



Planning & Development Services

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Planning Division Transmittal

File Number: DRH12-00013

Hearing Date: FEBRUARY 8, 2012

X-Ref: CUP11-00090

Hearing Body: Design Review Committee

Address: 1004 W ROYAL BLVD

Transmittal Date: 01/11/12

Applicant: THE MICHAELS ORGANIZATION

- 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-Solid Waste
- ☐ 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-David&Andrea
- ☐ 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

#161: Design Review Application Form

JAN 10 2012

Property Information

xref. CUP12-00090 DEVELOPMENT SERVICES

Address

Street Number:

1004

Prefix:

W

Street Name:

ROYAL BLVD

Subdivision name:

BOISE CITY PARK SUB

Block:

0

Lot:

0

Section:

10

Township:

3

Range:

2

Parcel Number:

R1013250150

Additional Parcel Numbers:

R1013250151, R1013250155

Primary Contact

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

☐ Applicant ☒ Agent/Representative ☐ Owner

Applicant Information

First Name:

Nick

Last Name:

Zaferes

Company:

The Michaels Organization

Address:

3 East Stow Road, Suite 100

City:

Marlton

State:

NJ

Zip:

08053

E-mail:

NZaferes@themichaelsorg.com

Phone Number:

(856) 596-3008

Cell:

(267) 886-4502

Fax:

(856) 355-1547

Agent/Representative Information

First Name:

Becky

Last Name:

McKay

Company:

Engineering Solutions, LLP

Address:

1029 N. Rosario Street, Suite 100

City:

Meridian

State:

ID

Zip:

83642

E-mail:

es-beckym@qwestoffice.net

Phone Number:

(208) 938-0980

Cell:

(208) 484-0038

Fax:

(208) 938-0941

Role Type:

☐

Architect

☐

Land Developer

☒

Engineer

☐

Contractor

☐

Other

Owner Information

Same as Applicant?:

☒

No

☐

Yes

(If yes, leave this section blank)

First Name:

Doug

Last Name:

Tamura

Company:

Boise Terminal Company

Address:

499 Main Street

City:

Boise

State:

ID

Zip:

83702

E-mail:

doughtamura@msn.com

Phone Number:

(208) 721-2151

Cell:

(208) 721-2151

Fax:

Project Information

Is this a Modification application?

☐ Yes

☒ No

File number being modified:

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1. Neighborhood Association:

Unknown

2. Comprehensive Planning Area:

Central Bench

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

Construct a 60-foot-high, 175-unit apartment complex with podium parking.

4. Size of Property:

3.21

☒ Acres

☐ Square Feet

5. Water Issues:

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

4000

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

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

Number of Existing:

1

Number of Proposed:

2

C. Is the building sprinklered?

☒ Yes

☐ No

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

4000

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

The existing use is industrial, a freight terminal (Estes Trucking and Express Freight). Two existing structures occupy the parcel.

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

No

8. Adjacent property information:

Building types and/or uses

Zone

North: Boise River/Greenbelt

North: (C-3D) Service Commercial w/Design Review

South: Industrial

South: (R-OD) Residential Office w/Design Review

East: Office

East: (C-2D) General Commercial w/Design Review

West: Boise Parks Administrati

West: (A-1) Open Land 1 Acre minimum lot size

DRH 12 00013

9. Proposed Structures:

A. Number of Structures:

1

Use:

Residential

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

	Gross Square Feet
1st Floor	82722
2nd Floor	79159
3rd Floor	64760
4th Floor	64760

B. Maximum proposed structure height(s):

60

C. Number of stories:

5

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

0

E. Number of residential units (if applicable):

175

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	

11. Building Exterior:**Materials**

Roof:

TPO Roof Membrane

Walls:

Brick, CMU, Stucco, Fiber Cement

Windows/Doors:

1st Floor - Alum Storefront; 2-5 - Vinyl

Fascia, Trim, etc:

Aluminum and Fiber Cement

Other:

Colors

White

Multiple

Silver, White

Grey, White

12. Setbacks:

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

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	10'	15.2'	N/A (Within Building)	
Rear:	5'	20.3'	N/A	
Side 1:	5'	55.9'	N/A	
Side 2:	10'	19.9'	N/A	

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

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Gross Square Feet	
1st Floor	82,722
2nd Floor	79,159
3rd Floor	64,700
4th Floor	64,760
5 th Floor	64,760

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13. Site Design:

	Site Percentage Devoted to	Square Feet
Building Coverage:	59.16 %	82780
Landscaping:	18.50 %	26490
Paving:	18.93 %	25893
Other Uses:	3.41 %	4776
Describe Other Uses:	Sidewalks	

14. Parking:

	Required	Proposed
Accessible Spaces:	7	7
Parking Spaces:	280	280
Bicycle Spaces:	28	48
Proposed compact spaces:		112

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

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:

Unit Location:

Type:

Height:

Proposed Screening Method:

DRH 1200013

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:

4

C. Proposed screening method:

Interior Trash Rooms

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:

Wrought Iron

N/A

Height:

Location:

Garage Wall

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

Number:

Location:

Size:

Screening:

21. Drainage:

Proposed method of on-site retention:

Infiltration Swales

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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DRH 1200013

January 10, 2012

Design Review Committee and Staff
Planning & Development Services
City of Boise
150 North Capitol Boulevard
Boise, Idaho 83701

REF: River Edge Apartments – Royal Boulevard
K&A Project Number 11211

SUB: Design Review Application – Letter of Design Intent

Dear Members of the Design Review Committee and Staff:

We are pleased to submit the accompanying Design Review Application on behalf of The Michaels Organization for the River Edge Apartments.

