

#161: Design Review Application Form

Property Information

Address

Street Number:	Prefix:	Street Name:			
<input type="text" value="620"/>	<input type="text" value="S"/>	<input type="text" value="9TH ST"/>			
Subdivision name:	Block:	Lot:	Section:	Township:	Range:
<input type="text" value="DAVIS ADD"/>	<input type="text" value="4"/>	<input type="text" value="0"/>	<input type="text" value="10"/>	<input type="text" value="3"/>	<input type="text" value="2"/>
Parcel Number:	Additional Parcel Numbers:				
<input type="text" value="R1749100333"/>	<input type="text"/>				

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:	Last Name:		
<input type="text" value="Steve"/>	<input type="text" value="Hosac"/>		
Company:			
<input type="text" value="River 8 LLC"/>			
Address:	City:	State:	Zip:
<input type="text" value="1770 W. State St., #390"/>	<input type="text" value="Boise"/>	<input type="text" value="ID"/>	<input type="text" value="83702"/>
E-mail:	Phone Number:	Cell:	Fax:
<input type="text" value="steve@hosac.net"/>	<input type="text" value="(208) 384-1024"/>	<input type="text" value="(208) 850-8590"/>	<input type="text" value="(208) 384-1061"/>

Agent/Representative Information

First Name:	Last Name:		
<input type="text" value="John"/>	<input type="text" value="Price"/>		
Company:			
<input type="text" value="The Architects Office"/>			
Address:	City:	State:	Zip:
<input type="text" value="499 Main Street"/>	<input type="text" value="Boise"/>	<input type="text" value="ID"/>	<input type="text" value="83702"/>
E-mail:	Phone Number:	Cell:	Fax:
<input type="text" value="john@taoidaho.com"/>	<input type="text" value="(208) 343-2931"/>	<input type="text"/>	<input type="text" value="(208) 343-1306"/>

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:		
<input type="text" value="Mike"/>	<input type="text" value="Hall"/>		
Company:			
<input type="text" value="Capitol City Development Corp."/>			
Address:	City:	State:	Zip:
<input type="text" value="121 N 9th St., Suite 501"/>	<input type="text" value="Boise"/>	<input type="text" value="ID"/>	<input type="text" value="83702"/>
E-mail:	Phone Number:	Cell:	Fax:
<input type="text" value="mhall@ccdcb Boise.com"/>	<input type="text" value="(208) 384-4264"/>	<input type="text"/>	<input type="text"/>

Project Information

Is this a Modification application? ☐ Yes ☐ No File number being modified:

1.Neighborhood Association:

[View Neighborhood Associations PDF](#)

2.Comprehensive Planning Area:

[View Comprehensive Planning Area PDF](#)

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

Building a new 7-story mixed use building. Floors 1-2 parking and commercial. Floors 3-7 130 dwelling units in three wood framed towers.

4.Size of Property:

☐ Acres ☐ Square Feet

5.Water Issues:

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

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

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

Number of Existing:

Number of Proposed:

C. Is the building "sprinklered"? ☐ Yes ☐ No

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

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

Existing vacant warehouses

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

Yes. Phase 1: 2/3 of garage, residential tower A

Phase II: residential tower B

Phase III: 1/3 of garage, residential tower C

8.Adjacent property information:

Building types and/or
uses

Zone

North:

North:

South:

South:

East:

East:

West:

West:

9. Proposed Structures:

A. Number of Structures: Use:

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

	Gross Square Feet
1st Floor	<input type="text" value="42995"/>
2nd Floor	<input type="text" value="44619"/>
3rd Floor	<input type="text" value="35292"/>
4th Floor	<input type="text" value="35415"/>

B. Maximum proposed structure height(s):

C. Number of stories:

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

E. Number of residential units (if applicable):

10. Existing Structures:

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

	Gross Square Feet
1st Floor	<input type="text"/>
2nd Floor	<input type="text"/>
3rd Floor	<input type="text"/>
4th Floor	<input type="text"/>

11. Building Exterior:

	Materials	Colors
Roof:	<input type="text" value="single-ply membrane"/>	<input type="text" value="white"/>
Walls:	<input type="text" value="brick/stucco/concrete"/>	<input type="text" value="tan/yellow brick, white/green/orange stucco"/>
Windows/Doors:	<input type="text" value="aluminum storefront at 1st & 2nd floors, vin"/>	<input type="text" value="black anod. aluminum, tan vinyl at brick, w"/>
Fascia, Trim, etc:	<input type="text" value="stucco"/>	<input type="text" value="white"/>
Other:	<input type="text" value="metal grillwork at garage openings"/>	<input type="text" value="black"/>

12. Setbacks:

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

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	<input type="text" value="0'"/>	<input type="text" value="9' plus"/>	<input type="text" value="none"/>	<input type="text" value="160"/>
Rear:	<input type="text" value="0'"/>	<input type="text" value="1'"/>	<input type="text"/>	<input type="text"/>
Side 1:	<input type="text" value="8th street - 0'"/>	<input type="text" value="0'"/>	<input type="text"/>	<input type="text"/>
Side 2:	<input type="text" value="9th street - 0'"/>	<input type="text" value="0'"/>	<input type="text"/>	<input type="text"/>

13.Site Design:

	Site Percentage Devoted to	Square Feet
Building Coverage:	<input type="text" value="84"/> %	<input type="text" value="43995"/>
Landscaping:	<input type="text" value="8"/> %	<input type="text" value="4250"/>
Paving:	<input type="text" value="8"/> %	<input type="text" value="4286"/>
Other Uses:	<input type="text"/>	<input type="text"/>
Describe Other Uses:	<input type="text"/>	

14.Parking:

	Required	Proposed
Accessible Spaces:	<input type="text" value="0"/>	<input type="text" value="6"/>
Parking Spaces:	<input type="text" value="0"/>	<input type="text" value="160"/>
Bicycle Spaces:	<input type="text"/>	<input type="text" value="20"/>
Proposed compact spaces:		<input type="text" value="0"/>
Are you proposing off-site parking?	<input type="radio"/> Yes <input type="radio"/> No	
If yes, how many spaces?	<input type="text"/>	
Are you requesting shared parking or a parking reduction?	<input type="radio"/> Yes <input type="radio"/> No	
If yes, how many spaces?	<input type="text"/>	
Restricted parking?	<input type="radio"/> Yes <input type="radio"/> 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:	<input type="text" value="140"/>
Unit Location:	<input type="text" value="in parking garage and roof"/>
Type:	<input type="text" value="varies"/>
Height:	<input type="text" value="varies"/>
Proposed Screening Method:	<input type="text" value="roof top mechanical screens"/>

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:

C. Proposed screening method:

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:

Height:

Location:

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

Number:

Location:

Size:

Screening:

21.Drainage:

Proposed method of on-site retention:

22.Floodways & Hillsides:

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:

Last Name:

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Company:

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Address:

City:

State:

Zip:

		ID 	
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E-mail:

Phone Number:

Cell:

Fax:

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Professional License #:

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Landscape Professional Information

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

First Name:

Last Name:

Bruce	Taylor
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Company:

Jensen Belts

Address:

City:

State:

Zip:

495 Main Street	Boise	ID 	83702
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E-mail:

Phone Number:

Cell:

Fax:

bruce@jensenbelts.com	(208) 343-7175		(208) 343-7178
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Professional License #:

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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:

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Date:

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