



Planning & Development Services

Boise City Hall, 2nd Floor Phone: 208/384-3830
 150 N. Capitol Boulevard Fax: 208/384-3753
 P. O. Box 500 TDD/TTY: 800/377-3529
 Boise, Idaho 83701-0500 Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: DRH11-00270 **Hearing Date:** 12/14/11
X-Ref: **Hearing Body:** Design Review Committee
Address: 1497 S. GOLDKING WY. **Transmittal Date:** 11/8/2011
Applicant: UNION SQUARE, LLC

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the staff report. For Staff Levels, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-3830.

Boise City

- Police-Curt Crum
- Fire-Romeo Gervais
- Public Works
- Public Works-Environmental
- Public Works-Barbara Edney
- Public Works-Jim Wyllie
- Public Works-Terry Records
- Parks-Cheyne Weston
- Forestry-Dennis Matlock
- City Clerk-Susan Churchman
- Airport-(3)
- Library-Kevin Booe
- DFA-James Thomas
- Parking Control-Stu Prince
- Legal-Mary Elizabeth Watson
- PDS-Subdivisions-Dave & Todd
- PDS-GAP Planner-JENNIFER T.
- PDS-Building Dept-Jason & Dan
- PDS-Permit Plan
- PDS-Kathleen/Stacey

Ada County

- ACHD-(3)
- Commissioners (3)
- Sheriff Dispatch
- Development Services
- COMPASS-Carl Miller
- Parks & Waterways-Pat Beale

Idaho State

- Transportation District III-(2)
- Division of Public Works
- Dept. of Water Resources
- Historical Society
- Fish & Game (Region III)
- Dept. of Lands-(2)
- Dept. of Parks & Recreation
- DEQ

Federal

- BLM-(2)
- Fish & Wildlife Service
- EPA
- Army Corp of Engineers

Schools

- Boise School District
- Meridian School District

Sewer Districts

- West Boise Sewer
- Northwest Boise Sewer
- Bench Sewer

Utilities

- Idaho Power
- Qwest Communications
- United Water
- Chevron Pipeline-(2)
- Capitol Water Corporation

Irrigation Districts

- Nampa & Meridian
- New York Irrigation
- Boise City Canal
- Boise Valley
- South Boise Water Co.
- S. Boise Mutual Irrigation Co.
- Bureau of Reclamation
- Board of Control
- Drainage District # _____
- Other _____

Miscellaneous

- CCDC-(3)
- Union Pacific Railroad
- Central District Health
- City of Garden City
- City of Meridian
- City of Eagle
- Valley Reg. Transit-Mary Barker
- Boise Postmaster
- Other _____

Neighborhood Associations

- Boise Heights
- Borah
- Central Bench
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown-(2)
- East End
- Glenwood Rim
- Harrison-Boulevard
- Harris Ranch
- Highlands
- Hillcrest
- Maple Grove - Franklin
- Morris Hill
- North End
- Northwest
- Pierce Park
- Pioneer
- Quail Ridge
- Riverland East
- South Boise Village
- South East
- Stewart Gulch
- Sunrise Rim
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- Warm Springs Mesa
- West Bench
- West Cloverdale
- West Downtown
- West Valley
- Winstead-Park

DRH11-00270

#161: Design Review Application Form

Property Information

Address

Street Number:

1497 S Goldking Way

Prefix:

S

Street Name:

Goldking Way

Subdivision name:

Union Square Sub #2

Block:

14

Lot:

7

Section:

41

Township:

3N

Range:

1E

Parcel Number:

R8813660140

Additional Parcel Numbers:

Primary Contact

The primary contact receives all e-mails and is responsible for uploading/downloading all documents.