The intent of the project is to provide a modern, state-of-the-art living environment oriented toward Boise State University students. The subject property is 3.21 acres in size and is located north of Royal Boulevard and west of Lusk Street. Lying adjacent to the Boise River Greenbelt and Ann Morison Park, the property is currently utilized for industrial purposes by Estes Trucking and Express Freight.

The proposed development consists of a 5-story, multifamily structure approximately 356,200 square feet in size. The ground floor level and site includes a lobby, residential amenities (media, fitness and computer rooms) and 280 parking spaces. Two enclosed bicycle parking areas (48 spaces) will be provided in the north portion of the structure and adjacent to the greenbelt. Two pedestrian walkways interconnect with the Boise River Greenbelt. The northeast connection includes a walkway from Royal Boulevard to the greenbelt. The four upper floors of the building will accommodate 175 apartments; 39 two-bedroom units and 136 four-bedroom units. The proposed building will be fully sprinklered. The design highlights will feature a modern motif, incorporating sustainable materials and practices.

The building has been designed to be the optimum size necessary to provide the vibrant amenities and living spaces that the University student population demands in an economically feasible fashion. After evaluating several alternatives, it was determined that placing the apartments above ground-level parking was the only viable design solution. The building will be constructed with a non-combustible, concrete slab "podium" forming the first floor ceiling supported by concrete columns at the first floor level. Above the concrete deck will be wood-framed construction for the apartments on the second through fifth floors.

The building exterior will include a variety of planes and materials in the façade, which serves to divide the large façade areas into smaller sections. The exterior materials, including a mixture of brick, fiber cement panels, fiber cement siding, concrete masonry units, stucco, and fiber cement trim, have been selected based on several attributes including appearance, color, texture, durability, maintainability, and sustainability. The design has also been developed to have a variety of roofline profiles and heights, which enhances the overall appearance of the proposed "flat" roof. We have endeavored to create a building with a clean and modern appearance, while respecting the surrounding context of the Greenbelt, Ann Morison Park, and Downtown.

Principals

Stephen L. Schoch, AIA*
Eugene F. Schiavo, AIA, PP*
Mary M. Johannesen, AIA*
Roges Keyser, AIA
Jay Appleton, PE
Stephen Finkelman, PE, CEM*

Senior Associates

Raymond Rebilas, AIA
Milton D. Smith, RA
Susan C. Nurge, AIA*

Associates

Maria Carnon-Georges
Christopher Panella
Daniel Garthe, RA
Alkesh Taylor, PE*
Claudia Bitran, AICP, PP

* LEED AP BD+C

Collingswood, NJ
756 Haddon Avenue - 08108
Tel: 856.854.1880

Philadelphia, PA
8 Penn Center / Suite 1600
1628 JFK Blvd. - 19103
Tel: 215.985.0111

On the Web
www.kitchenandassociates.com

Kitchen & Associates
Architecture • Engineering • Planning • Interiors

Founded by Ben & Beth Kitchen 1971

DRH 1 2 0 0 0 1 3

January 9, 2012

Design Review Committee and Staff – Design Review Application Letter of Intent
River Edge Apartments – Royal Boulevard K&A Project Number

11211

Page 2 of 2

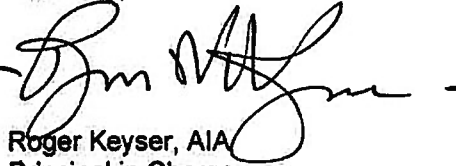
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SERVICES

A Conditional Use Application has been submitted for this project [CUP11-00001 and CFH11-00036] and has received a recommendation for approval from Planning Division Staff.

Thank you for your consideration of this proposed development. We look forward to working with you to create vibrant new housing for students in the City.

