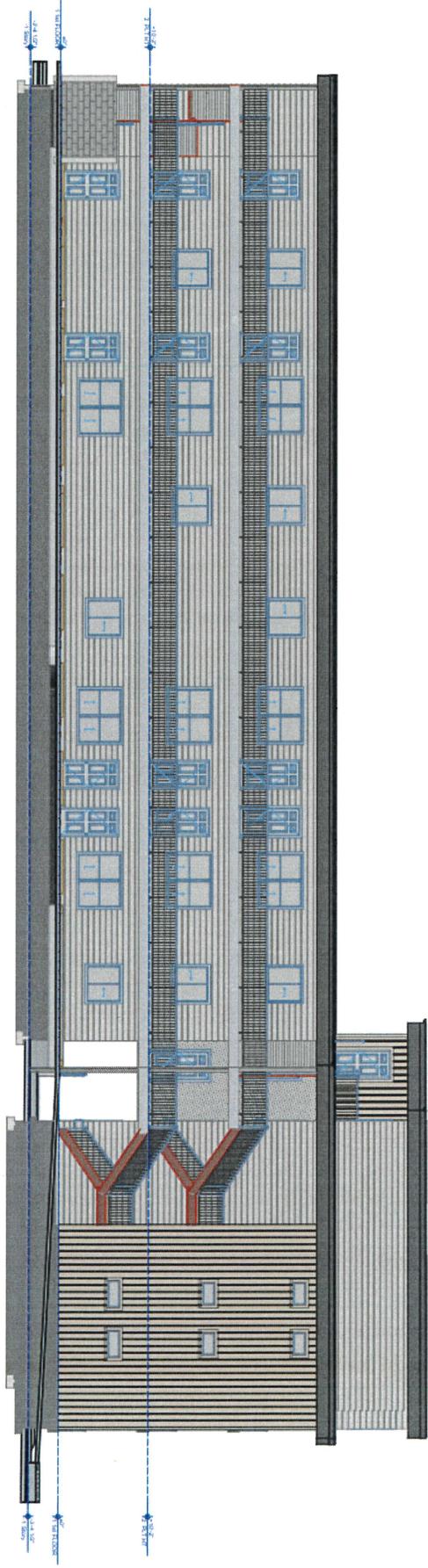


1 SOUTH WEST ELEVATION
SCALE: 3/32" = 1'-0"

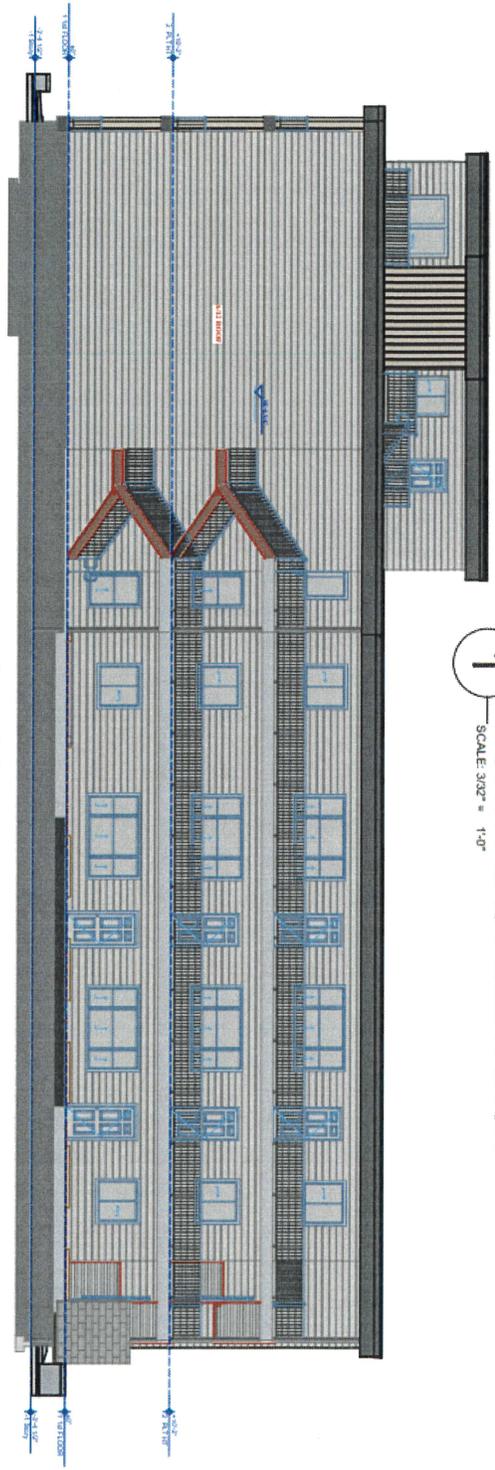
Vertical brown/bronze

Horizontal lap siding - off white

Fascia - dark brown



1 NORTH EAST ELEVATION
SCALE: 3/32" = 1'-0"

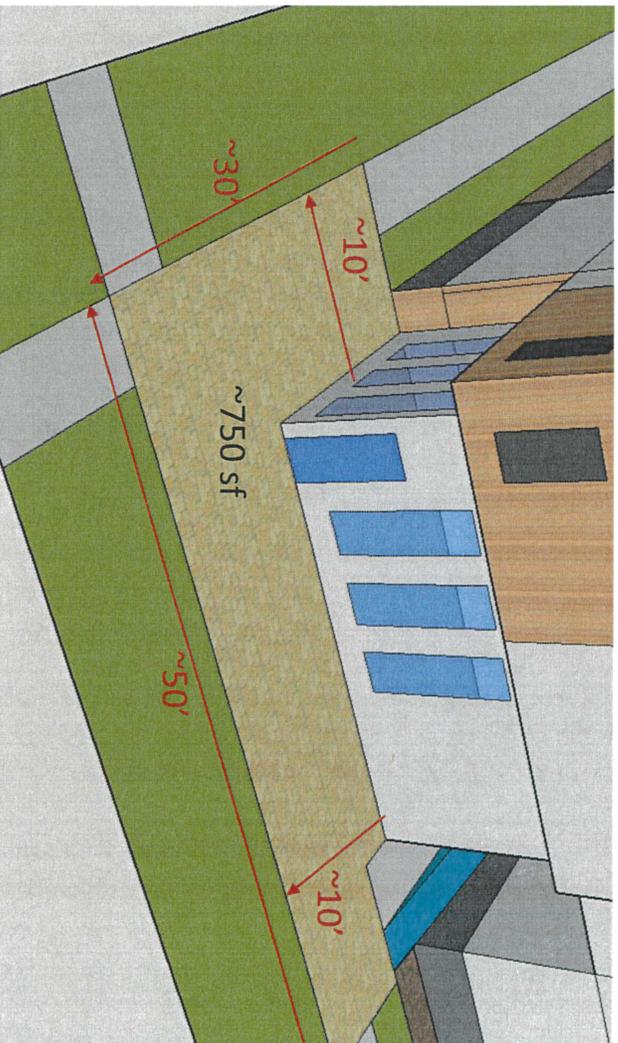


2 SOUTH EAST ELEVATION
SCALE: 3/32" = 1'-0"

Corner Courtyard

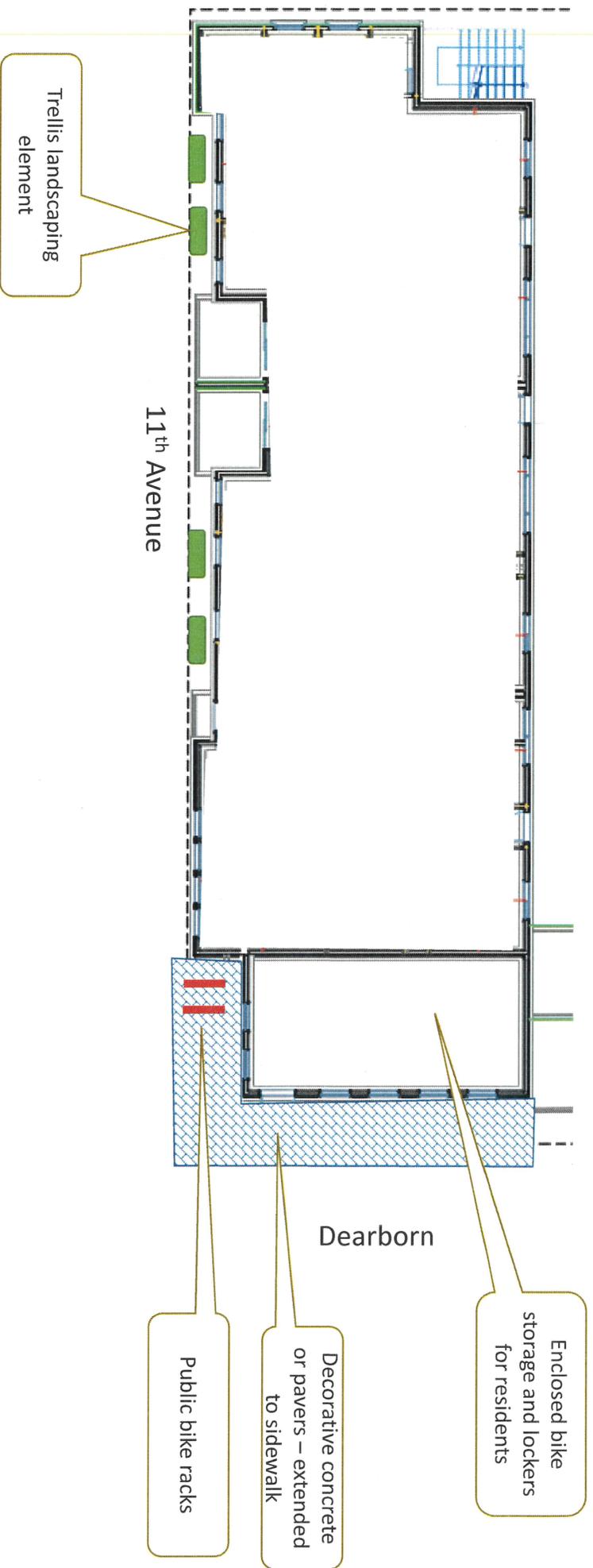
If allowed by the City (on City-owned right-of-way), decorative pavement will be brought out from the building to the far edge of the sidewalk to create a visual gathering space.

This area will be roughly 700 – 800 sf



Additional elements include:

- Placing metal trellises in the setback areas of both sides of the building (11th Avenue side shown below). This will provide visual interest on the street front to pedestrians.
- Public bike racks near the corner
- Bike storage and lockers in the interior 1st floor area for residents



SCREENING

Air Conditioning Units – all units will be located on the roof above the 3rd floor walkways. This is on the parking lot side and will be screened fully by the roof fascia

Utilities – all utility connections will be located to be in the least visible location, one either “end” of the wings under the stairs. One end faces the alley, while the other faces the common lot line to the northeast.

Utility meters and equipment will be screened with a simple, dark brown fence matching the aesthetic and colors of the building.

ROOF

Note: The roof will be designed as a low-pitched roof, but due to the height and the low-pitch, the fascia will create the visual illusion of flat roof for those on the ground as well as providing screening for air conditioning units

PROJECT OVERVIEW

- Between 21 and 24 residential units (market study underway to determine appropriate mix of bedrooms / sizes)
- Average 2/2 unit will be 900-975 sf
- All units will have private outdoor patio/deck as well as washers/dryers in each unit
- Target of ~1 parking space per unit
- 1st floor corner space to provide inside, locking bike storage for residents as well as potential space for storage of extra items. This will help target residents who commute to downtown, the hospital, College of Idaho, etc. via bicycle.