

Current Entitlement Summary

Property: 3119 W. Moore Street

Date: January 12, 2022

The summary below outlines the existing entitlements on the abovementioned site for the purposes of proposal responses that seek to create high quality affordable rental housing at the request of the Boise City Housing Authority (“BCHA”).

Additional disclosures:

- The existing zoning and land use entitlement, PUD 16-00019, may not offer adequate density or financial feasibility
- Additional land use entitlements may be proposed and warranted
- The BCHA has not pursued a rezone at this time
- The site plan contemplated by the Conditional Use Permit is for your information—do not feel obligated to use it in any way

Current Zoning

Current zoning is R-2 (Medium Density Residential) allowing up to 14.5 units per acre. The site may qualify for a density bonus of up to 20 units per acre with additional planning application(s) and entitlements, however affordable housing incentives appear to be limited with R-2 zoning.

History

The site was granted a Conditional Use Permit (PUD16-00019 / 3119 W. Moore Street) for a proposed 50-unit planned residential development in August 2016. In December 2017, a Conditional Use Modification (CUP17-00092 / 3119 W. Moore Street) was granted to reflect a decrease in the property size to 2.99 acres due to a Record of Survey dispute. The Conditional Use Permit (PUD16-00019 / 3119 W. Moore Street), as modified, has been extended twice by the Boise City Planning and Zoning Commission and is currently set to expire October 18, 2022.

As of October 2021, BCHA architect James Glancy, in conversations with Boise Planning & Zoning, arrived at the opinion that a rezone in addition to a Comprehensive Plan Amendment may be required to receive a higher density zoning designation such as R-3.

Existing Entitled Project Summary (per PUD16-00019, as modified by CUP 17-00092)

- 50 rental apartment units with 82 off street parking spaces and 50 bicycle spaces
- Four, three-story and two, two-story apartment buildings (totaling 64,000 sf) with the following unit mix:
 - Five, 4-bedroom/2-bath units (1328 SF)
 - Eleven, 3-bedroom/2-bath units (1195 SF)
 - Twenty-two, 2-bedroom/1-bath units (975 SF)
 - Twelve, 1-bedroom.1-bath units (780 SF)
- Commercial/Other Uses
 - Community center (1758 SF)
 - Leasing/resident service building (735 SF)
 - Maintenance Shop (496 SF)
- Proposed Site Amenities
 - Community garden
 - Playground

- Sports courts

NOTE: The above information is provided in good faith and for reference only. Proposers should review the Conditional Use Permit (PUD16-00019 / 3119 W. Moore Street) and Conditional Use Modification (CUP17-00092 / 3119 W. Moore Street) on file with Boise City Planning and Zoning to confirm the accuracy of the information contained herein. Further, any intended zoning or use modifications should be cleared by Boise City Planning and Zoning or other relevant agencies.