Applicant Agent/Representative Owner

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Applicant Information

First Name:

John

Last Name:

Laude

Company:

Union Square, LLC

Address:

2358 S. Titanium Pl.

City:

Meridian

State:

ID

Zip:

83642

E-mail:

Phone Number:

(208) 895-8858

Cell:

Fax:

Agent/Representative Information

First Name:

James

Last Name:

Glancey

Company:

Glancey Rockwell & Associates

Address:

695 S. Americana Blvd.

City:

Boise

State:

ID

Zip:

83702

E-mail:

jglancey@grboise.com

Phone Number:

(208) 345-0566

Cell:

Fax:

(208) 387-0889

Role Type: Architect Land Developer Engineer Contractor Other

Owner Information

Same as Applicant?: No Yes (If yes, leave this section blank)

First Name:

Last Name:

Company:

Address:

City:

State:

Zip:

E-mail:

Phone Number:

Cell:

Fax:

DRH 11 00270

Project Information

Is this a Modification application?

Yes No

File number being modified:

1. Neighborhood Association:

Southwest Ada County Alliance

2. Comprehensive Planning Area:

Southwest

3. This application is a request to construct, add or change the use of the property as follows:

126 unit multi-family development

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4. Size of Property:

5.20 Acres Square Feet

5. Water Issues:

A. What are you fire flow requirements? (See International Fire Code):

1,500 gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require United Water approval.

Number of Existing: 2

Number of Proposed: 3 new

C. Is the building sprinklered? Yes No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330): 2,000 gpm

6. Existing uses and structures on the property are as follows:

Bare land zoned R-2D. Multifamily development allowed per CUPO8-00045.

7. Is the project intended to be phased? Please explain:

N/A

8. Adjacent property information:

| Building types and/or uses | Zone |
|----------------------------|--|
| North: Residential | North: <input checked="" type="checkbox"/> R-2D |
| South: Light Commercial | South: <input checked="" type="checkbox"/> R-2D/DA |
| East: Residential | East: <input checked="" type="checkbox"/> R-2D |
| West: Light Commercial | West: <input checked="" type="checkbox"/> L-0D |

Future

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9. Proposed Structures:

2 Garages
7 Apartment

A. Number of Structures:

1 Clubhouse Use:

Square footage of proposed structures or additions (if 5+ floors, attach narrative with chart):

| | Gross Square Feet | |
|-----------|-------------------|--------------------|
| 1st Floor | 31,604 SF | Clubhouse 2,225 SF |
| 2nd Floor | 31,604 SF | Garages 3,606 SF |
| 3rd Floor | 31,604 SF | |
| 4th Floor | | |

B. Maximum proposed structure height(s):

35' 0"

C. Number of stories:

3

D. Number of seats (if restaurant, tavern or lounge):

E. Number of residential units (if applicable):

126

10. Existing Structures:

Square footage of existing structures or additions (if 5+ floors, attach narrative with chart):

| | Gross Square Feet |
|-----------|-------------------|
| 1st Floor | |
| 2nd Floor | |
| 3rd Floor | |
| 4th Floor | |

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11. Building Exterior:

Materials

Roof: Composition Shingles
 Walls: Cement Board
 Windows/Doors: Vinyl
 Fascia, Trim, etc: Cement Board Trim & Timber Accent
 Other: Stone

Colors

Weathered Wood
 Navajo Beige, Heathered Moss
 Almond
 Trim to Match Siding
 Madison County

12. Setbacks:

Note: Plans that are not graphically dimensioned will not be accepted.

| | Building Required | Building Proposed | Parking Required | Parking Proposed |
|---------|-------------------|---------------------|------------------|------------------|
| Front: | 20' 0" | 20' 0" | 20' 0" | 20' 0" |
| Rear: | 15' 0" | 20' 0" | 15' 0" | 29' 0" |
| Side 1: | 15' 0" | 15' 0" 5' @ garages | 5' 0" | 7' 6" |
| Side 2: | 15' 0" | 15' 0" | 5' 0" | 7' 6" |

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13. Site Design:

Site Percentage Devoted to

Square Feet

Building Coverage: 14.5% %

37,525

Landscaping: 41.2% %

Paving: 40.5% %

91,900

Other Uses: 1.8% %

4,290

Describe Other Uses: Pool and Patio Area

14. Parking:

Required

Proposed

Accessible Spaces: 6

7

Parking Spaces: 189

241

Bicycle Spaces: 13

40 Covered 4 Open

Proposed compact spaces:

Are you proposing off-site parking? Yes No

If yes, how many spaces?

