

## #161: Design Review Application Form

### Property Information

#### 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:

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 you 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	(C-3D) Service Commercial w/Design Review
South:	Industrial	(R-OD) Residential Office w/Design Review
East:	Office	(C-2D) General Commercial w/Design Review
West:	Boise Parks Administrati	(A-1) Open Land 1 Acre minimum lot size

9. Proposed Structures:

A. Number of Structures:

1

Use:

Residential

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	Colors
Roof:	TPO Roof Membrane	White
Walls:	Brick, CMU, Stucco, Fiber Cement	Multiple
Windows/Doors:	1st Floor - Alum Storefront; 2-5 - Vinyl	Silver, White
Fascia, Trim, etc:	Aluminum and Fiber Cement	Grey, White
Other:		

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	

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

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

**13. Site Design:**

	Site Percentage Devoted to	Square Feet
Building Coverage:	<input type="text" value="59.16"/> %	<input type="text" value="82780"/>
Landscaping:	<input type="text" value="18.50"/> %	<input type="text" value="26490"/>
Paving:	<input type="text" value="18.93"/> %	<input type="text" value="25893"/>
Other Uses:	<input type="text" value="3.41"/> %	<input type="text" value="4776"/>
Describe Other Uses:	<input type="text" value="Sidewalks"/>	

**14. Parking:**

	Required	Proposed
Accessible Spaces:	<input type="text" value="7"/>	<input type="text" value="7"/>
Parking Spaces:	<input type="text" value="280"/>	<input type="text" value="280"/>
Bicycle Spaces:	<input type="text" value="28"/>	<input type="text" value="48"/>
Proposed compact spaces:		<input type="text" value="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:

**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 & Hillisides:**

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

## 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:

Steve

Last Name:

Schoch

Company:

Kitchen & Associates

Address:

756 Haddon Avenue

City:

Collingswood

State:

NJ

Zip:

08108

E-mail:

mbartner@kitchenandassociates.com

Phone Number:

(856) 854-1880

Cell:

(856) 669-8750

Fax:

(856) 854-3842

Professional License #:

RA-985446

## Landscape Professional Information

Is the project's Landscape Professional listed on the first page?

☐

Yes

☒

No

(If yes, leave this section blank.)

First Name:

Thomas

Last Name:

South

Company:

South Landscape Architecture, P.C.

Address:

2002 S. Vista Avenue

City:

Boise

State:

ID

Zip:

83705

E-mail:

roters@slaboise.com

Phone Number:

(208) 342-2999

Cell:

(208) 761-1508

Fax:

(208) 342-2993

Professional License #:

LA-157

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

*Becky McKay*

Date:

*1/10/12*