



Planning & Development Services

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Summary/Reason Statement for DRH12-00033

Summary

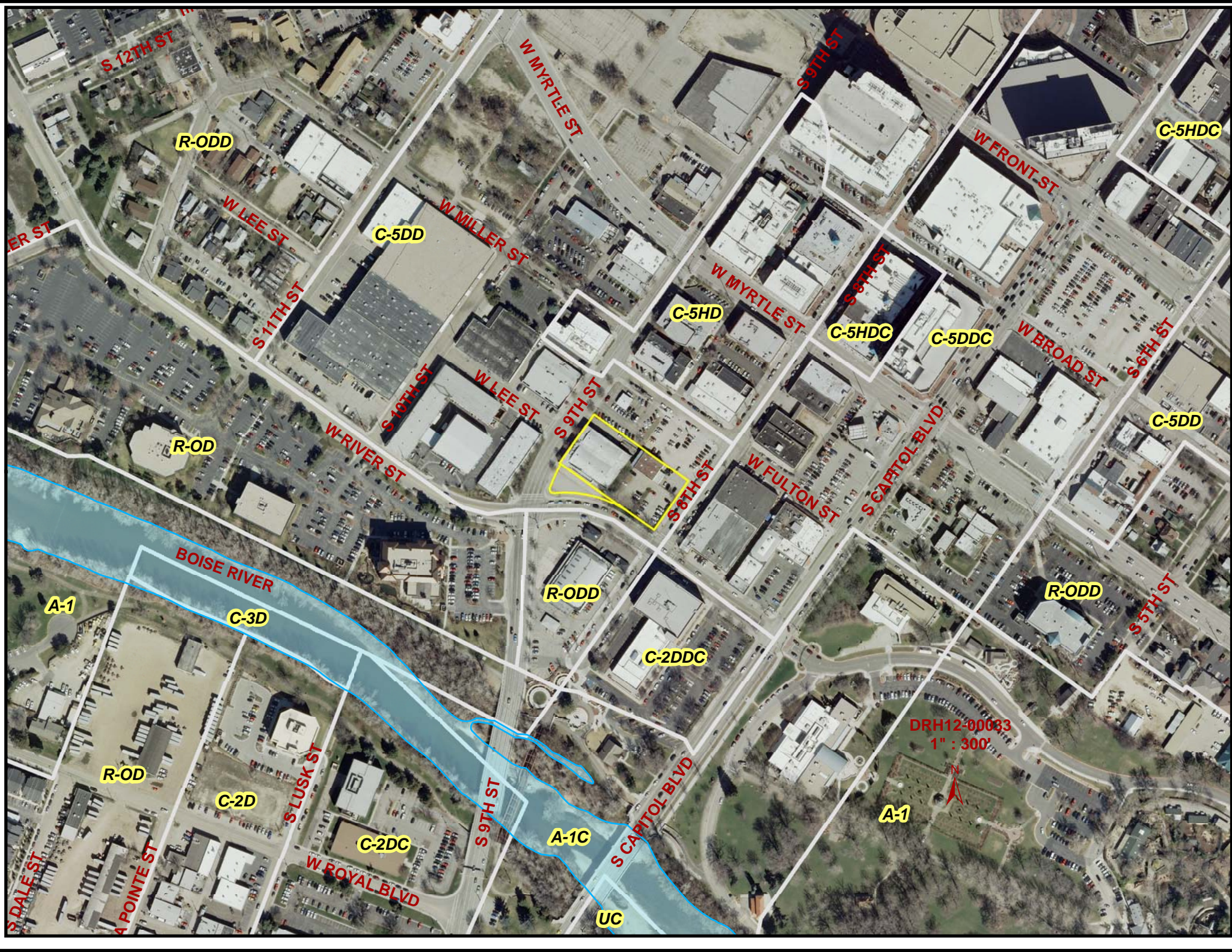
River 8 LLC requests Design Review approval to a seven-story mixed use building that will contain 8,600 square feet of commercial/office space, 130 residential units and associated structured parking located within the C-5DD (Central Business District with Downtown Design Review Overlay) zone. The subject property is approximately 1.206-acres in size and is located on the northeast corner of 9th Street and River Street. The property currently contains two warehouse buildings and a surface parking lot. The applicant is proposing to raze the existing structures. The general area consists of uses that include single-story retail, education and warehouse buildings. The Comprehensive Plan Land Use Map designates this property as “Downtown Mixed Use” and locates it within the Downtown Planning Area.

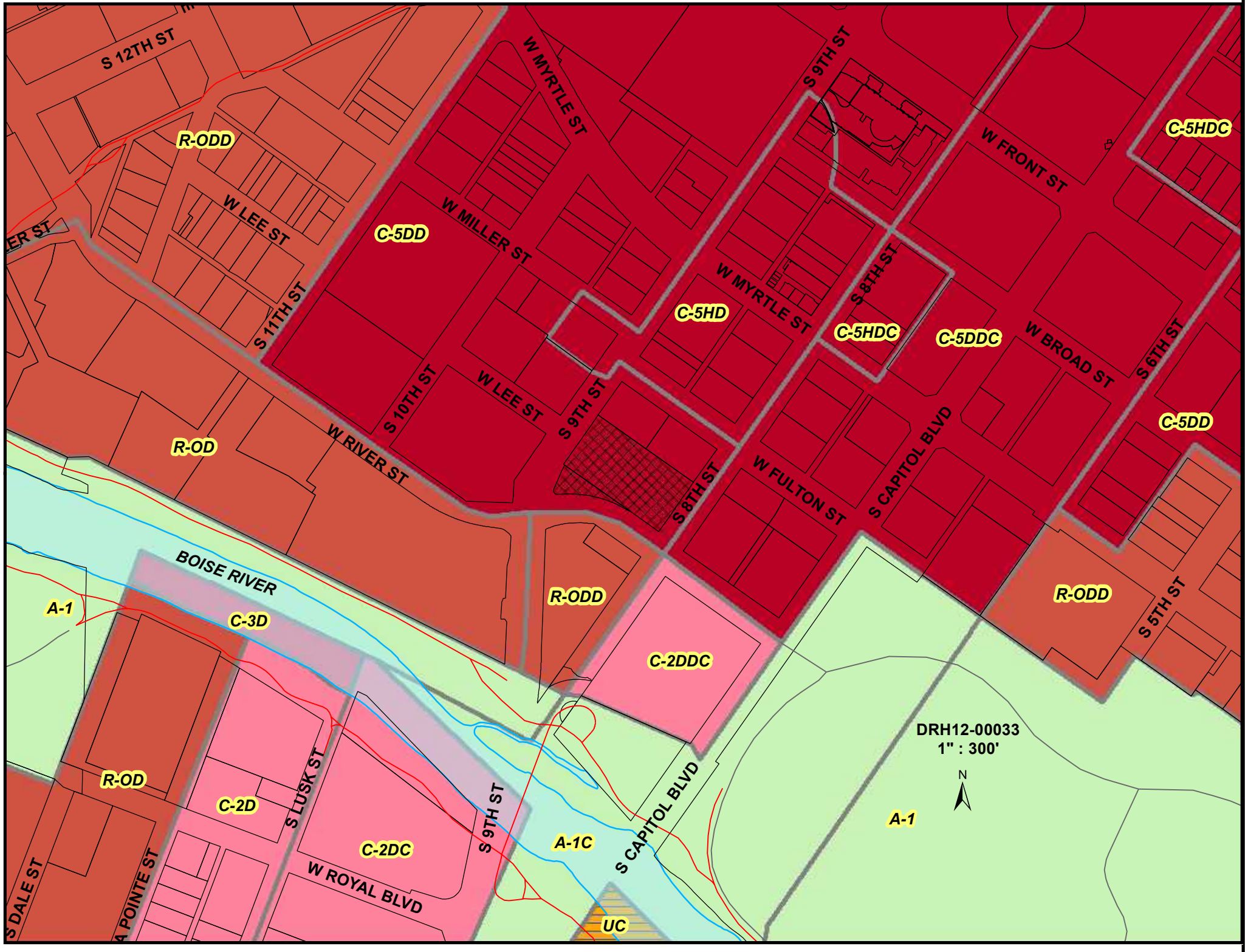
The site is currently occupied by an abandoned 15,535 square foot warehouse, a small accessory warehouse and a surface parking lot. The applicant is proposing to raze the existing structures and construct a seven-story mixed-use building that will contain 8,600 square feet of commercial/office space, 130 residential units and associated structured parking. The first and second floors will be a single structure that will contain commercial/office space and structured parking while floors three through seven will appear as three separate towers that will contain residential units.

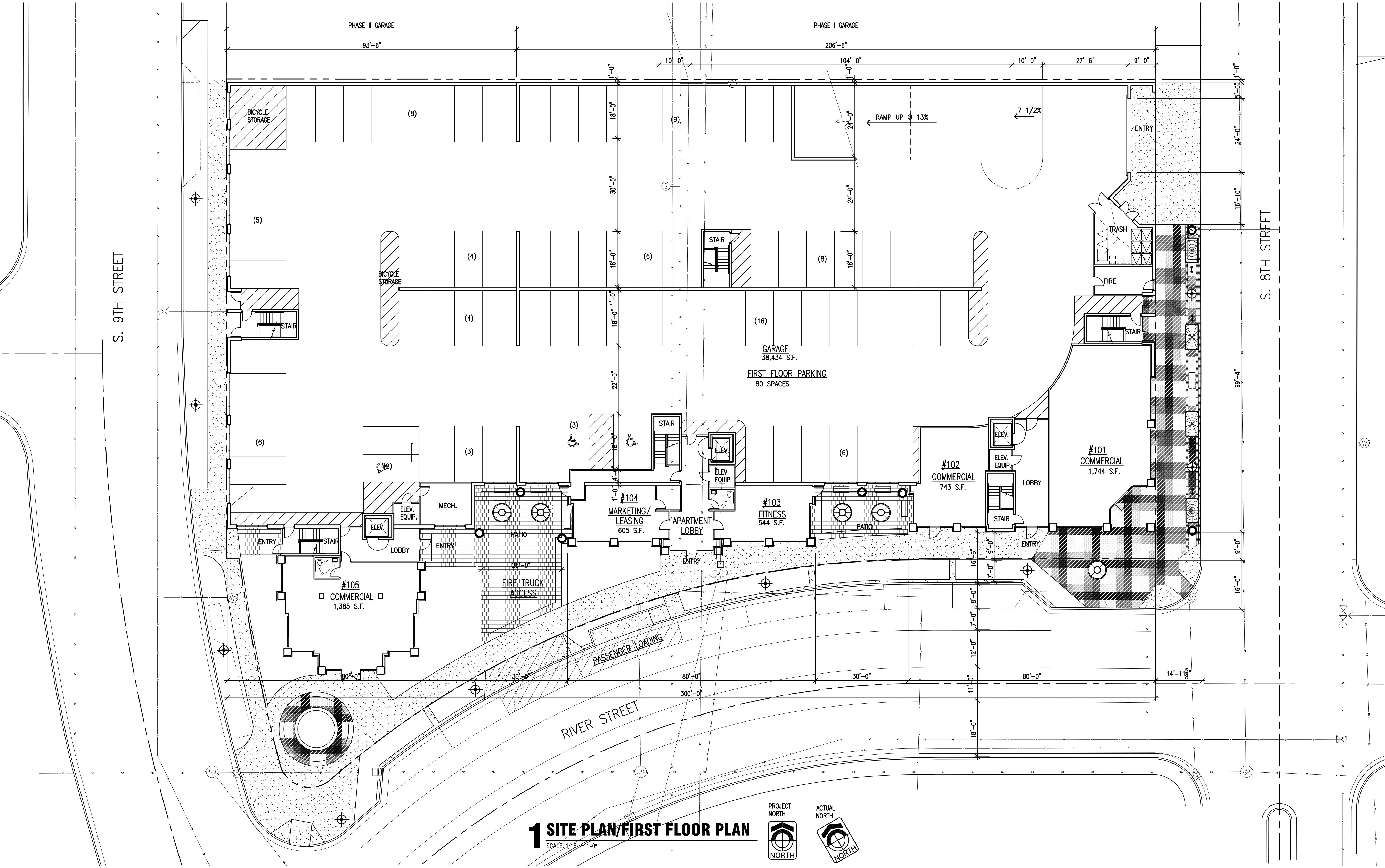
The building will be predominantly constructed of a tan and yellow multi-colored brick, white, green and orange stucco. Floors one and two will be constructed of the tan and yellow multi-colored brick with a concrete base and black anodized aluminum storefront window and door systems located adjacent to the commercial and office areas along with concrete and six inch black metal wire grill located adjacent to the structured parking. Floors three through seven are constructed of tan and yellow multi-colored brick, white, green and orange stucco that will contain one half inch wide expansion joints and tan vinyl windows.