Sincerely,



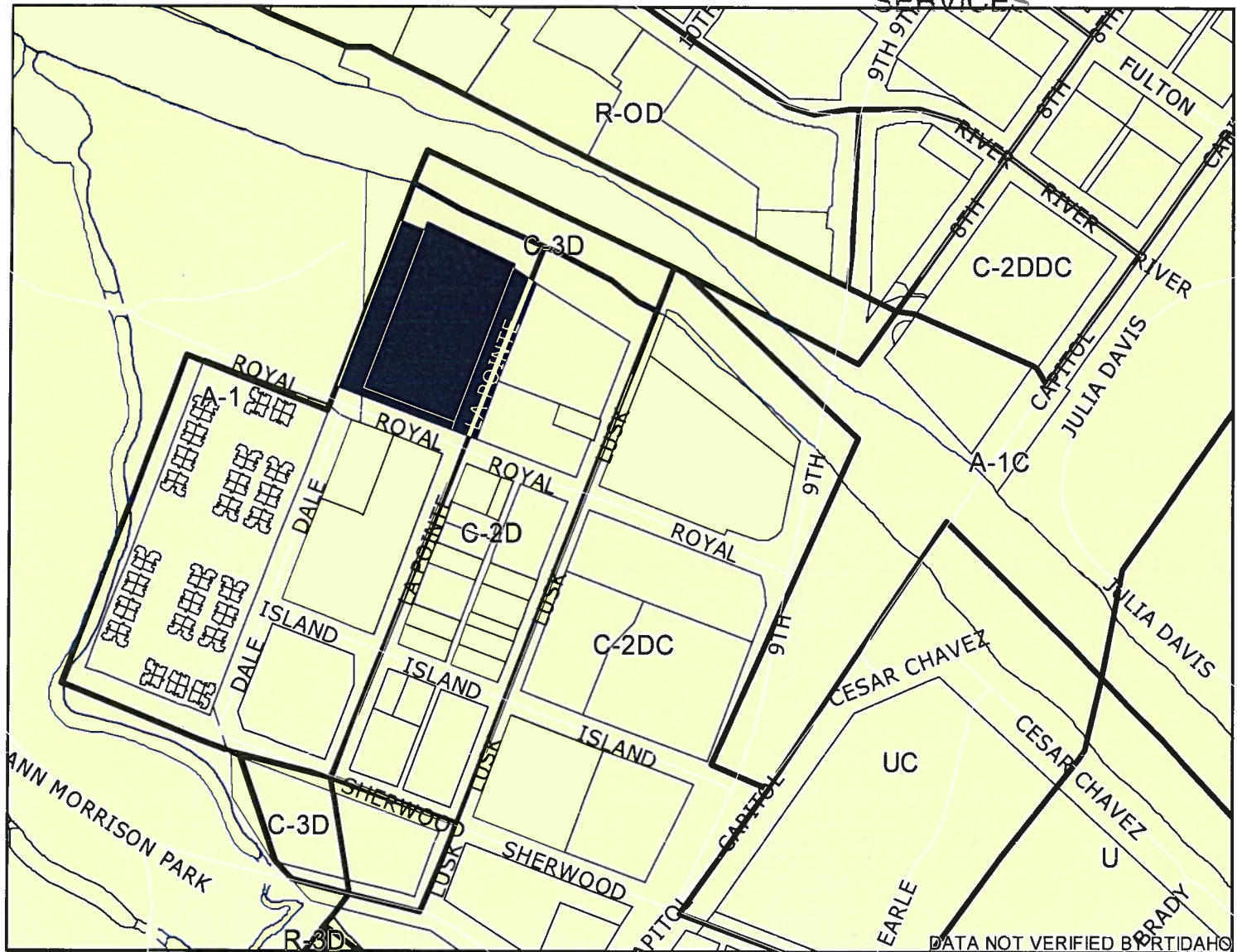
Roger Keyser, AIA
Principal in Charge

cc: Nicholas Zaferes, Michaels Organization
Project Design and Construction Team

DRH 1200013

JAN 10 2012

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SERVICES



SCALE NTS

DWG DATE

PROJ. NO. 1110801

SHEET 1 OF 1

VICIN

\1110801 sls

RIVER EDGE APARTMENTS

LOCATED IN THE SE ¼ OF SECTION 9 AND THE SW ¼ OF SECTION 10,
T.3N., R.2E., B.M.,
BOISE, ADA COUNTY, IDAHO

VICINITY MAP

**ENGINEERING
SOLUTIONS** LLP
planning and engineering communities for the future

1029 N. ROSARIO ST., STE. 100
MERIDIAN, IDAHO 83642
Phone: (208) 938-0980 Fax (208) 938-0941

DRH 1200013

1004 W. Royal Boulevard



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

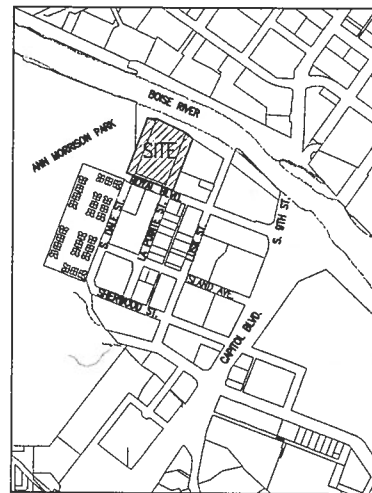


Legend

- Major Streets
 - MINOR ARTERIAL
 - MAJOR COLLECTOR
 - SECTION
 - PRINCIPAL ARTERIAL
 - INTERSTATE
 - Other
- Minor Streets
 - LOCAL
 - PARKS
 - PRIVATE
 - RESIDENTIAL
 - Other
- Street Names (minor)
- Addresses
- Parcels
- Ada-002010
- Parks
- City Limits
- Kuna
- Boise
- Garden City
- Eagle
- Star
- Meridian