Are you requesting shared parking or a parking reduction? Yes No

If yes, how many spaces?

Restricted parking? Yes No

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15. Landscaping:

A. Are there any prominent trees or areas of vegetation on the property? Yes No

B. Type:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units: 124

Unit Location: Roof Wells

Type: Condensing Units

Height: +/- 30"

Proposed Screening Method: Roof Wells (40" Deep Well)

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17. Solid Waste:

A. Type of trash receptacles:

- Individual Can/Residential
- 3 Yd. Dumpster
- 6 Yd. Dumpster
- 8 Yd. Dumpster
- Compactor

B. Number of trash receptacles:

6

C. Proposed screening method:

(3) Double Trash Enclosures

D. Is the proposed location accessible for collection?
(Contact Boise Public Works at 384-3901.)

Yes No

E. Is recycling proposed?

Yes No

18. Irrigation Ditches/Canals:

A. Are there any irrigation ditches or canals on or adjacent to the property?

Yes No

B. Location:

C. Size:

19. Fencing:

Proposed

Existing to Remain

Type:

Vinyl

Height:

6'0"

Location:

North, South & West Property Lines

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20. Loading Facilities (if proposed, for commercial uses only):

Number:

Location:

Size:

Screening:

21. Drainage:

Proposed method of on-site retention:

Sub-Surface Drainage Structures

22. Floodways & Hillside:

A. Is any portion of this property located in a Floodway or a 100-year Floodplain?

Yes No

B. Does any portion of this parcel have slopes in excess of 15%?

Yes No

Note: If the answer to either of the above is yes, you will be required to submit an additional Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

23. Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

No Area A Area B Area B1 Area C

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Verification of Legal Lot or Parcel Status

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

Licensed Architect Information

Zoning Ordinance Section 11-07-02 requires a licensed architect for new buildings and additions over 200 sq. ft.

Is the project's Architect listed on the first page? Yes No (If yes, leave this section blank.)

| | | | | | | | | | | | |
|-------------------------|---------|--|---------------|------------|--|--------|--|------|------|--|--|
| First Name: | | | | Last Name: | | | | | | | |
| Company: | | | | | | | | | | | |
| Address: | | | City: | | | State: | | Zip: | | | |
| E-mail: | | | Phone Number: | | | Cell: | | | Fax: | | |
| Professional License #: | AR-1460 | | | | | | | | | | |

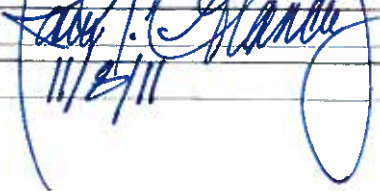
Landscape Professional Information

Is the project's Landscape Professional listed on the first page? Yes No (If yes, leave this section blank.)

| | | | | | | | | | | | |
|-------------------------|---------------------------|--|---------------|----------------|------|--------|----|------|-------|----------------|--|
| First Name: | David | | | Last Name: | Koga | | | | | | |
| Company: | The Land Group | | | | | | | | | | |
| Address: | 462 E. Shore Dr. #100 | | City: | Eagle | | State: | ID | Zip: | 83614 | | |
| E-mail: | david@thelandgroupinc.com | | Phone Number: | (208) 939-4041 | | Cell: | | | Fax: | (208) 939-4445 | |
| Professional License #: | LA-154 | | | | | | | | | | |

Agent/Representative Signature:

Date:


11/8/11

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Glancey ♦ Rockwell & Associates

Architecture • Planning

November 8, 2011

Ms. Sarah Schafer, Design Review & Historic Preservation Manager
Boise City Planning & Zoning
150 N. Capitol Blvd.
Boise, Idaho 83702

Re: Design Review Application Union Square Apartments

Dear Ms. Schafer,

Please accept this application for Design Review for the Union Square Apartments located at Goldking Way off of Overland Road between Maple Grove and Five Mile. The general concept for this multifamily development has been approved under CUP08-00045.