Overall, the seven-story design contains appropriate colors and materials, fenestration, and modulation. Each of these elements assists to break up the massing of this structure, provide an additional depth of character through shading and relief and provide architectural design interest. Staff believes that the applicant’s proposal will bring a fresh and revitalized look to the site, which is located within the downtown area.

Staff has recommended the applicant close the unused driveways to match the required streetscape of each roadway, revise the streetscape along River Street and coordinate with the CCDC and the City of Boise in regard to the streetscape on 9th Street. These Conditions of Approval have been recommended to comply with the Objectives, Findings and Considerations of Sections 11-7-3.1, 11-7-3.2 and 11-7-3.3 of the Boise City Zoning Ordinance and the design related goals and policies of the Boise City Comprehensive Plan.







RIVER 8 CONDOMINIUMS

620 S. 9TH STREET
BOISE, IDAHO

GENERAL SITE NOTES

SCALE: 1" = 1'-0"
ZONING: C-5DD
TOTAL SITE AREA: 52,531 S.F. (1.21 Acres)
MAXIMUM BUILDING HEIGHT PROPOSED +83 FT.
MAXIMUM BUILDING HEIGHT ALLOWED UNLIMITED
TOTAL PROJECT DENSITY: 130 DU/1.21 Acres = 107 DU/ACRE

APARTMENTS:

NUMBER OF DWELLING UNITS PROPOSED: 130 UNITS
APPROXIMATE UNIT MIX:

STUDIO (2%) 3
1 BEDROOM-1 BATH UNITS (11%) 14
1.5 BEDROOM-1 BATH UNITS (27%) 35
2 BEDROOM-1 BATH UNITS (14%) 18
2 BEDROOM-2 BATH UNITS (46%) 60
PARKING SPACES PROVIDED 146 GARAGE
(1.12 SPACES/UNIT)

COMMERCIAL:

TOTAL LEASABLE AREA 8,653 S.F.
COMMERCIAL PARKING PROVIDED 14 GARAGE
(2 SPACES/1,000 S.F.)
TOTAL BUILDING AREA 265,705 S.F.
NUMBER OF STORIES 7



BUILDING DATA:

SITE SIZE: 52,531 S.F.

FIRST FLOOR:

PHASE I - PARKING GARAGE (48 SPACES):	24,747 S.F.
PHASE I - COMMERCIAL:	2,487 NET S.F.
PHASE I - APARTMENT COMMON AREAS:	1,532 S.F.
PHASE I FIRST FLOOR AREA:	29,016 GROSS S.F.
PHASE II - PARKING GARAGE (32 SPACES):	13,687 S.F.
PHASE II - COMMERCIAL:	1,365 NET S.F.
PHASE II - FIRST FLOOR AREA:	15,155 GROSS S.F.
TOTAL PARKING GARAGE (80 SPACES):	38,434 S.F.
TOTAL COMMERCIAL:	3,872 NET S.F.
TOTAL APARTMENT COMMON AREAS:	1,537 S.F.
FIRST FLOOR TOTAL AREA:	43,995 GROSS S.F.

SECOND FLOOR:

PHASE I - PARKING GARAGE (47 SPACES):	25,650 S.F.
PHASE I - COMMERCIAL:	3,383 NET S.F.
SECOND FLOOR TOTAL AREA:	29,033 GROSS S.F.
PHASE II - PARKING GARAGE (33 SPACES):	13,692 S.F.
PHASE II - COMMERCIAL:	1,398 NET S.F.
SECOND FLOOR TOTAL AREA:	15,090 GROSS S.F.
TOTAL PARKING GARAGE (80 SPACES):	39,343 S.F.
TOTAL COMMERCIAL:	4,781 NET S.F.
SECOND FLOOR TOTAL AREA:	44,619 GROSS S.F.

THIRD THRU SEVENTH FLOOR:

TOWER "A":	TOWER "B":	TOWER "C":
(1) STUDIO	(2) STUDIO	(0) STUDIO
(14) 1.5-BD, 1-BA	(14) 1-BD, 1-BA	(7) 1.5-BD, 1-BA
(5) 2-BD, 1-BA	(14) 1.5-BD, 1-BA	(13) 2-BD, 1-BA
(20) 2-BD, 2-BA	(15) 2-BD, 2-BA	(25) 2-BD, 2-BA
UNITS PER FLR.: 8	UNITS PER FLR.: 9	UNITS PER FLR.: 9
TOTAL UNITS: 40	TOTAL UNITS: 45	TOTAL UNITS: 45
THIRD THRU SEVENTH UNITS PER FLOOR:	26	26
THIRD THRU SEVENTH TOTAL UNITS:	130	130

GROSS BUILDING AREAS PER FLOOR:

FIRST FLOOR TOTAL AREA:	43,995 GROSS S.F.
SECOND FLOOR TOTAL AREA:	44,619 GROSS S.F.
THIRD FLOOR TOTAL AREA:	35,292 GROSS S.F.
FOURTH FLOOR TOTAL AREA:	35,415 GROSS S.F.
FIFTH FLOOR TOTAL AREA:	35,415 GROSS S.F.
SIXTH FLOOR TOTAL AREA:	35,415 GROSS S.F.
SEVENTH FLOOR TOTAL AREA:	35,564 GROSS S.F.
TOTAL	265,705 GROSS S.F.

GROSS BUILDING AREAS BY USE:

PARKING GARAGE TOTAL AREA	77,777 S.F.
RESIDENTIAL TOTAL AREA:	179,275 S.F.
COMMERCIAL TOTAL AREA:	8,653 NET S.F.
TOTAL	265,705 GROSS S.F.

DEVELOPER: THE HOSAC COMPANY
406 S. 13TH ST. #102
BOISE, IDAHO 83702

THE ARCHITECTS OFFICE

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PROJECT

RIVER 8 LOFTS

620 S. 9TH STREET
BOISE, IDAHO

SEAL

PRELIMINARY

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FILE

DATE
FEBRUARY 24, 2012

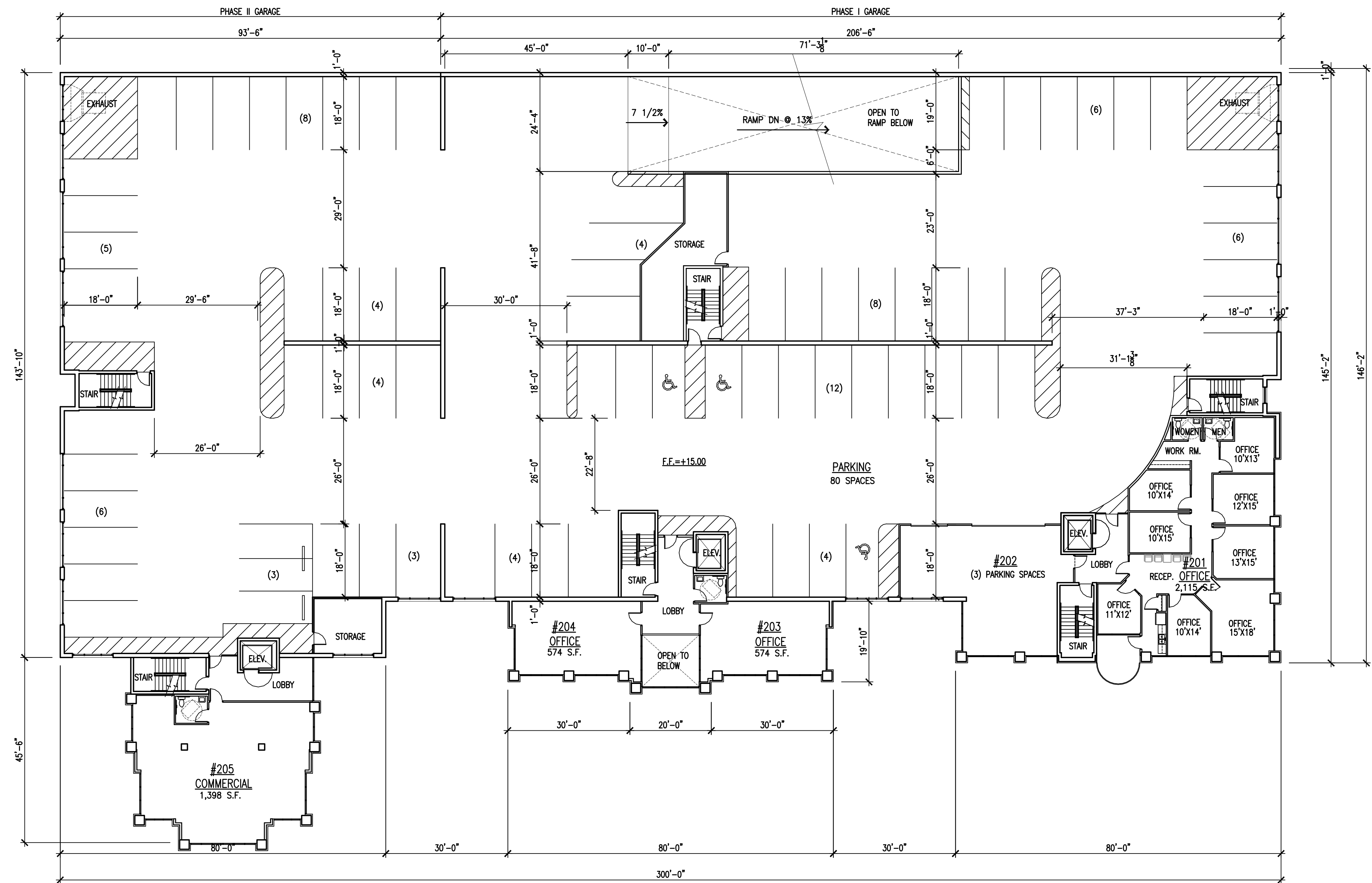
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10-224 A2.1

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REVISIONS

SHEET

A2.1
SITE PLAN/FIRST FLOOR
PLAN



1 SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



SECOND FLOOR
(80) APARTMENT PARKING SPACES
TOTAL AREA: 44,619 S.F.