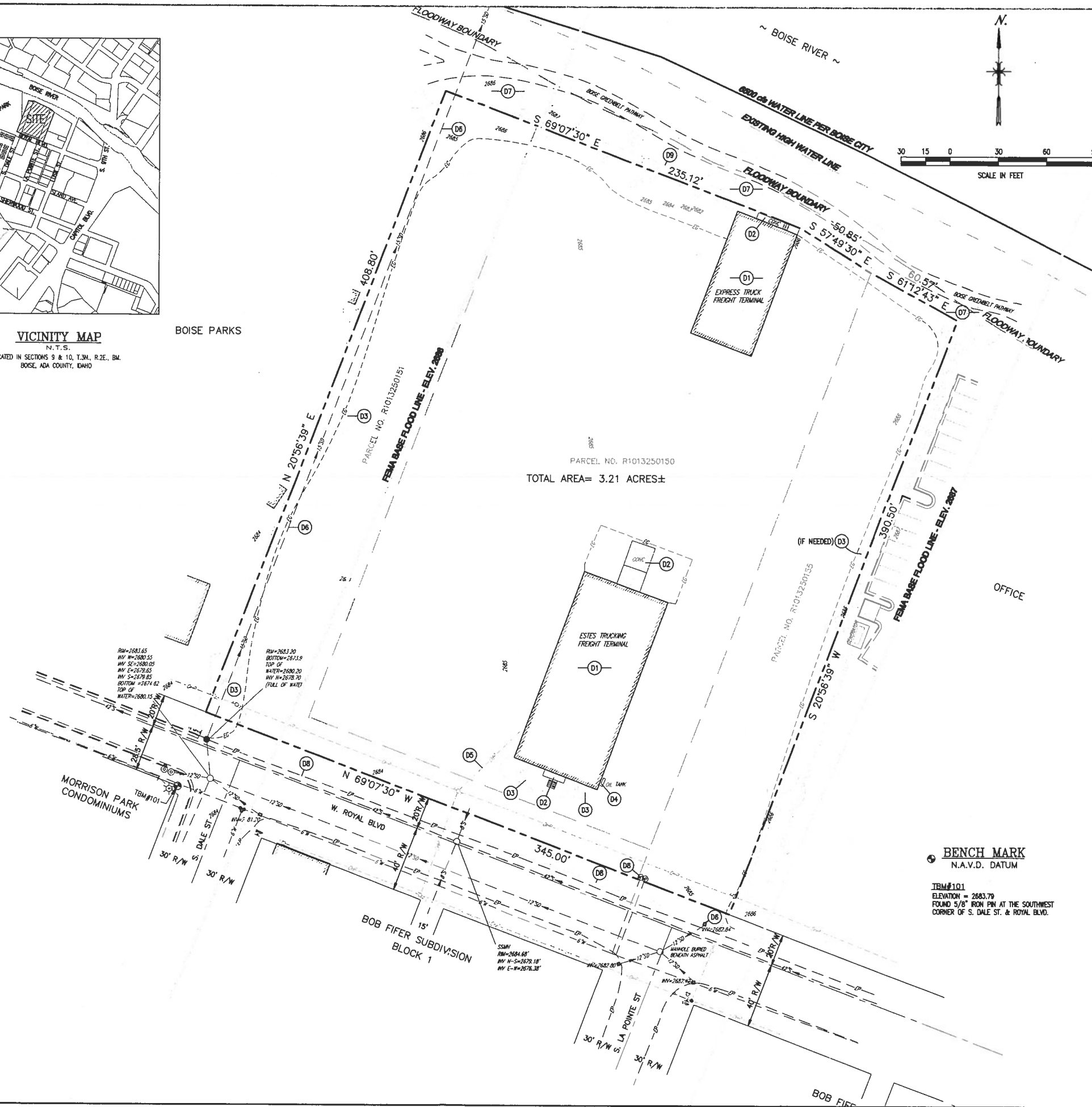
Scale 1:2,500

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VICINITY MAP
N.T.S.
LOCATED IN SECTIONS 9 & 10, T.3N., R.2E., BM.
BOISE, ADA COUNTY, IDAHO

BOISE PARKS



LEGEND

- SURVEY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PARCEL LINE
- FEMA BASE FLOOD LINE
- BENCHMARK
- UTILITY POLE
- TELEPHONE RISER
- CABLE TV RISER
- FIBER OPTIC BOX
- POWER TRANSFORMER ON CONCRETE PAD
- VALVE
- TRAFFIC SIGN
- DROP INLET
- SAND & GREASE TRAP
- FIRE HYDRANT
- WATER METER
- LIGHT POLE
- EXISTING OVERHEAD POWER LINE
- EXISTING PRESSURE IRRIGATION LINE WITH SIZE
- EXISTING PRESSURE IRRIGATION SERVICE
- EXISTING GRAVITY IRRIGATION LINE WITH SIZE
- EXISTING SEWER LINE WITH SIZE
- EXISTING WATER LINE WITH SIZE
- EXISTING STORM DRAIN LINE WITH SIZE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB, GUTTER, AND SIDEWALK

PRE-CONSTRUCTION PLAN KEY NOTES

- (D1) REMOVE AND DISPOSE OF EXISTING STRUCTURE.
- (D2) REMOVE AND DISPOSE OF CONCRETE SIDEWALKS, DRIVEWAYS, ETC., ADJACENT TO EXISTING STRUCTURES.
- (D3) REMOVE AND DISPOSE OF ALL TREES, SHRUBS, BRUSH, ETC., LOCATED ON SITE ONLY.
- (D4) REMOVE AND DISPOSE OF EXISTING OIL TANK.
- (D5) REMOVE AND DISPOSE OF UNDERGROUND AND OVERHEAD POWER SERVING SITE. COORDINATE THIS WORK WITH IDAHO POWER COMPANY.
- (D6) PROTECT AND RETAIN ALL ACHD STORM DRAIN FACILITIES LOCATED ON SITE.
- (D7) PROTECT AND RETAIN ALL BOISE CITY FACILITIES (GREENBELT - TREES, LANDSCAPING, PATHWAYS, ETC.) LYING ADJACENT TO THIS SITE.
- (D8) PROTECT AND RETAIN ALL UNDERGROUND UTILITIES LYING ADJACENT TO THIS SITE.
- (D9) INSTALL OR LEAVE EXISTING CHAIN LINK FENCING ALONG THE ENTIRE LENGTH OF THE PROJECT ADJACENT TO THE GREENBELT DURING CONSTRUCTION.

NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIG LINE AT 1-800-342-1585 PRIOR TO ANY EXCAVATION.
2. SEE RECORD OF SURVEY NO. 9026, RECORDS OF ADA COUNTY, FOR ADDITIONAL INFORMATION.
3. NO EQUIPMENT STAGING WILL BE ALLOWED ON PARK OWNED OR MAINTAINED PROPERTY.
4. ANY AREAS DISTURBED WITHIN THE 70-FOOT GREENBELT SETBACK SHALL BE RETURNED TO A SIMILAR CONDITION POST CONSTRUCTION.
5. THIS ENTIRE PROPERTY LIES IN THE BOISE RIVER 100-YEAR FLOODPLAIN. SEE FEMA MAP NUMBER 16001C0277 H FOR ADDITIONAL INFORMATION.