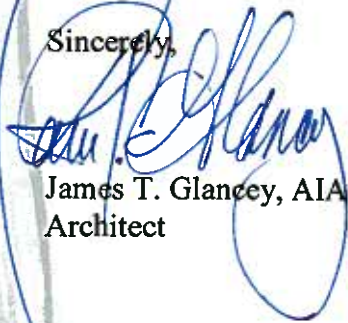
The Multi-Family Apartment project consists of a new 126 unit; approximately 100,733 sf development located on 5.20 acres within the City of Boise. Development will encompass (7) apartment buildings with a combination of (12) 3 bed 3 bath units; (48) 2 bed 2 bath units; (12) 2 bed 1 bath units; (36) 1bed 1 bath units; and (18) junior 1 bed 1 bath units. Development will also include (2) 8-bay garage structures, a community clubhouse and pool area.

The design approach was to create quality livable housing which integrates into the fabric of the future neighborhood. The design theme is reflective of the mountain northwest with quality materials, textures and colors complimenting the environment.

The project is ideally located to provide higher density housing in close proximity to many Boise businesses and is convenient to public transportation and existing area infrastructure encouraging reduced energy consumption by residents and their families.

Thank you for your positive consideration of this Design Review Application.

Sincerely,



James T. Glancey, AIA, LEED-AP
Architect

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595 S. Americana Boulevard • Boise, Idaho 83702
(208) 345-0566 • (208) 345-1718 • Fax (208) 387-0889
office@grboise.com

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UNION SQUARE APARTMENTS
 NEW APARTMENT COMPLEX
 SOUTH GOLDING WAY
 BOISE, ADA COUNTY, IDAHO

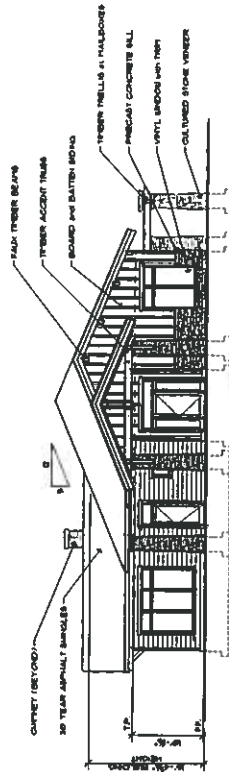
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 Architecture + Planning
 395 S Americana Boulevard
 Boise, Idaho 83722
 (208) 145-0566 (208) 145-1218 Fax (208) 387-6290
 grancey@rockwell.com