PROJECT

RIVER 8 LOFTS

620 S. 9TH STREET
BOISE, IDAHO

SEAL

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FILE

DATE
DECEMBER 8, 2012

FILE NO.
10-224 A2.2

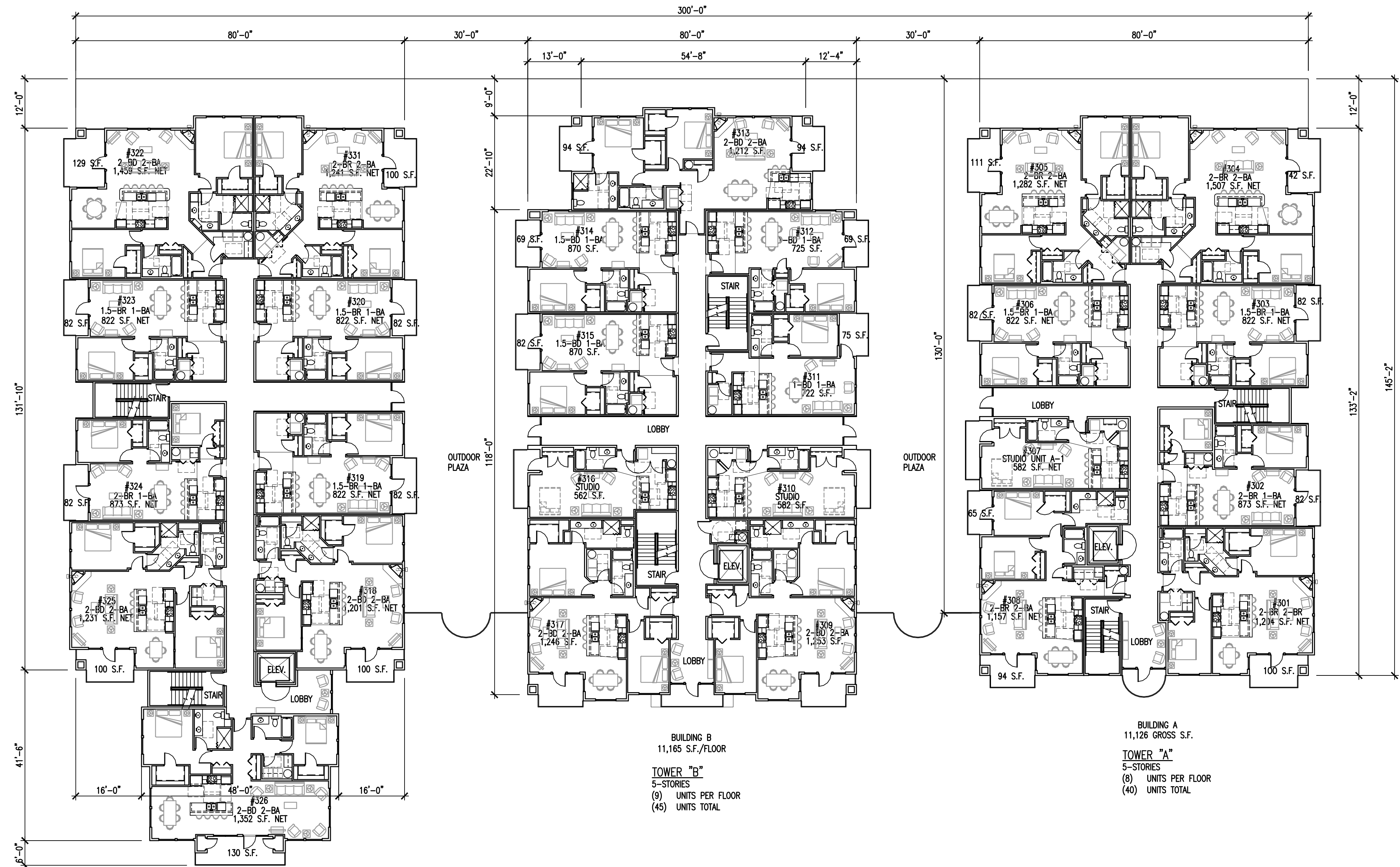
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REVISIONS

SHEET

A2.2

SECOND FLOOR PLAN



BUILDING C
13,000 GROSS S.F.
TOWER "C"
5-STORIES
(9) UNITS PER FLOOR
(45) UNITS TOTAL

1 THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"



THIRD FLOOR
(26) UNITS PER FLOOR
35,292 S.F. PER FLOOR

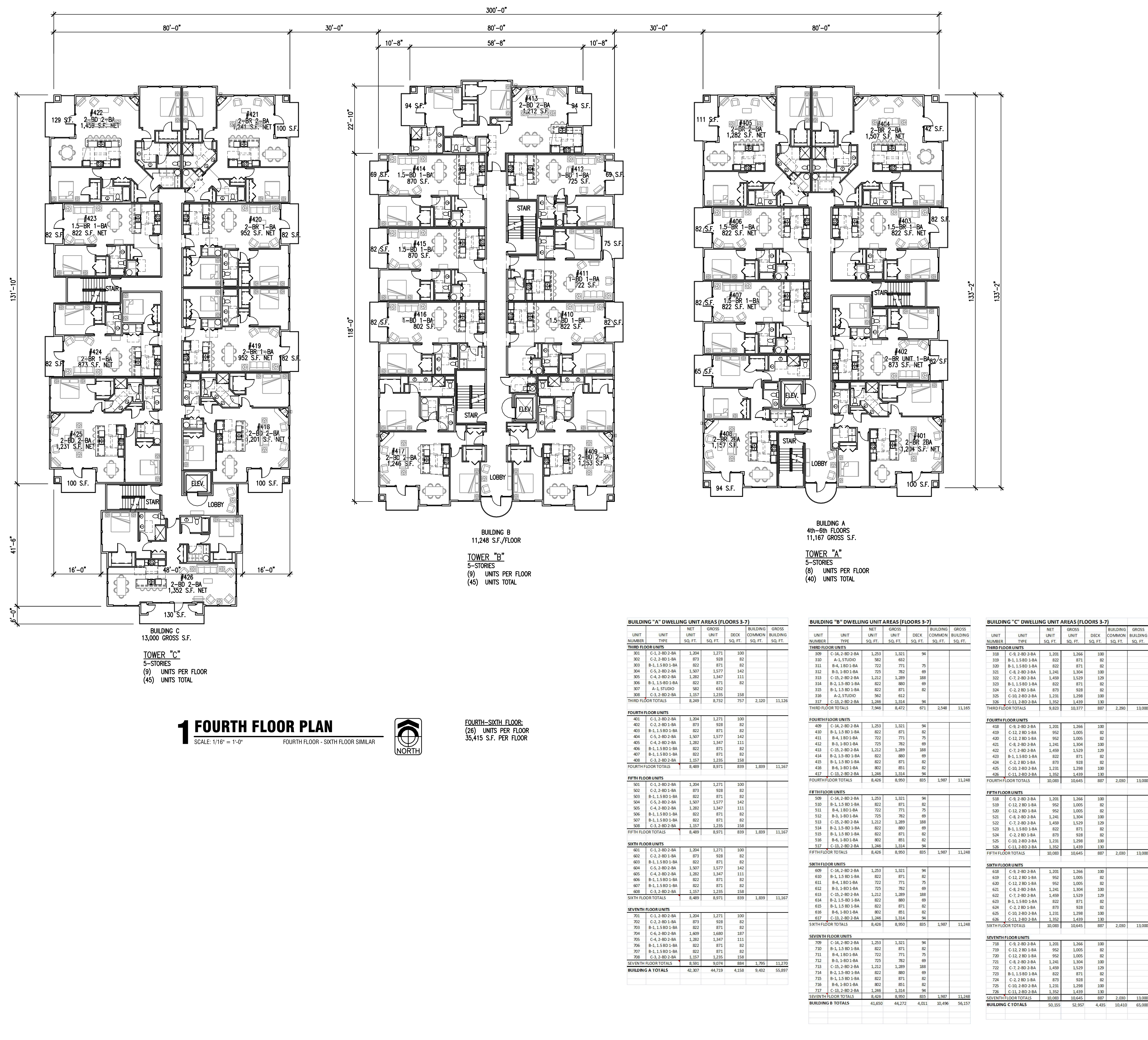
BUILDING B
11,165 S.F./FLOOR
TOWER "B"
5-STORIES
(9) UNITS PER FLOOR
(45) UNITS TOTAL

BUILDING A
11,126 GROSS S.F.
TOWER "A"
5-STORIES
(8) UNITS PER FLOOR
(40) UNITS TOTAL

BUILDING "A" DWELLING UNIT AREAS (FLOORS 3-7)								
UNIT NUMBER	UNIT TYPE	NET SQ. FT.	GROSS SQ. FT.	DECK SQ. FT.	BUILDING COMMON	GROSS BUILDING		
THIRD FLOOR UNITS								
301	C-1, 2-BD 2-BA	1,204	1,271	100				
302	C-2, 2-BD 1-BA	873	908	82				
303	B-1, 1.5-BD 1-BA	822	871	82				
304	C-5, 2-BD 2-BA	1,507	1,577	142				
305	C-4, 2-BD 2-BA	1,282	1,347	111				
306	B-1, 1.5-BD 1-BA	822	871	82				
307	A-1 STUDIO	582	632					
308	C-3, 2-BD 2-BA	1,157	1,235	158				
THIRD FLOOR TOTALS		8,249	8,752	297	2,120	11,126		
FOURTH FLOOR UNITS								
401	C-1, 2-BD 2-BA	1,204	1,271	100				
402	C-2, 2-BD 1-BA	873	908	82				
403	B-1, 1.5-BD 1-BA	822	871	82				
404	C-5, 2-BD 2-BA	1,507	1,577	142				
405	C-4, 2-BD 2-BA	1,282	1,347	111				
406	B-1, 1.5-BD 1-BA	822	871	82				
407	B-1, 1.5-BD 1-BA	822	871	82				
408	C-3, 2-BD 2-BA	1,157	1,235	158				
FOURTH FLOOR TOTALS		8,489	8,971	839	1,839	11,167		
FIFTH FLOOR UNITS								
501	C-1, 2-BD 2-BA	1,204	1,271	100				
502	C-2, 2-BD 1-BA	873	908	82				
503	B-1, 1.5-BD 1-BA	822	871	82				
504	C-5, 2-BD 2-BA	1,507	1,577	142				
505	C-4, 2-BD 2-BA	1,282	1,347	111				
506	B-1, 1.5-BD 1-BA	822	871	82				
507	B-1, 1.5-BD 1-BA	822	871	82				
508	C-3, 2-BD 2-BA	1,157	1,235	158				
FIFTH FLOOR TOTALS		8,489	8,971	839	1,839	11,167		
SIXTH FLOOR UNITS								
601	C-1, 2-BD 2-BA	1,204	1,271	100				
602	C-2, 2-BD 1-BA	873	908	82				
603	B-1, 1.5-BD 1-BA	822	871	82				
604	C-5, 2-BD 2-BA	1,507	1,577	142				
605	C-4, 2-BD 2-BA	1,282	1,347	111				
606	B-1, 1.5-BD 1-BA	822	871	82				
607	B-1, 1.5-BD 1-BA	822	871	82				
608	C-3, 2-BD 2-BA	1,157	1,235	158				
SIXTH FLOOR TOTALS		8,489	8,971	839	1,839	11,167		
SEVENTH FLOOR UNITS								
701	C-1, 2-BD 2-BA	1,204	1,271	100				
702	C-2, 2-BD 1-BA	873	908	82				
703	B-1, 1.5-BD 1-BA	822	871	82				
704	C-5, 2-BD 2-BA	1,507	1,577	142				
705	C-4, 2-BD 2-BA	1,282	1,347	111				
706	B-1, 1.5-BD 1-BA	822	871	82				
707	B-1, 1.5-BD 1-BA	822	871	82				
708	C-3, 2-BD 2-BA	1,157	1,235	158				
SEVENTH FLOOR TOTALS		8,489	8,971	839	1,795	11,279		
BUILDING A TOTALS		42,307	44,719	4,158	9,432	55,897		