SHEET INDEX

- | | | |
|--------|------|--------------------------------------|
| 1 OF 3 | C1.0 | = TOPOGRAPHY & PRE-CONSTRUCTION PLAN |
| 2 OF 3 | C1.1 | = SITE & DIMENSIONING PLAN |
| 3 OF 3 | C1.2 | = SITE GRADING & UTILITY PLAN |

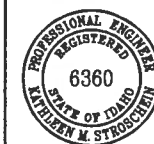
BENCH MARK
N.A.V.D. DATUM

BM#101
ELEVATION = 2683.79
FOUND 5/8" IRON PIN AT THE SOUTHWEST CORNER OF S. DALE ST. & ROYAL BLVD.

JAN 10 2012

DEVELOPMENT SERVICES

DEVELOPER
THE MICHAELS ORGANIZATION
3 EAST STOW ROAD, SUITE 100
MARTLTON, NJ 08053
(856) 596-3008



REVISIONS
01/10/12

ENGINEERING SOLUTIONS
1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 538-0880 Fax (208) 538-0941

RIVER EDGE APARTMENTS
1004 W. ROYAL BOULEVARD, BOISE, IDAHO
TOPOGRAPHY & PRE-CONSTRUCTION PLAN

SCALE 1"=30' N/A
DWG. DATE 11/29/11
PROJ. NO. 110801
SHEET 1 OF 3

C1.0

/SHEETS/C1.0.TPO.DWG

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DEVELOPMENT SERVICES

ARCHITECT
KITCHEN & ASSOCIATES
8 PENN CENTER
1628 JOHN KENNEDY BLVD., SUITE 100
PHILADELPHIA, PA. 19103
(215) 985-0111

DEVELOPER
THE MICHAELS ORGANIZATION
3 EAST STOW ROAD, SUITE 100
MARLTON, NJ 08053
(856) 598-3008



REVISIONS
01/10/12

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ENGINEERING SOLUTIONS
1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 338-0980 Fax (208) 338-0941

RIVER EDGE APARTMENTS
1004 W. ROYAL BOULEVARD, BOISE, IDAHO
SITE & DIMENSIONING PLAN

SCALE 1"=30' N/A
DWG. DATE 11/29/11
PROJ. NO. 110801
SHEET 2 OF 3
C1.1
/SHEETS/C1.1 SITE_DIM.DWG

SITE PLAN KEY NOTES:

- (S1) NO PARKING AREA - TRASH PICK-UP AREA
- (S2) CONSTRUCT WROUGHT IRON FENCING WITH PILLARS. SEE LANDSCAPE AND ARCHITECT PLANS FOR DETAILS.
- (S3) CONCRETE SIDEWALK OR PATHWAY
- (S4) VERTICAL CURB AND GUTTER
- (S5) PERVIOUS CONCRETE PAVING
- (S6) VALLEY GUTTER
- (S7) TRANSFORMER
- (S8) GENERATOR
- (S9) PARKING LIGHTS

SITE DATA

TOTAL SITE AREA = 139,939 SF± (3.21 ACRES±)

PAVING AREA
(Exterior Driveways & Parking)
TOTAL PAVING AREA = 25,893 sf
TOTAL PAVING % OF SITE = 18.50%

SIDEWALK AREA
(Concrete Pedestrian Pathways/Sidewalks)
TOTAL SIDEWALK AREA = 4,776 sf
TOTAL SIDEWALK AREA % OF SITE = 3.41%
(Additional Detached Sidewalk in Right-Of-Way = 1,251 sf)

LANDSCAPED AREA
(Including Infiltration Swales)
TOTAL LANDSCAPED AREA = 26,490 sf
TOTAL LANDSCAPED AREA % OF SITE = 18.93%
(Additional Landscaping in Right-Of-Way = 689 sf)

BUILDING AREA
(Excluding Open Parking)
TOTAL BUILDING AREA = 82,780 sf
TOTAL BUILDING AREA % OF SITE = 59.16%

PROPOSED BUILDING HEIGHT = 58 FEET
EXISTING ZONING: R-O(D)
GROSS DENSITY: 54.517 DWELLING UNITS/ACRE

PARKING DATA
TOTAL PARKING: 280 SPACES
COMPACT PARKING: 112 SPACES
HANDICAPPED PARKING: 7 SPACES
OTHER PARKING: 161 SPACES
BIKE PARKING: 48 SPACES

SITE NOTES:

1. THE BOISE RIVER SYSTEM ORDINANCE APPLIES TO THIS PROPERTY - CLASS C LANDS.
2. THIS ENTIRE PROPERTY LIES IN THE BOISE RIVER 100-YEAR FLOODPLAIN. SEE FEMA MAP NUMBER 16001C0277 H FOR ADDITIONAL INFORMATION.
3. LIGHTING:
EXTERIOR: BUILDING-MOUNTED LIGHT FIXTURES
COVERED PARKING AREA: CEILING-MOUNTED LIGHT FIXTURES

COORDINATE 20' WIDE EMERGENCY VEHICLE ACCESS IMPROVEMENT WITH BOISE CITY PARKS DEPARTMENT. RECONSTRUCT EXISTING PATHWAY TO A 20' WIDE ACCESS TO MEET 70,000 GWM.