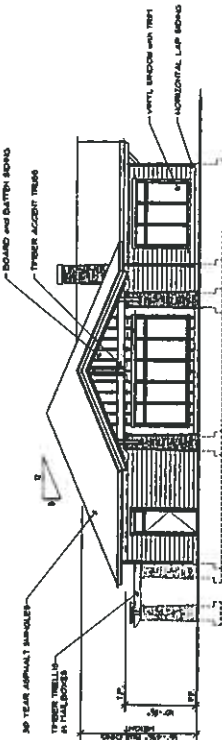
DESIGN REVIEW
 DOCUMENTS

PROJECT NO. 1001
 DATE: 11/08/2011
 DRAWING NO. 11-0000-01
 SHEET NO. 11-0000-01

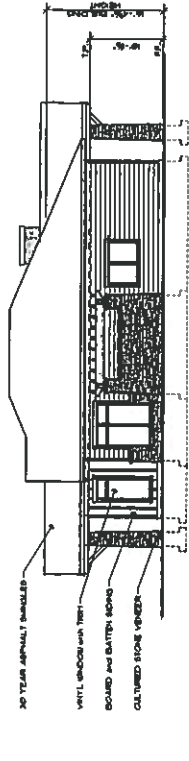
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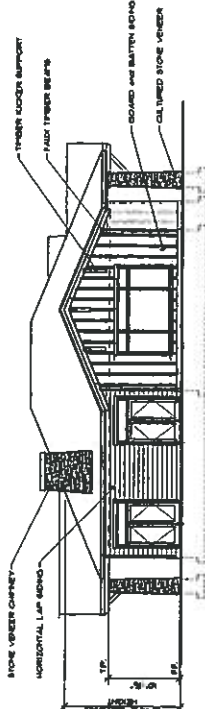
BUILDING #1 EAST ELEVATION
 SCALE 1/8" = 1'-0"



BUILDING #1 WEST ELEVATION
 SCALE 1/8" = 1'-0"



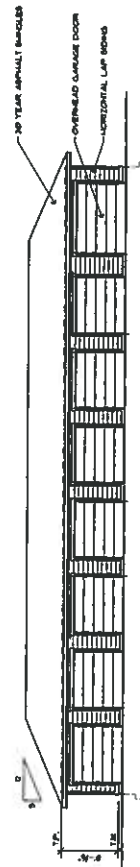
BUILDING #1 NORTH ELEVATION
 SCALE 1/8" = 1'-0"



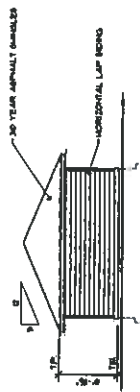
BUILDING #1 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



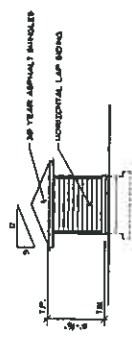
BUILDING #2 ELEVATION
 SCALE 1/8" = 1'-0"



BUILDING #3 #4 ELEVATION
 SCALE 1/8" = 1'-0"



BUILDING #3 #4 ELEVATION
 SCALE 1/8" = 1'-0"



BUILDING #2 ELEVATION
 SCALE 1/8" = 1'-0"



TRASH ENCLOSURE ELEVATION
 SCALE 1/8" = 1'-0"



TRASH ENCLOSURE ELEVATION
 SCALE 1/8" = 1'-0"

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UNION SQUARE APARTMENTS
 NEW APARTMENT COMPLEX
 SOUTH GOLDING WAY
 BOISE, ADA COUNTY, IDAHO

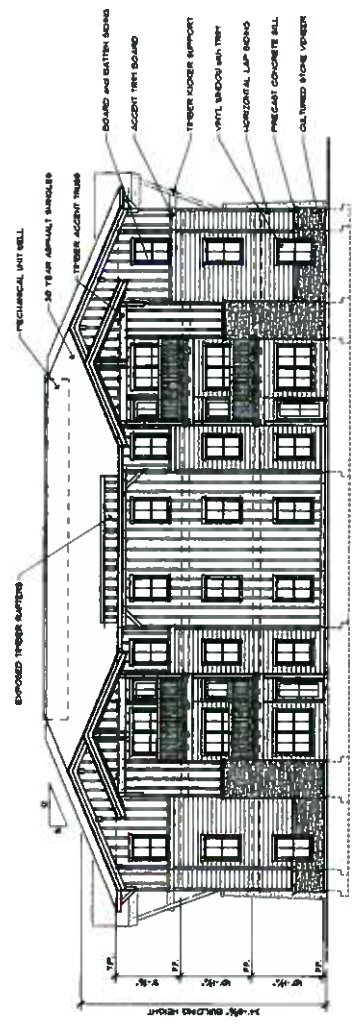
CONTRACT
 2011

Glancey Rockwell & Associates
 Architecture + Planning
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 (208) 143-0566 (208) 143-1718 Fax (208) 347-0550
 office@grackwell.com