BUILDING "B" DWELLING UNIT AREAS (FLOORS 3-7)						
UNIT NUMBER	UNIT TYPE	NET SQ. FT.	GROSS SQ. FT.	DECK SQ. FT.	BUILDING COMMON SQ. FT.	GROSS BUILDING SQ. FT.
THIRD FLOOR UNITS						
309	C-14, 2-BD 2-BA	1,253	1,321	94		
310	A-1 STUDIO	582	632			
311	B-4, 1-BD 1-BA	722	771	75		
312	B-3, 1-BD 1-BA	725	782	69		
313	C-15, 2-BD 2-BA	1,212	1,289	188		
314	B-2, 1.5-BD 1-BA	822	880	69		
315	B-1, 1.5-BD 1-BA	822	871	82		
316	A-2 STUDIO	562	612			
317	C-13, 2-BD 2-BA	1,246	1,314	94		
THIRD FLOOR TOTALS		7,946	8,472	671	2,548	11,165
FOURTH FLOOR UNITS						
409	C-14, 2-BD 2-BA	1,253	1,321	94		
410	B-4, 1.5-BD 1-BA	822	871	82		
411	B-4, 1-BD 1-BA	722	771	75		
412	B-3, 1-BD 1-BA	725	782	69		
413	C-15, 2-BD 2-BA	1,212	1,289	188		
414	B-2, 1.5-BD 1-BA	822	880	69		
415	B-1, 1.5-BD 1-BA	822	871	82		
416	B-6, 1-BD 1-BA	802	851	82		
417	C-13, 2-BD 2-BA	1,246	1,314	94		
FOURTH FLOOR TOTALS		8,426	8,950	835	1,987	11,246
FIFTH FLOOR UNITS						
509	C-14, 2-BD 2-BA	1,253	1,321	94		
510	B-4, 1.5-BD 1-BA	822	871	82		
511	B-4, 1-BD 1-BA	722	771	75		
512	B-3, 1-BD 1-BA	725	782	69		
513	C-15, 2-BD 2-BA	1,212	1,289	188		
514	B-2, 1.5-BD 1-BA	822	880	69		
515	B-1, 1.5-BD 1-BA	822	871	82		
516	B-6, 1-BD 1-BA	802	851	82		
517	C-13, 2-BD 2-BA	1,246	1,314	94		
FIFTH FLOOR TOTALS		8,426	8,950	835	1,987	11,246
SIXTH FLOOR UNITS						
609	C-14, 2-BD 2-BA	1,253	1,321	94		
610	B-4, 1.5-BD 1-BA	822	871	82		
611	B-4, 1-BD 1-BA	722	771	75		
612	B-3, 1-BD 1-BA	725	782	69		
613	C-15, 2-BD 2-BA	1,212	1,289	188		
614	B-2, 1.5-BD 1-BA	822	880	69		
615	B-1, 1.5-BD 1-BA	822	871	82		
616	B-6, 1-BD 1-BA	802	851	82		
617	C-13, 2-BD 2-BA	1,246	1,314	94		
SIXTH FLOOR TOTALS		8,426	8,950	835	1,987	11,246
SEVENTH FLOOR UNITS						
709	C-14, 2-BD 2-BA	1,253	1,321	94		
710	B-4, 1.5-BD 1-BA	822	871	82		
711	B-4, 1-BD 1-BA	722	771	75		
712	B-3, 1-BD 1-BA	725	782	69		
713	C-15, 2-BD 2-BA	1,212	1,289	188		
714	B-2, 1.5-BD 1-BA	822	880	69		
715	B-1, 1.5-BD 1-BA	822	871	82		
716	B-6, 1-BD 1-BA	802	851	82		
717	C-13, 2-BD 2-BA	1,246	1,314	94		
SEVENTH FLOOR TOTALS		8,426	8,950	835	1,987	11,246
BUILDING B TOTALS		41,600	44,272	4,011	10,496	56,105

BUILDING "C" DWELLING UNIT AREAS (FLOORS 3-7)						
UNIT NUMBER	UNIT TYPE	NET SQ. FT.	GROSS SQ. FT.	DECK SQ. FT.	BUILDING COMMON SQ. FT.	GROSS BUILDING SQ. FT.
THIRD FLOOR UNITS						
318	C-8, 2-BD 2-BA	1,201	1,266	100		
319	B-4, 1.5-BD 1-BA	822	871	82		
320	B-1, 1.5-BD 1-BA	822	871	82		
321	C-8, 2-BD 2-BA	1,241	1,304	100		
322	C-7, 2-BD 2-BA	1,459	1,529	129		
323	B-1, 1.5-BD 1-BA	822	871	82		
324	C-2, 2-BD 1-BA	873	928	82		
325	C-10, 2-BD 2-BA	1,231	1,298	100		
326	C-11, 2-BD 2-BA	1,352	1,439	130		
THIRD FLOOR TOTALS		9,823	10,377	887	2,290	13,000
FOURTH FLOOR UNITS						
418	C-8, 2-BD 2-BA	1,201	1,266	100		
419	C-12, 2-BD 1-BA	952	1,005	82		
420	C-12, 2-BD 1-BA	952	1,005	82		
421	C-8, 2-BD 2-BA	1,241	1,304	100		
422	C-7, 2-BD 2-BA	1,459	1,529	129		
423	B-1, 1.5-BD 1-BA	822	871	82		
424	C-2, 2-BD 1-BA	873	928	82		
425	C-10, 2-BD 2-BA	1,231	1,298	100		
426	C-11, 2-BD 2-BA	1,352	1,439	130		
FOURTH FLOOR TOTALS		10,083	10,645	887	2,030	13,000
FIFTH FLOOR UNITS						
518	C-8, 2-BD 2-BA	1,201	1,266	100		
519	C-12, 2-BD 1-BA	952	1,005	82		
520	C-12, 2-BD 1-BA	952	1,005	82		
521	C-8, 2-BD 2-BA	1,241	1,304	100		
522	C-7, 2-BD 2-BA	1,459	1,529	129		
523	B-1, 1.5-BD 1-BA	822	871	82		
524	C-2, 2-BD 1-BA	873	928	82		
525	C-10, 2-BD 2-BA	1,231	1,298	100		
526	C-11, 2-BD 2-BA	1,352	1,439	130		
FIFTH FLOOR TOTALS		10,083	10,645	887	2,030	13,000
SIXTH FLOOR UNITS						
618	C-8, 2-BD 2-BA	1,201	1,266	100		
619	C-12, 2-BD 1-BA	952	1,005	82		
620	C-12, 2-BD 1-BA	952	1,005	82		
621	C-8, 2-BD 2-BA	1,241	1,304	100		
622	C-7, 2-BD 2-BA	1,459	1,529	129		
623	B-1, 1.5-BD 1-BA	822	871	82		
624	C-2, 2-BD 1-BA	873	928	82		
625	C-10, 2-BD 2-BA	1,231	1,298	100		
626	C-11, 2-BD 2-BA	1,352	1,439	130		
SIXTH FLOOR TOTALS		10,083	10,645	887	2,030	13,000
SEVENTH FLOOR UNITS						
718	C-8, 2-BD 2-BA	1,201	1,266	100		
719	C-12, 2-BD 1-BA	952	1,005	82		
720	C-12, 2-BD 1-BA	952	1,005	82		
721	C-8, 2-BD 2-BA	1,241	1,304	100		
722	C-7, 2-BD 2-BA	1,459	1,529	129		
723	B-1, 1.5-BD 1-BA	822	871	82		
724	C-2, 2-BD 1-BA	873	928	82		
725	C-10, 2-BD 2-BA	1,231	1,298	100		
726	C-11, 2-BD 2-BA	1,352	1,439	130		
SEVENTH FLOOR TOTALS		10,083	10,645	887	2,030	13,000
BUILDING C TOTALS		51,522	52,957	4,435	10,430	65,000



PROJECT

RIVER 8
LOFTS620 S. 9TH STREET
BOISE, IDAHO

SEAL

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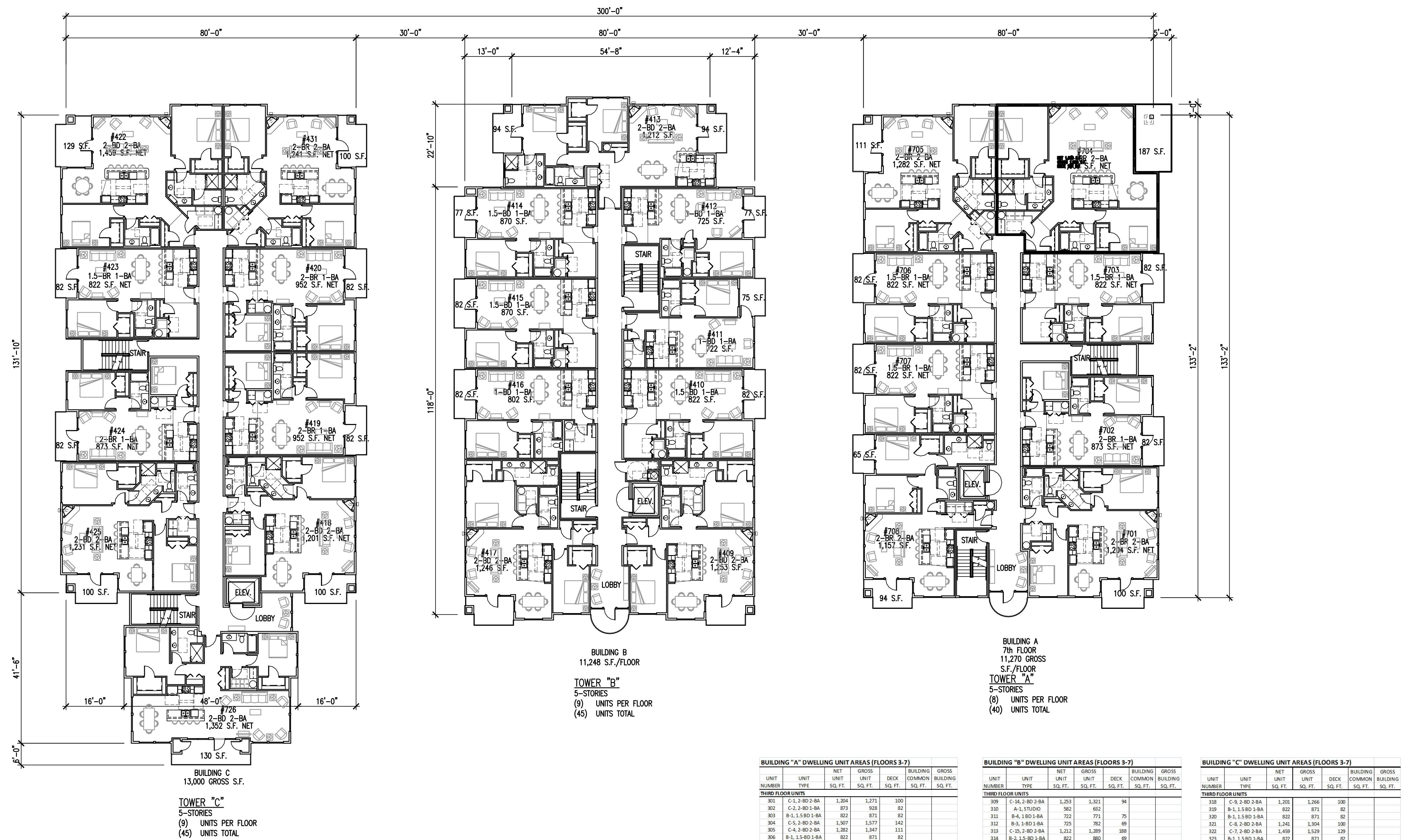
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DATE
DECEMBER 8, 2012FILE NO.
10-224 A2.4DRAWN
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REVISIONS