20' FIRE EMERGENCY VEHICLE ACCESS

EXISTING PAVED DRIVEWAY (PARK ACCESS)

BOISE PARKS



MORRISON PARK CONDOMINIUMS

5-STORY 175-UNIT APARTMENT COMPLEX

OFFICE

BOB FIFER SUBDIVISION BLOCK 1

BOB FIFER

RECEIVED

JAN 10 2012
DEVELOPMENT
SERVICES

ARCHITECT
KITCHEN & ASSOCIATES
8 PENN CENTER
1628 JOHN KENNEDY BLVD., SUITE 100
PHILADELPHIA, PA. 19103
(215) 985-0111

DEVELOPER
THE MICHAELS ORGANIZATION
3 EAST STOW ROAD, SUITE 100
MARLTON, NJ 08053
(856) 596-3008

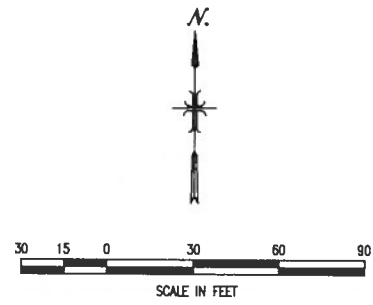


REVISIONS
01/10/12

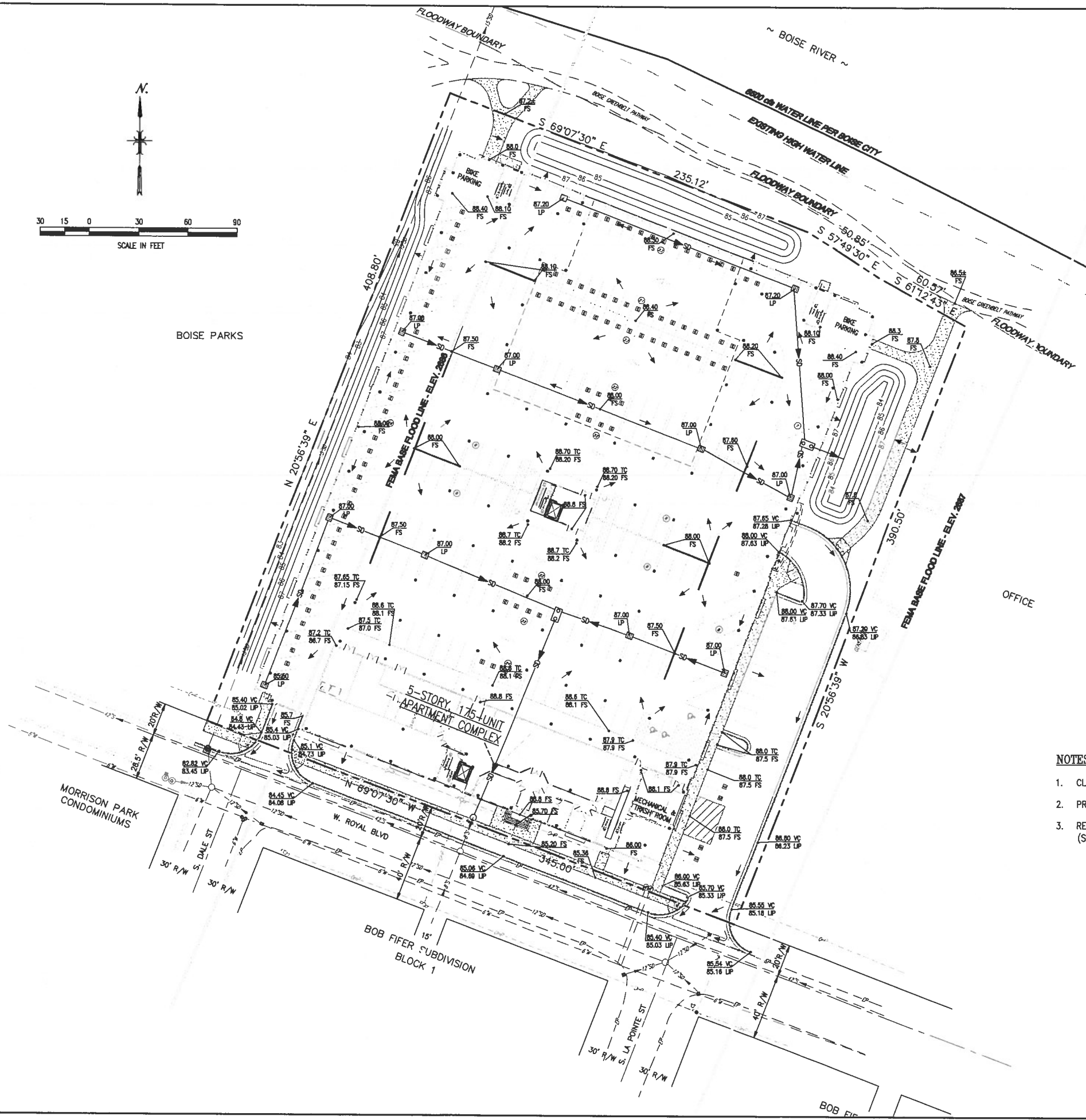
ENGINEERING
SOLUTIONS
1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