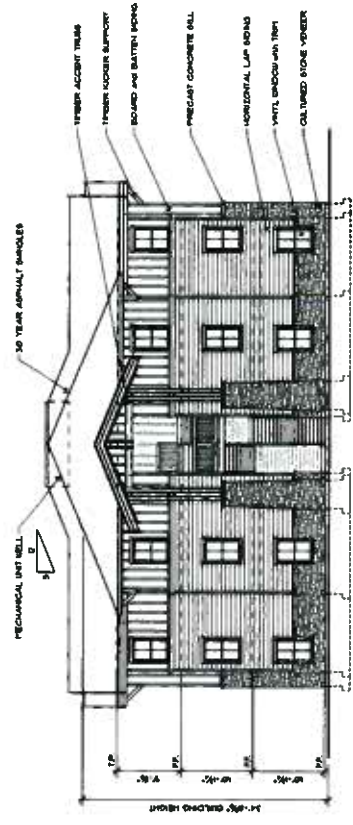
DESIGN REVIEWS
 DOCUMENTS

NO. 11-1101
 SHEET NO. 22
 DATE: 11/08/2011
 PROJECT NO. 00000-02

DD-2.2



BUILDING #5 FRONT and REAR
 SCALE 1/8" = 1'-0"
 ELEVATION



BUILDING #5 END
 SCALE 1/8" = 1'-0"
 ELEVATION

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 SOUTH GOLDKING WAY
 BOISE, ADA COUNTY, IDAHO

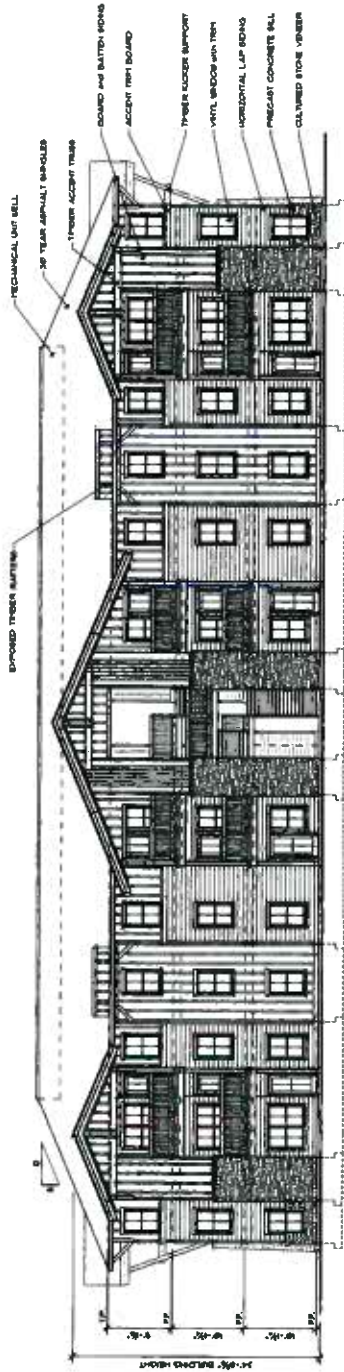
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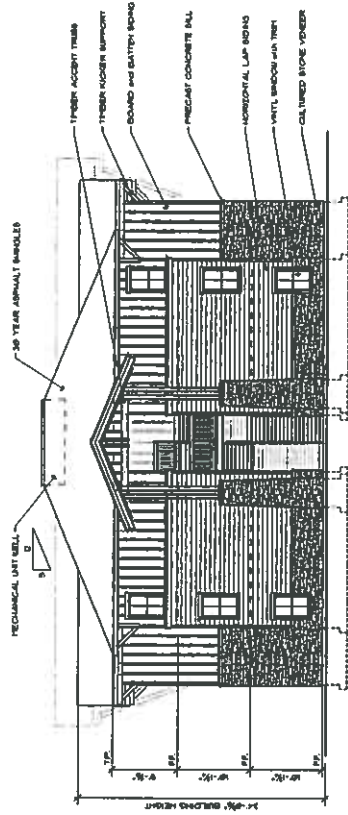
DESIGN REVIEW
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DATE: 11/08/2011
 SHEET NUMBER: DD-2.5