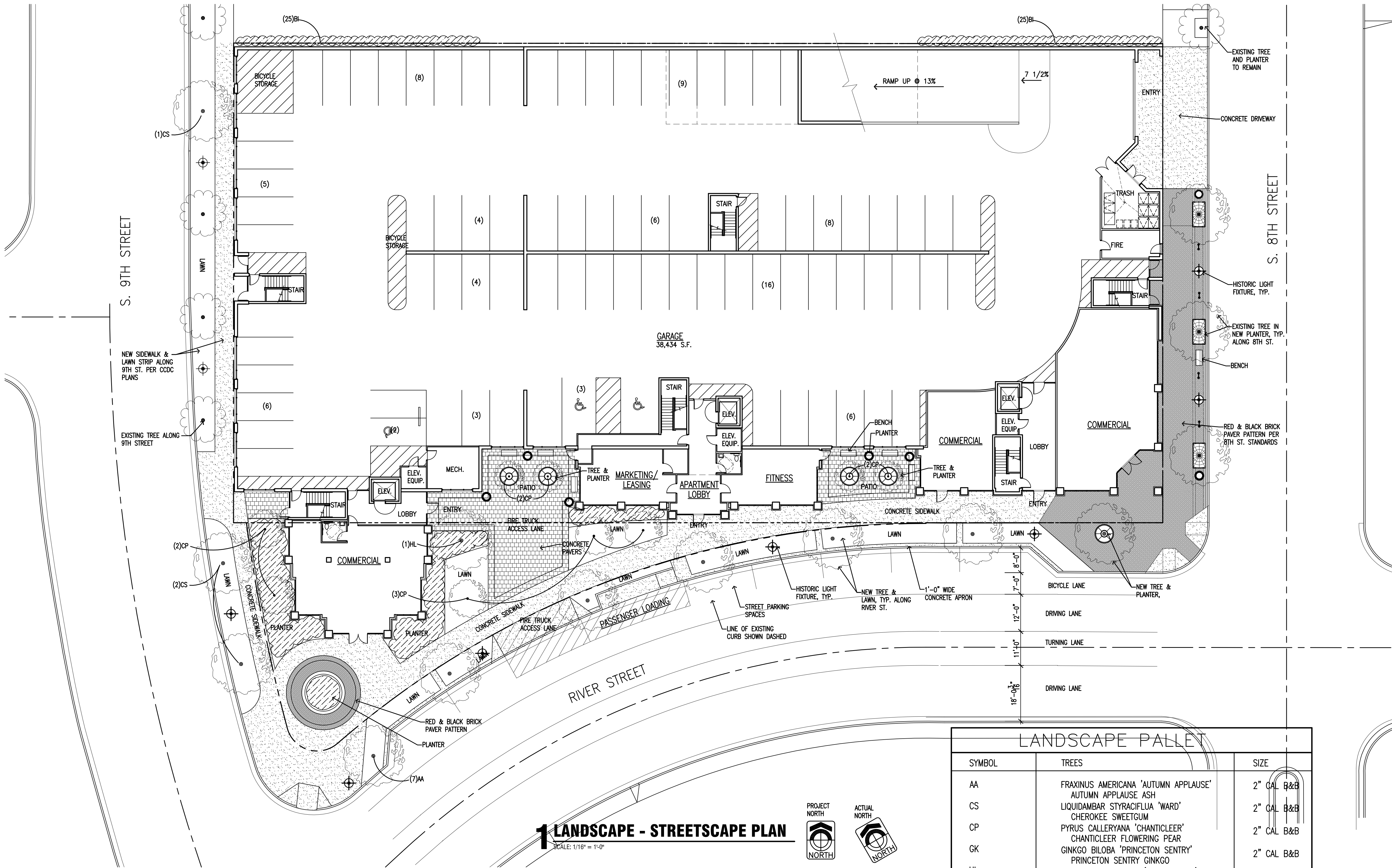
SHEET



BUILDING "A" DWELLING UNIT AREAS (FLOORS 3-7)							
UNIT NUMBER	UNIT TYPE	NET SQ. FT.	GROSS SQ. FT.	DECK SQ. FT.	BUILDING COMMON SQ. FT.	BUILDING SQ. FT.	GROSS BUILDING SQ. FT.
THIRD FLOOR UNITS							
301	C-1, 2-BD 2-BA	1,204	1,271	100			
302	C-2, 2-BD 1-BA	873	928	82			
303	B-1, 1.5-BD 1-BA	822	871	82			
304	C-5, 2-BD 2-BA	1,507	1,577	142			
305	C-4, 2-BD 2-BA	1,282	1,347	111			
306	B-1, 1.5-BD 1-BA	822	871	82			
307	A-1, STUDIO						
308	C-3, 2-BD 2-BA	1,157	1,235	158			
THIRD FLOOR TOTALS		8,249	8,732	757	2,120	11,246	11,126
FOURTH FLOOR UNITS							
401	C-1, 2-BD 2-BA	1,204	1,271	100			
402	C-2, 2-BD 1-BA	873	928	82			
403	B-1, 1.5-BD 1-BA	822	871	82			
404	C-5, 2-BD 2-BA	1,507	1,577	142			
405	C-4, 2-BD 2-BA	1,282	1,347	111			
406	B-1, 1.5-BD 1-BA	822	871	82			
407	B-1, 1.5-BD 1-BA	822	871	82			
408	C-3, 2-BD 2-BA	1,157	1,235	158			
FOURTH FLOOR TOTALS		8,489	8,971	839	1,839	11,167	11,167
FIFTH FLOOR UNITS							
501	C-1, 2-BD 2-BA	1,204	1,271	100			
502	C-2, 2-BD 1-BA	873	928	82			
503	B-1, 1.5-BD 1-BA	822	871	82			
504	C-5, 2-BD 2-BA	1,507	1,577	142			
505	C-4, 2-BD 2-BA	1,282	1,347	111			
506	B-1, 1.5-BD 1-BA	822	871	82			
507	B-1, 1.5-BD 1-BA	822	871	82			
508	C-3, 2-BD 2-BA	1,157	1,235	158			
FIFTH FLOOR TOTALS		8,489	8,971	839	1,839	11,167	11,167
SIXTH FLOOR UNITS							
601	C-1, 2-BD 2-BA	1,204	1,271	100			
602	C-2, 2-BD 1-BA	873	928	82			
603	B-1, 1.5-BD 1-BA	822	871	82			
604	C-5, 2-BD 2-BA	1,507	1,577	142			
605	C-4, 2-BD 2-BA	1,282	1,347	111			
606	B-1, 1.5-BD 1-BA	822	871	82			
607	B-1, 1.5-BD 1-BA	822	871	82			
608	C-3, 2-BD 2-BA	1,157	1,235	158			
SIXTH FLOOR TOTALS		8,489	8,971	839	1,839	11,167	11,167
SEVENTH FLOOR UNITS							
701	C-1, 2-BD 2-BA	1,204	1,271	100			
702	C-2, 2-BD 1-BA	873	928	82			
703	B-1, 1.5-BD 1-BA	822	871	82			
704	C-5, 2-BD 2-BA	1,507	1,577	142			
705	C-4, 2-BD 2-BA	1,282	1,347	111			
706	B-1, 1.5-BD 1-BA	822	871	82			
707	B-1, 1.5-BD 1-BA	822	871	82			
708	C-3, 2-BD 2-BA	1,157	1,235	158			
SEVENTH FLOOR TOTALS		8,489	9,074	884	1,795	11,270	11,270
BUILDING A TOTALS		42,307	44,719	4,158	9,432	55,897	55,897

BUILDING "B" DWELLING UNIT AREAS (FLOORS 3-7)							
UNIT NUMBER	UNIT TYPE	NET SQ. FT.	GROSS SQ. FT.	DECK SQ. FT.	BUILDING COMMON SQ. FT.	BUILDING SQ. FT.	GROSS BUILDING SQ. FT.
THIRD FLOOR UNITS							
309	C-1, 2-BD 2-BA	1,253	1,321	94			
310	A-1, STUDIO	562	632				
311	B-1, 1.5-BD 1-BA	722	771	75			
312	B-3, 1-BD 1-BA	725	782	69			
313	C-15, 2-BD 2-BA	1,212	1,289	188			
314	B-2, 1.5-BD 1-BA	822	880	69			
315	B-1, 1.5-BD 1-BA	822	871	82			
316	A-2, STUDIO	562	612				
317	C-13, 2-BD 2-BA	1,246	1,314	94			
THIRD FLOOR TOTALS		7,946	8,472	671	2,548	11,165	
FOURTH FLOOR UNITS							
409	C-1, 2-BD 2-BA	1,253	1,321	94			
410	B-1, 1.5-BD 1-BA	822	871	82			
411	B-4, 1-BD 1-BA	722	771	75			
412	B-3, 1-BD 1-BA	725	782	69			
413	C-15, 2-BD 2-BA	1,212	1,289	188			
414	B-2, 1.5-BD 1-BA	822	880	69			
415	B-1, 1.5-BD 1-BA	822	871	82			
416	B-4, 1-BD 1-BA	802	851	82			
417	C-13, 2-BD 2-BA	1,246	1,314	94			
FOURTH FLOOR TOTALS		8,426	8,950	835	1,987	11,248	
FIFTH FLOOR UNITS							
509	C-1, 2-BD 2-BA	1,253	1,321	94			
510	B-1, 1.5-BD 1-BA	822	871	82			
511	B-4, 1-BD 1-BA	722	771	75			
512	B-3, 1-BD 1-BA	725	782	69			
513	C-15, 2-BD 2-BA	1,212	1,289	188			
514	B-2, 1.5-BD 1-BA	822	880	69			
515	B-1, 1.5-BD 1-BA	822	871	82			
516	B-4, 1-BD 1-BA	802	851	82			
517	C-13, 2-BD 2-BA	1,246	1,314	94			
FIFTH FLOOR TOTALS		8,426	8,950	835	1,987	11,248	
SIXTH FLOOR UNITS							
609	C-1, 2-BD 2-BA	1,253	1,321	94			
610	B-1, 1.5-BD 1-BA	822	871	82			
611	B-4, 1-BD 1-BA	722	771	75			
612	B-3, 1-BD 1-BA	725	782	69			
613	C-15, 2-BD 2-BA	1,212	1,289	188			
614	B-2, 1.5-BD 1-BA	822	880	69			
615	B-1, 1.5-BD 1-BA	822	871	82			
616	B-4, 1-BD 1-BA	802	851	82			
617	C-13, 2-BD 2-BA	1,246	1,314	94			
SIXTH FLOOR TOTALS		8,426	8,950	835	1,987	11,248	
SEVENTH FLOOR UNITS							
709	C-1, 2-BD 2-BA	1,253	1,321	94			
710	B-1, 1.5-BD 1-BA	822	871	82			
711	B-4, 1-BD 1-BA	722	771	75			
712	B-3, 1-BD 1-BA	725	782	69			
713	C-15, 2-BD 2-BA	1,212	1,289	188			
714	B-2, 1.5-BD 1-BA	822	880	69			
715	B-1, 1.5-BD 1-BA	822	871	82			
716	B-4, 1-BD 1-BA	802	851	82			
717	C-13, 2-BD 2-BA	1,246	1,314	94			
SEVENTH FLOOR TOTALS		8,426	8,950	835	1,987	11,248	
BUILDING B TOTALS		41,650	44,772	4,011	10,496	56,157	