RIVER EDGE
APARTMENTS
1004 W. ROYAL BOULEVARD, BOISE, IDAHO
SITE GRADING & UTILITY PLAN

SCALE 1"=30' N/A
DWG. DATE 11/29/11
PROJ. NO. 110801
SHEET 3 OF 3
C1.2
/SHEETS/C1.2_GRADING_UTIL.DWG



BOISE PARKS



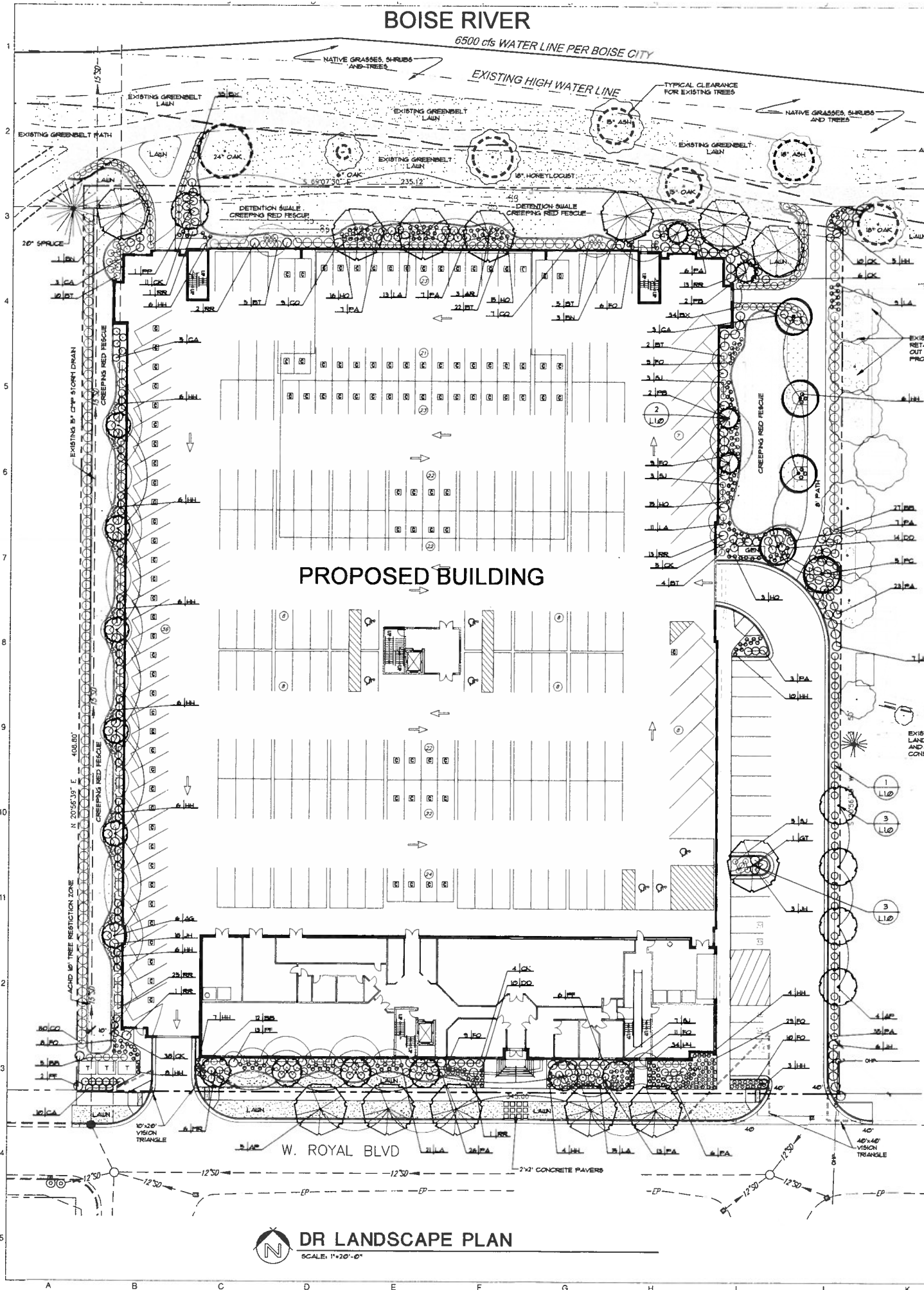
ABBREVIATIONS

FS Finished Surface
LP Lip of Gutter
LP Low Point
TC Top of Curb
VC Vertical Curb
VG Valley Gutter

NOTES:

1. CLASS C LAND UNDER THE BOISE RIVER SYSTEM ORDINANCE.
2. PROPERTY SUBJECT TO BASE FLOOD ELEVATION 2687.
3. REQUIRED MINIMUM FINISHED FLOOR ELEVATION IS 2688.
(SEE FEMA MAP NUMBER 16001C0277 H)

DRH 1200013



DR LANDSCAPE PLAN
SCALE: 1"=20'-0"