DD-2.5



BUILDING #8 FRONT and REAR
 SCALE 1/8" = 1'-0"
 ELEVATION



BUILDING #8 END
 SCALE 1/8" = 1'-0"
 ELEVATION

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UNION SQUARE APARTMENTS
 NEW APARTMENT COMPLEX
 SOUTH GOLDING WAY
 BOISE, ADA COUNTY, IDAHO

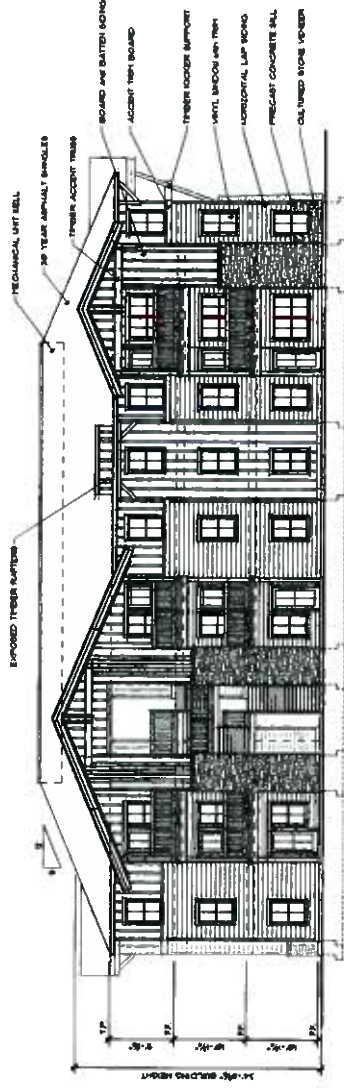
COMPLETION
 2011

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 Boise, Idaho 83702
 (208) 441-0466 (208) 441-1718 Fax (208) 441-2639
 office@clanceyrockwell.com

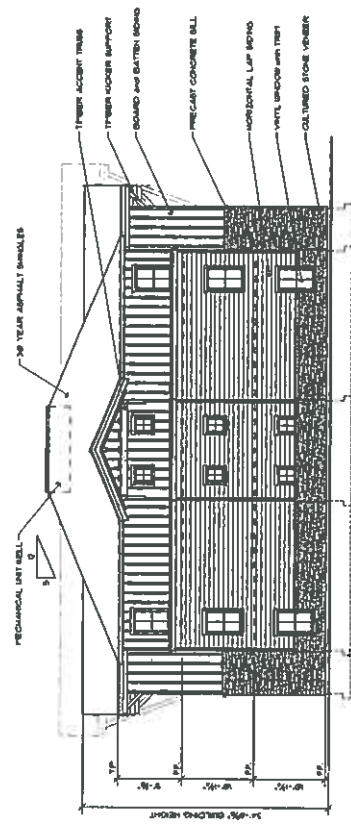
DESIGN REVIEW
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PROJECT NUMBER
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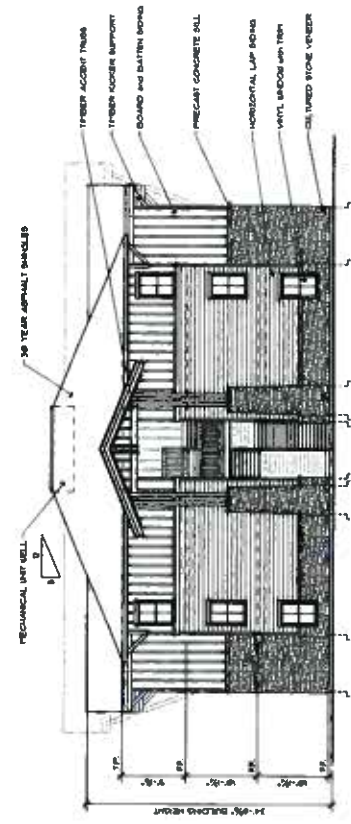
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 DEVELOPMENT SERVICES