BUILDING "C" DWELLING UNIT AREAS (FLOORS 3-7)									
UNIT NUMBER	UNIT TYPE	NET SQ. FT.	GROSS SQ. FT.	DECK SQ. FT.	BUILDING COMMON SQ. FT.	BUILDING SQ. FT.	GROSS BUILDING SQ. FT.		
THIRD FLOOR UNITS									
318	C-9, 2-BD 2-BA	1,201	1,266	100					
319	B-1, 1.5-BD 1-BA	822	871	82					
320	B-1, 1.5-BD 1-BA	822	871	82					
321	C-8, 2-BD 2-BA	1,241	1,304	100					
322	C-7, 2-BD 2-BA	1,459	1,529	129					
323	B-1, 1.5-BD 1-BA	822	871	82					
324	C-2, 2-BD 1-BA	873	928	82					
325	C-10, 2-BD 2-BA	1,231	1,298	100					
326	C-11, 2-BD 2-BA	1,352	1,439	130					
THIRD FLOOR TOTALS		9,821	10,377	887	2,290		13,000		
FOURTH FLOOR TOTALS									
418	C-9, 2-BD 2-BA	1,201	1,266	100					
419	C-12, 2-BD 1-BA	952	1,005	82					
420	C-12, 2-BD 1-BA	952	1,005	82					
421	C-8, 2-BD 2-BA	1,241	1,304	100					
422	C-7, 2-BD 2-BA	1,459	1,529	129					
423	B-1, 1.5-BD 1-BA	822	871	82					
424	C-2, 2-BD 1-BA	873	928	82					
425	C-10, 2-BD 2-BA	1,231	1,298	100					
426	C-11, 2-BD 2-BA	1,352	1,439	130					
FOURTH FLOOR TOTALS		10,081	10,645	887	2,080		13,000		
FIFTH FLOOR TOTALS									
518	C-9, 2-BD 2-BA	1,201	1,266	100					
519	C-12, 2-BD 1-BA	952	1,005	82					
520	C-12, 2-BD 1-BA	952	1,005	82					
521	C-8, 2-BD 2-BA	1,241	1,304	100					
522	C-7, 2-BD 2-BA	1,459	1,529	129					
523	B-1, 1.5-BD 1-BA	822	871	82					
524	C-2, 2-BD 1-BA	873	928	82					
525	C-10, 2-BD 2-BA	1,231	1,298	100					
526	C-11, 2-BD 2-BA	1,352	1,439	130					
FIFTH FLOOR TOTALS		10,081	10,645	887	2,080		13,000		
SIXTH FLOOR TOTALS									
618	C-9, 2-BD 2-BA	1,201	1,266	100					
619	C-12, 2-BD 1-BA	952	1,005	82					
620	C-12, 2-BD 1-BA	952	1,005	82					
621	C-8, 2-BD 2-BA	1,241	1,304	100					
622	C-7, 2-BD 2-BA	1,459	1,529	129					
623	B-1, 1.5-BD 1-BA	822	871	82					
624	C-2, 2-BD 1-BA	873	928	82					
625	C-10, 2-BD 2-BA	1,231	1,298	100					
626	C-11, 2-BD 2-BA	1,352	1,439	130					
SIXTH FLOOR TOTALS		10,081	10,645	887	2,080		13,000		
SEVENTH FLOOR TOTALS									
718	C-9, 2-BD 2-BA	1,201	1,266	100					
719	C-12, 2-BD 1-BA	952	1,005	82					
720	C-12, 2-BD 1-BA	952	1,005	82					
721	C-8, 2-BD 2-BA	1,241	1,304	100					
722	C-7, 2-BD 2-BA	1,459	1,529	129					
723	B-1, 1.5-BD 1-BA	822	871	82					
724	C-2, 2-BD 1-BA	873	928	82					
725	C-10, 2-BD 2-BA	1,231	1,298	100					
726	C-11, 2-BD 2-BA	1,352	1,439	130					
SEVENTH FLOOR TOTALS		10,081	10,645	887	2,080		13,000		
BUILDING C TOTALS		50,155	52,957	4,435	10,410		65,000		



PROJECT

**RIVER 8
LOFTS**

620 S. 9TH STREET
BOISE, IDAHO

SEAL

PRELIMINARY

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FILE

DATE
FEBRUARY 28, 2012

FILE NO.
10-224 A1.0

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JP

REVISIONS

SHEET

A1.0

LANDSCAPE PLAN

BUILDING DATA:

SITE SIZE: 52,531 S.F.

FIRST FLOOR:

PHASE I – PARKING GARAGE (48 SPACES):	24,747 S.F.
PHASE I – COMMERCIAL:	2,487 NET S.F.
PHASE I – APARTMENT COMMON AREAS:	1,532 S.F.
PHASE I FIRST FLOOR AREA:	29,016 GROSS S.F.
PHASE II – PARKING GARAGE (32 SPACES):	13,687 S.F.
PHASE II – COMMERCIAL:	1,385 NET S.F.
PHASE II – FIRST FLOOR AREA:	15,155 GROSS S.F.
TOTAL PARKING GARAGE (80 SPACES):	38,434 S.F.
TOTAL COMMERCIAL:	3,872 NET S.F.
TOTAL APARTMENT COMMON AREAS:	1,537 S.F.
FIRST FLOOR TOTAL AREA:	43,995 GROSS S.F.

SECOND FLOOR:

PHASE I – PARKING GARAGE (47 SPACES):	25,650 S.F.
PHASE I – COMMERCIAL:	3,383 NET S.F.
SECOND FLOOR TOTAL AREA:	29,033 GROSS S.F.
PHASE II – PARKING GARAGE (33 SPACES):	13,692 S.F.
PHASE II – COMMERCIAL:	1,398 NET S.F.
SECOND FLOOR TOTAL AREA:	15,090 GROSS S.F.
TOTAL PARKING GARAGE (80 SPACES):	39,343 S.F.
TOTAL COMMERCIAL:	4,781 NET S.F.
SECOND FLOOR TOTAL AREA:	44,619 GROSS S.F.

THIRD THRU SEVENTH FLOOR:

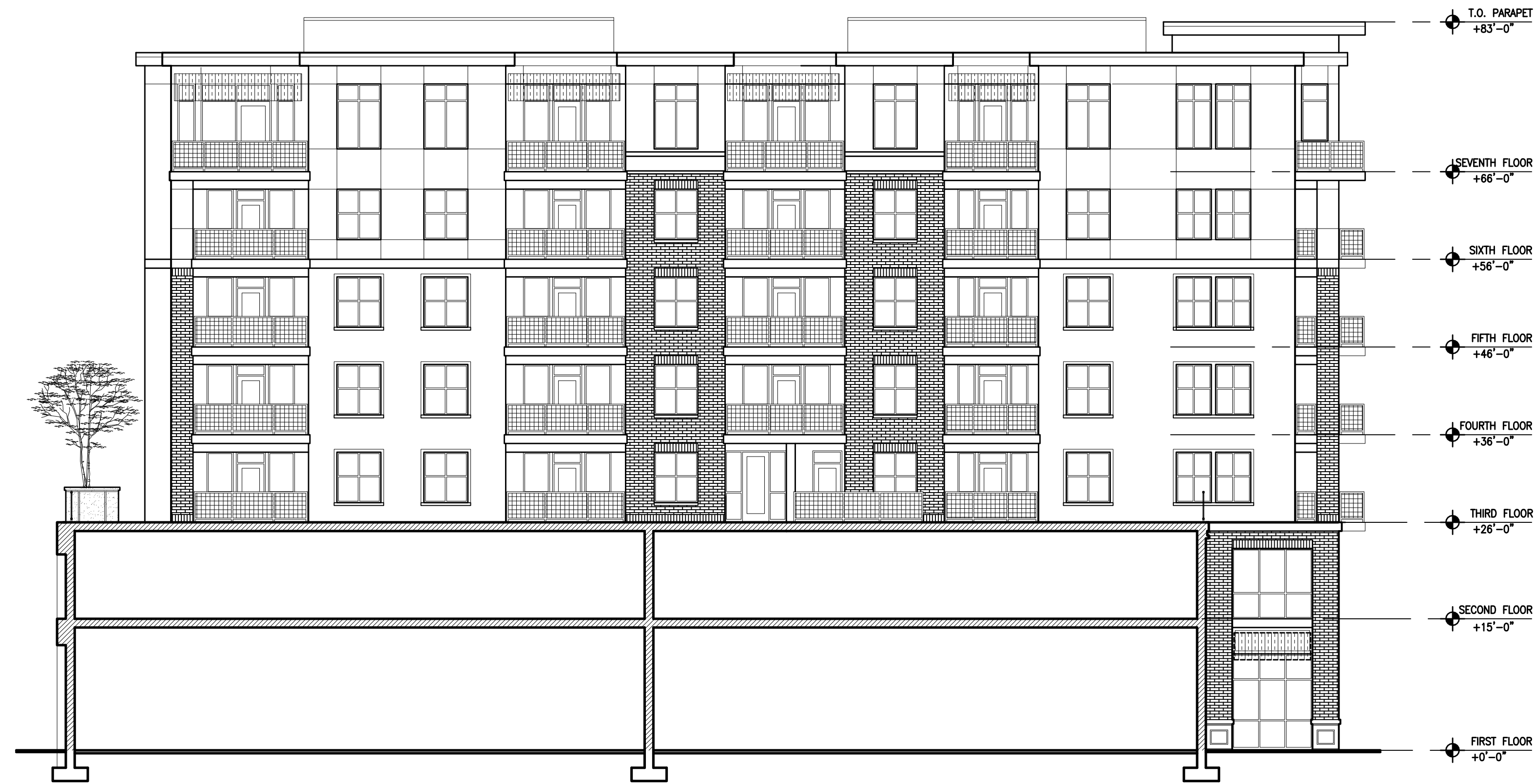
<u>TOWER "A":</u>	<u>TOWER "B":</u>	<u>TOWER "C":</u>
(1) STUDIO	(2) STUDIO	(0) STUDIO
(14) 1.5-BD, 1-BA	(14) 1-BD, 1-BA	(7) 1.5-BD, 1-BA
(5) 2-BD, 1-BA	(14) 1.5-BD, 1-BA	(13) 2-BD, 1-BA
(20) 2-BD, 2-BA	(15) 2-BD, 2-BA	(25) 2-BD, 2-BA
UNITS PER FLR.: 8	UNITS PER FLR.: 9	UNITS PER FLR.: 9
TOTAL UNITS: 40	TOTAL UNITS: 45	TOTAL UNITS: 45
THIRD THRU SEVENTH UNITS PER FLOOR:		26
THIRD THRU SEVENTH TOTAL UNITS:		130

GROSS BUILDING AREAS PER FLOOR:

FIRST FLOOR TOTAL AREA:	43,995 GROSS S.F.
SECOND FLOOR TOTAL AREA:	44,619 GROSS S.F.
THIRD FLOOR TOTAL AREA:	35,292 GROSS S.F.
FOURTH FLOOR TOTAL AREA:	35,415 GROSS S.F.
FIFTH FLOOR TOTAL AREA:	35,415 GROSS S.F.
SIXTH FLOOR TOTAL AREA:	35,415 GROSS S.F.
SEVENTH FLOOR TOTAL AREA:	35,554 GROSS S.F.
TOTAL	265,705 GROSS S.F.