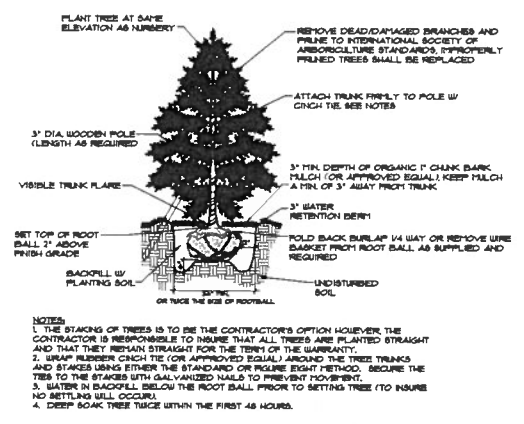
PLANT SCHEDULE (NOTE: ALL TREES TO BE GRADE 1)					
QTY.	KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	TREE CLASS	MATURE SIZE
TREES					
4	AC	Acer platanoides 'Columnar' Columnar Norway Maple	2" B&B	I	30' hgt. 5' wide
5	AG	Acer glabrum 'Pinnatifid' Pinnatifid Maple	2" B&B	I	25' hgt. 5' wide
5	AP	Acer platanoides 'Parkei' Parkei Norway Maple	2" B&B	I	35' hgt. 5' wide
3	AR	Acer rubrum 'Fraxinoides' Red Sunset Maple	2" B&B	I	35' hgt. 5' wide
4	BN	Betula nigra 'Clump' Clump River Birch	2" B&B	II	35' hgt. 25' wide
1	GT	Gleditsia triacanthos 'Shademaster' Shademaster Honeylocust	2" B&B	II	35' hgt. 25' wide
5	PC	Prunus caroliniana 'Krauser Vaseviva' Krauser Vaseviva Plum	2" B&B	I	20' hgt. 5' wide
6	NR	Nyssa sylvatica 'Sentinel' Sentinel Crabapple	2" B&B	I	18' hgt. 12' wide
1	PP	Prunus pennsylvanica 'Capital' Capital Flowering Pear	2" B&B	I	25' hgt. 5' wide
4	FB	Ficus purpurea 'Bachari' Bachari Spruce	5-6" hgt. B&B	CONF.	12' hgt. 6' wide
39 TOTAL TREES					
SHRUBS					
DB		Euonymus alatus 'Compactus' Chartreuse Burning Bush	2 Gal.		4' hgt. 4' width
BT		Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Japanese Barberry	2 Gal.		3' hgt. 3' width
DX		Buxus x Green Ice Green Ice Boxwood	2 Gal.		3' hgt. 3' width
CO		Cornus alba 'Ivory Halo' Ivory Halo Dogwood	5 Gal.		4' hgt. 4' width
JH		Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.		6' hgt. 4' width
NR		Rosa 'Merlot' Merlot Grandcover Rose	2 Gal.		4' hgt. 4' width
PF		Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.		4' hgt. 4' width
SJ		Spiraea japonica 'Neon Flash' Neon Flash Spirea	2 Gal.		3' hgt. 3' width
GROUND COVERS / PERENNIALS / GRASSES					
CA		Calamagrostis x scutellaria 'Overden' Chartreuse Feather Grass	1 Gal.		4' hgt. 2' width
CK		Calamagrostis scutellaria 'Karl Foerster' Karl Foerster Feather Grass	1 Gal.		4' hgt. 2' width
DD		Dianthus x 'Frosty Pine' Frosty Pine Dianthus	1 Gal. # 36" O.C.		2' hgt. 2' width
FO		Festuca ovina glauca 'Elijah' Elijah Blue Fescue	1 Gal. # 36" O.C.		2' hgt. 2' width
HI		Hemerocallis x 'Happy Returns' Happy Returns Daylily	1 Gal.		2' hgt. 2' width
HO		Hosta sieboldiana 'Frances Williams' Frances Williams Plantain Lily	1 Gal.		2' hgt. 2' width
LA		Lavandula angustifolia 'Thompson's Leigh' Thompson's English Lavender	1 Gal. # 36" O.C.		2' hgt. 2' width
PA		Panicum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.		2' hgt. 2' width
VI		Vincetoxicum 'Leigh's White' Common Periwinkle	4" Pot. # 34" O.C.		6' hgt. 2' width

SITE DATA

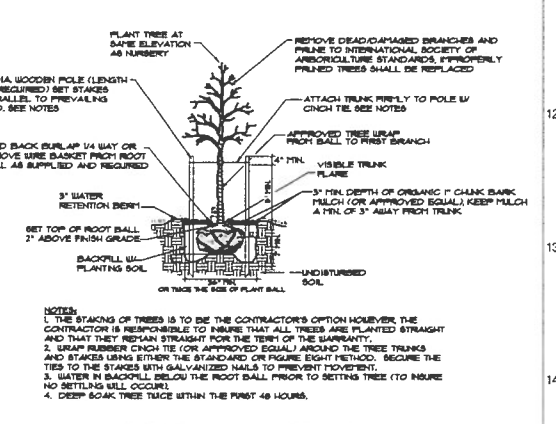
TOTAL SITE AREA = 0.5338 AC (131 ACRES)
LANDSCAPED AREA (including driveway) = 0.1444 AC
TOTAL LANDSCAPED AREA = 0.1444 AC
TOTAL LANDSCAPED AREA % OF SITE = 10.92%
BUILDING AREA (including open parking) = 0.0044 AC
TOTAL BUILDING AREA = 0.0044 AC
TOTAL BUILDING AREA % OF SITE = 0.33%

LANDSCAPE NOTES

- All plant material shall conform to the American Nurseryman Standards for type and size shown.
- All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1/2") bark chips (coordinate with owner).
- All lawn areas shall be sodded to match existing Greenbelt Turf (type).
- All planting beds shall have 18" of topsoil.
- All landscaped areas shall have an automatic underground sprinkler system which ensures complete coverage and properly zoned for required water uses.
- Retain and protect all existing trees to remain through out construction (see plans). Retain and protect existing trees to remain per Boise City Forester's recommendations.
- Contractor shall comply with the AIA/IDA Landscaping policy for vision triangles.
- Contractor shall follow all local, state and federal regulations.
- All landscape planters shall have a shovel edge to provide a distinct separation between landscape types.



CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL

NOTE: ALL PRINTS OR COPIES SHALL BE PRINTED AT 100% SCALE TO INSURE PROPER SCALING OF THE DRAWINGS. THE LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE SCALE OF THE DRAWINGS ONCE THEY HAVE BEEN REPRODUCED, COPIED, SCANNED OR PRINTED BY ANY OTHER ENTITY.

STAMP
JAN 10 2012
LA-157
7/11
IDAHO LANDSCAPE ARCHITECTS
DATE: 1-9-12
CONSULTANT:
ENGINEERING SOLUTIONS
1028 N. ROSARIO ST., STE. 100
BOISE, IDAHO 83702
PHONE: (208) 342-2888
FAX: (208) 342-2889

REVISIONS

DRH 12 00013

BOISE
IDAHO
RIVER EDGE APARTMENTS
1004 ROYAL BOULEVARD

DRAWN BY: JDR
CHECKED BY: TJS
PROPERTY NUMBER:
DEVELOPER NUMBER:
SHEET:
L1.0