BUILDING #9 FRONT and REAR ELEVATION
 SCALE 1/8" = 1'-0"



BUILDING #9 FRONT END ELEVATION
 SCALE 1/8" = 1'-0"



BUILDING #9 REAR END ELEVATION
 SCALE 1/8" = 1'-0"

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UNION SQUARE APARTMENTS
 NEW APARTMENT COMPLEX
 SOUTH GOLDKING WAY
 BOISE, ADA COUNTY, IDAHO

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 Architecture • Planning
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 (208) 345-0566 (208) 345-1718 Fax (208) 347-6889
 office@grcarch.com

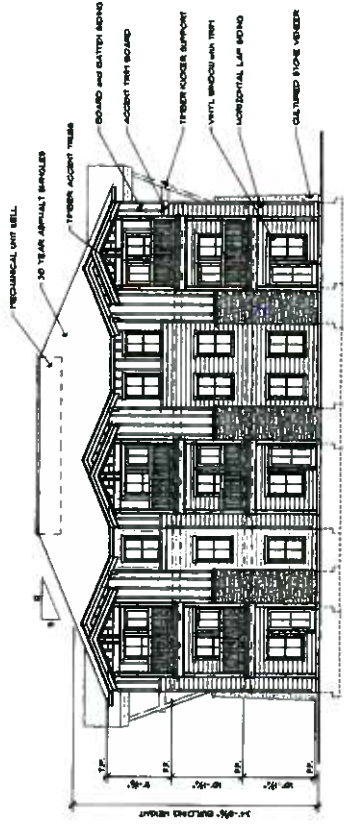
DESIGN REVIEW
 DOCUMENTS

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|--------------|---------------------------------|
| PROJECT NO. | DD-2.7 |
| DATE | 11/08/2011 |
| PROJECT NAME | UNION SQUARE APARTMENTS |
| CLIENT | BOISE DEVELOPMENT SERVICES |
| DESIGNER | GLANCEY & ROCKWELL & ASSOCIATES |

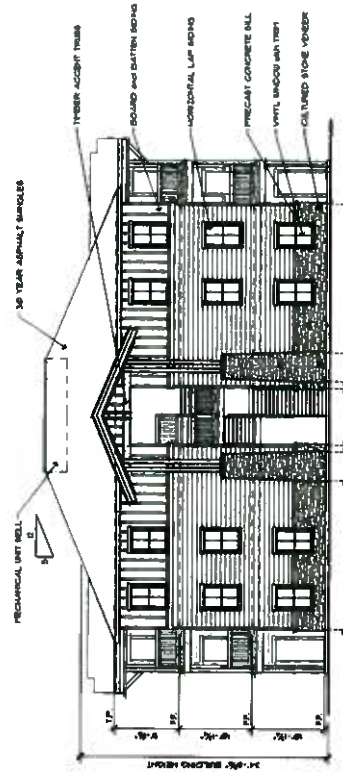
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 SERVICES



BUILDING #11 FRONT and REAR ELEVATION
 SCALE 1/8" = 1'-0"



BUILDING #11 END ELEVATION
 SCALE 1/8" = 1'-0"

DRH 11 00270

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 office@crpva.com

DESIGN REVIEW
 DOCUMENTS

PROJECT NUMBER
 DRAWN BY
 CHECKED BY
 DATE: 11/09/2011
 PROJECT NUMBER

DD-3.0



PERSPECTIVE
 SCALE
 VIEW
 NTS



CONTEXT
 SCALE
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 DEVELOPMENT
 SERVICES



PERSPECTIVE
 SCALE
 VIEW
 NTS



PERSPECTIVE
 SCALE
 VIEW
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