GROSS BUILDING AREAS BY USE:

PARKING GARAGE TOTAL AREA	77,777 S.F.
RESIDENTIAL TOTAL AREA:	179,275 S.F.
COMMERCIAL TOTAL AREA:	8,653 NET S.F.
TOTAL	265,705 GROSS S.F.



1 BUILDING "A" WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING "C" EAST ELEVATION
SCALE: 3/32" = 1'-0"

PROJECT

**RIVER 8
LOFTS**

620 S. 9TH STREET
BOISE, IDAHO

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SHEET

A5.3
ELEVATIONS



1 PHASE II WEST ELEVATION (BUILDING "B" WEST ELEV.)
SCALE: 3/32" = 1'-0"



2 BUILDING "B" EAST ELEVATION
SCALE: 3/32" = 1'-0"

PROJECT

**RIVER 8
LOFTS**

620 S. 9TH STREET
BOISE, IDAHO

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REVISIONS

SHEET

A5.2
ELEVATIONS



1 RIVER STREET (SOUTH) ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

PROJECT

**RIVER 8
LOFTS**

620 S. 9TH STREET
BOISE, IDAHO

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SHEET

A5.0
ELEVATIONS



1 9TH STREET (WEST) ELEVATION
SCALE: 3/32" = 1'-0"



2 8TH STREET (EAST) ELEVATION
SCALE: 3/32" = 1'-0"

PROJECT

**RIVER 8
LOFTS**

620 S. 9TH STREET
BOISE, IDAHO

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A5.1
ELEVATIONS

South Elevation



River 8: Phase I:



River 8: Phase II

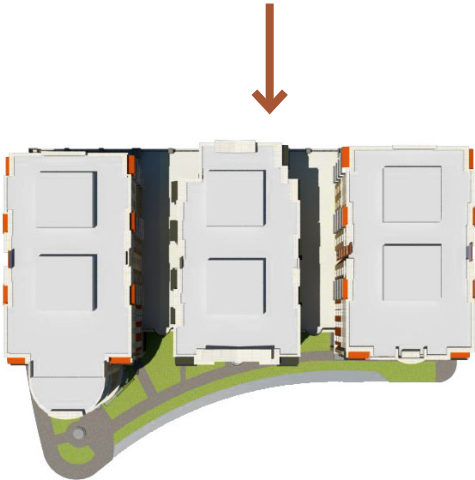


River 8: Phase III

East Elevation



North Elevation

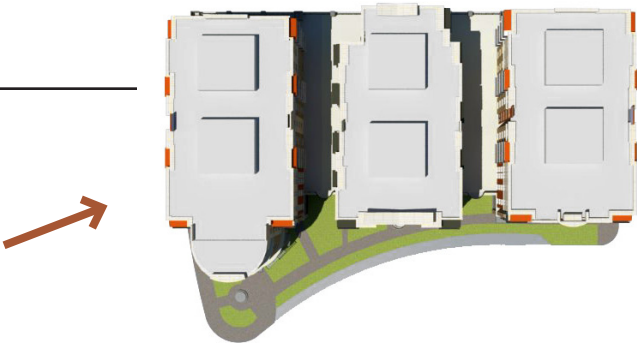


vines on 3 bays closest to 8th and 9th st, and hanging from second floor patio

North Elevation



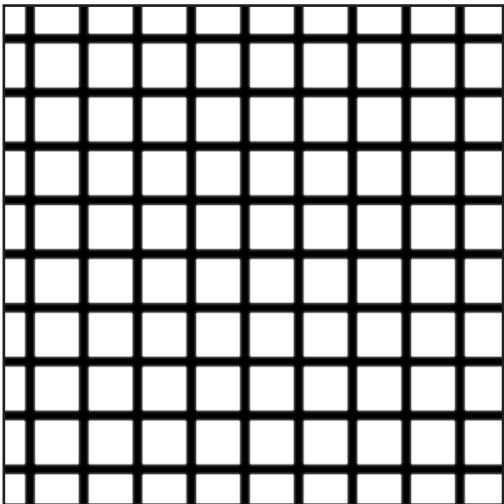
West Elevation - Phase III



West Elevation



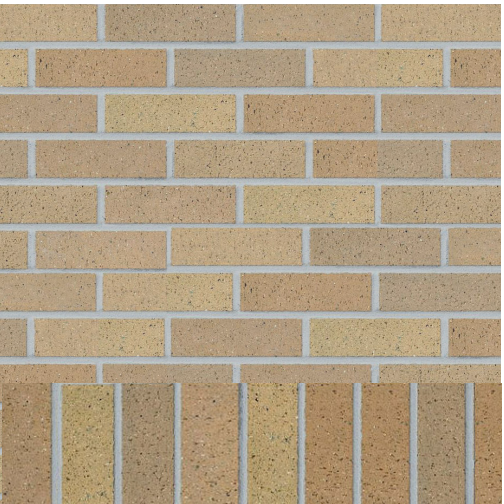
Materials:



6" Black Metal Wire Grill



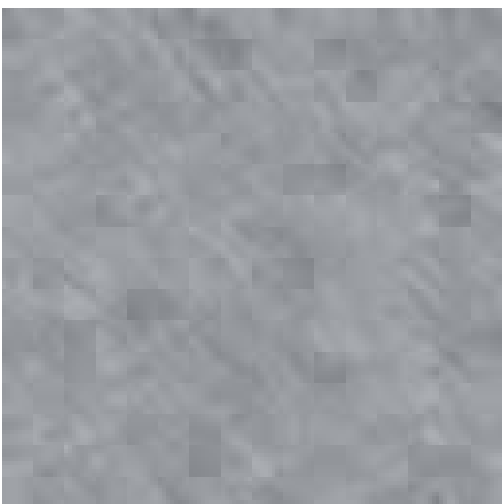
Cast-in place concrete with 2" Reveals



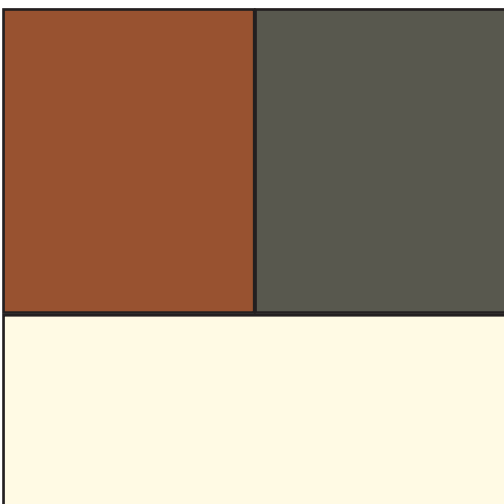
Golden Buff Brick with Soldier Courses at Windows



Concrete Block



Metal Sign Bands



Stucco with 1/2" Reveals, Sienna, Patina, and Cream

Details:



Soldier Course

[3 9/16" x 11 9/16"] Utility Brick

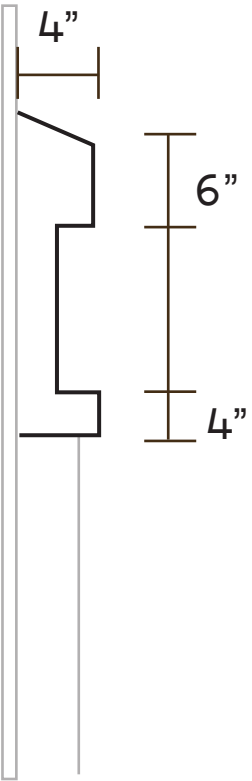
Cast Stone Sill
smoother than shown



Inset column base detail



band profile



band profile

window trim @
colored stucco level

West Elevation - Phase II





Existing Conditions

9th Street Looking South - West Elevation



River 8: original design

9th Street looking South - West Elevation





Existing Conditions

8th Street Looking South - East Elevation





Corner of 8th and River - Close-up on corner retail





9th Street



New Design

8th Street

Northeast Corner – Cantilevered Balcony





PROJECT LETTER

499 Main Street
Boise, ID 83702
V (208) 343-2931
F (208) 343-1306

Date: February 5, 2012

To: Boise City Planning and Development
150 N. Capitol
Boise Idaho 83702

Project: River 8 Lofts, 620 S. 9th Street

Job No. 10-224

Subject: Design Review Application

From: John Price

Attached is a Design Review Application for a proposed 7-story mixed use project located at 620 S. 9th Street that will be named River 8 Lofts.

The site is 52,531 s.f. site owned by Capitol City Development Corporation. Steve Hosac with River 8 LLC is the developer of the project.

The first two floors of the structure will be post-tensioned concrete construction and will contain parking and approximately 8,600 s.f. of commercial/office space. The first floor will also provide entry lobbies and common areas for the 130 residential units on the 3rd – 7th floors. The 3rd-7th floors will be constructed as three towers with wood framed construction. The project will adhere to Boise City Code Chapter 4-16, which regulates 5-story wood framed construction.

The first two floors of the building will use a mix of concrete and brick with aluminum storefront windows and doors. These materials are intended to be consistent and complementary to the existing warehouse structures in the neighborhood. The 3rd – 7th floors will be finished with a mix of yellow/tan colored brick, multi-colored stucco, and vinyl windows. The street level and the third floor level provide outdoor landscaped plaza areas that will be used as outdoor common areas for the residential tenants of the building. The design of the residential units will provide a mix of modest to moderate sized studio, 1, & 2 bedroom units which will provide high quality but affordably priced urban housing.

The 3-D model submitted with this application shows the proposed 3-phases of construction for the project. The colors, material, massing, and surrounding neighborhood context are also shown on the model.

If you need any additional information please contact me at 343-2931 ext. 2.

Sincerely,

John Price, Architect
The Architects Office, PLLC

BOISE CITY, IDAHO
CITY OF TREES



LEGAL NOTICE OF PUBLIC HEARING

THE CITY OF BOISE DESIGN REVIEW
COMMITTEE WILL HEAR A REQUEST FOR
DRH12-00033 AT 620 S. 9TH STREET

River 8 LLC / Steve Hosac
Design Review for a seven story mixed use building to include
commercial, structured parking and residential development in a
C-5DD (Central Business District with Downtown Design Review)
zone.

ON MARCH 14, 2012 AT 6:00 P.M.
IN THE STATE CAPITOL BUILDING
SENATE AUDITORIUM
ENTRANCE IS OFF 8TH STREET

For more information, contact the
Planning & Development Services Dept.
150 North Capitol Blvd., 2nd Floor
(208) 384-3830
TDD/TTY 800/377-3529





Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

3

Planning Division Staff Report

File Number	DRH12-00033
Applicant	River 8 LLC / Steve Hosac
Property Address	620 South 9 th Street
Public Hearing Date	March 14, 2012
Heard by	Design Review Committee
Design Review Planner	Andrea N. Tuning
Design Review Supervisor	Sarah M. Schafer

Public Notification

Newspaper notification published on:	February 28, 2012
Radius notices mailed to properties within 300 feet on:	February 27, 2012
Staff posted notice on site on:	February 21, 2012

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1. Project Data and Facts

Applicant/Status	River 8 LLC – Steve Hosac / Representative
Architect/Representative	John Price / The Architects Office
Location of Property	Northeast corner of 9 th Street and River Street
Size of Property	1.206 acres
Present Zoning and Land Use	C-5DD (Central Business District with Downtown Design Review Overlay) zone
Description of Applicant's Request	Construct a seven-story mixed use building that will contain 8,600 square feet of commercial/office space, 130 residential units and associated structured parking.

2. Land Use

Description and Character of Surrounding Area	
<p>The subject property is approximately 1.206-acres in size and is located on the northeast corner of 9th Street and River Street. The property currently contains two warehouse buildings and a surface parking lot. The applicant is proposing to raze the existing structures. The general area consists of uses that include single-story retail, education, library and warehouse buildings. The building on the property to the south is a recently remodeled warehouse to be used for a commercial and manufacturing tenant. The Comprehensive Plan Land Use Map designates this property as "Downtown Mixed Use" and it is located within the Downtown Planning Area.</p>	

Adjacent Land Uses and Zoning

North:	Single-story insurance office and commercial parking lot / C-5DD
South:	Surface Parking, single-story design studio and single story office space / R-ODD
East:	Single-story Foothills School / C-5DDC
West:	Single-story storage facility and event center / C-5DD

Site Characteristics		
The site has a large abandoned warehouse, a smaller warehouse and a surface parking lot. All of these elements are in a state of disrepair. The property is bound by 9 th Street to the west, River Street to the south and 8 th to the east. Ninth Street is a one-way roadway that carries southbound traffic, 8 th Street is a one-way roadway that carries northbound traffic and River Street is a two-way roadway that carries east and west bound traffic. Existing trees are located along a portion of each street frontage and throughout the parking lot.		
Special Considerations		
The site is located within the P-1 parking overlay district thus no parking is required for any new use or building. The project is also in the River Myrtle-Old Boise Urban Renewal District and the River Street-Myrtle Street Planning Area which has requirements for the streetscape finishes and provides direction on first floor design.		
History of Previous Actions		
CUP10-00041	Conditional use permit to operate a biological research facility with laboratory, office, manufacturing and warehouse space in an existing structure located in a C-5DD zone.	Approved with conditions
DRH10-00073	Design Review approval to construct a 2,280 square foot addition to the existing warehouse and construct improvements to the surface parking area.	Approved with conditions

3. Project Proposal

Site Design

Land Use	
Percentage of the site devoted to building coverage:	84%
Percentage of the site devoted to paving:	8%
Percentage of the site devoted to landscaping:	8%
TOTAL	100%

Parking

Proposed		Required	
Handicapped spaces proposed:	6	Handicapped spaces required:	0
Total parking spaces proposed:	154	Total parking spaces required:	0
Number of compact spaces proposed:	0	Number of compact spaces allowed:	0
Bicycle parking spaces proposed:	20	Bicycle parking spaces required:	0
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks

Yard	Building		Structured Parking	
	Required	Proposed	Required	Proposed
Front (River Street)	0'	6'	0'	25'
Street Side (9 th Street)	0'	0'	0'	1'
Street Side (8 th Street)	0'	0'	0'	8'
Rear (North)	0'	1'	0'	1'

Fencing

There is no existing fencing and no new fencing is proposed with this application.

Outdoor Lighting

The applicant has identified six locations where historic street lighting will be located within the mow strip between the curb and sidewalk on 9th Street, 8th Street and River Street. The proposed street lighting will be required to match the downtown street lighting that is identified within River Street-Myrtle Street Planning Area and the Elements of Continuity.

Structure(s) Design	
Number and Proposed Use of Buildings	One mixed use building
Proposed Building Height	83-feet to the top of the highest parapet
Maximum Building Height	None
Number of Stories	Seven
Square Footage	158,321-square feet

4. Zoning Ordinance and Comprehensive Plan

Zoning Ordinance Sections	
11-4-06	Regulations for Central Business District (C-5 Zone)
11-7-3.1	Objective – Site Design A - E
11-7-3.2	Objective – Structure Design A - F
11-7-3.3	Adopted Plans and Design Guidelines
11-10	Off-Street Parking and Loading Guidelines

Comprehensive Plan Sections	
3-13	Downtown Mixed-Use Land Use Category
3-14	Mixed-Use Design Principles
DT-1	Downtown Planning Area
DT-9	Downtown Policies
	River Myrtle – Old Boise Urban Renewal District
	Downtown Boise Streetscape Standards
	Downtown Boise Elements of Continuity
	Downtown Boise Policy Plan

5. Analysis/Findings

The Site and Surrounding Area

The subject property is approximately 1.206-acres in size and is located on the northeast corner of 9th Street and Myrtle Street. The property is bound by 9th Street to the west, River Street to the south and 8th to the east. The general area consists of a number of uses including single-story retail, education and warehouse buildings. The Comprehensive Plan Land Use Map designates this property as “Downtown Mixed Use” and within the Downtown Planning Area.

The site currently has a large abandoned warehouse, smaller accessory warehouse and a surface parking lot. All of the improvements on the site are in a state of disrepair. The applicant is proposing to raze the existing structures and construct a seven-story mixed-use building that will contain 8,600 square feet of commercial/office space, 130 residential units and associated structured parking.

The Setbacks

The proposed site plan meets the minimum building and parking setbacks established by the current zoning ordinance.

Vehicular Access and Circulation/ Parking/ Bicycle Facilities

Vehicular access is provided to the site through a single 24-foot wide driveway intersecting 8th Street approximately 140-feet north of River Street. The driveway intersects 8th Street will provide access to the structured parking that is located to the first and second floors of the building. There are currently two driveways that intersect 9th Street, two driveways that intersect River Street and one driveway that intersects 8th Street. To provide a safe and continuous curb line and sidewalk, the applicant should close each of the unused driveways with standard vertical curb, gutter and sidewalk that match the required streetscape of each roadway.

On site parking for this use is not required due to the fact that the site is located within the P1 Parking Overlay District. The applicant is proposing to construct a total of 160 vehicular parking spaces, which include 154 standard spaces and 6 accessible spaces. There are no parking maximums for structured parking. As such, the proposed 160 vehicular parking spaces meet the current parking ordinance. In addition to the structured parking, the applicant is proposing to widen the north side of River Street to accommodate a passenger loading zone and seven on street parking spaces.

The applicant has proposed 20 bicycle parking spaces with this application. The bicycle parking spaces are located within the northwest corner of the structured parking garaged on the first floor. This location is both visible and convenient for individuals utilizing alternative transportation. The applicant's proposal meets the minimum number of bicycle parking spaces required.

Landscaping and Streetscapes

River Street is classified as an urban parkway streetscape within the 2007 Boise Streetscape Standards, which is intended to buffer pedestrians from the vehicles utilizing River Street while providing an aesthetically pleasing appearance. The applicant is proposing to construct the streetscape on River Street as a nine foot detached concrete sidewalk that is separated from the curb by a seven-foot grass-planting strip. The grass-planting strip is proposed to contain seven new Autumn Applause Ash trees. The new trees are spaced approximately 35-feet on center while the existing trees are spaced approximately 50 and 63-feet on center. According to the Downtown Boise Streetscape standards, the urban parkway streetscape should contain an eight-foot concrete sidewalk that is detached from the curb line by an eight-foot planter strip. The street section also calls for a double row of Class II street trees that are staggered and located approximately 50-feet on center. In order to begin a continuous streetscape along River Street and comply with the Downtown Boise Streetscape Standards, the applicant will be required to revise the streetscape along River Street to contain an eight foot concrete sidewalk that is detached from the curb line by an eight foot

planter strip that includes Class II street trees spaced every 50-feet on center as well as a second row of street trees located behind the sidewalk that are also spaced 50-feet on center.



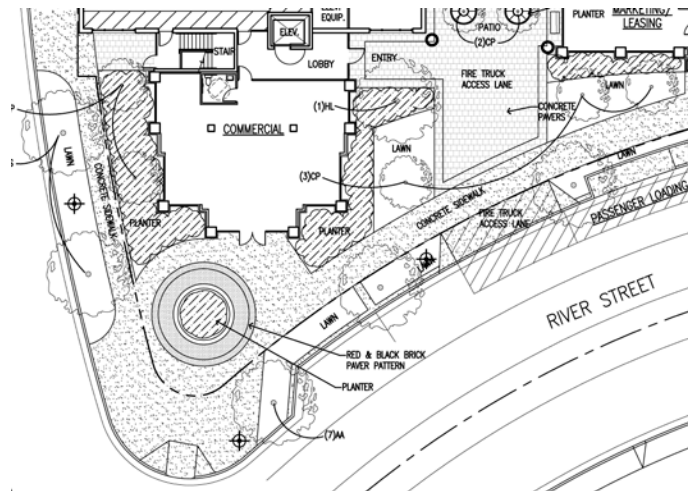
The 2007 Boise Streetscape Standards call for the urban (brick) streetscape on 8th Street, and the urban (concrete) streetscape on 9th Street. The urban (brick and concrete) streetscapes are intended for heavy pedestrian use and to be compatible with retail, office or housing at the street level. The applicant is proposing to construct the streetscape on 8th Street as a ten-foot brick paver sidewalk that is separated from the existing curb line by a four foot eleven inch wide furnishing zone that contains four reasonably healthy Ginkgo trees within the existing four foot by eight foot tree grates. Typically, the urban (brick) streetscape contains a six foot six inch furnishing zone that contains Class II trees within a six foot by six-foot tree grate. However, due to the fact that there are four reasonably healthy and mature trees within the existing four foot by eight foot tree grates staff is supportive of the applicant's proposal to retain the existing and mature street trees along 8th Street.



The applicant is proposing to construct the streetscape on 9th Street as a five-foot concrete sidewalk that is separated from the curb by a planter strip that is approximately nine-feet in width. The planter strip is proposed to contain lawn with three existing Silver Linden trees and three new Cherokee Sweetgum trees that are spaced approximately 35-feet on center. This streetscape does not match the urban (concrete) streetscape that has been adopted by the 2007 Streetscape Standards for this segment of 9th Street however, the CCDC and the City of Boise (Planning and Development Services and Forestry) have been working on a new streetscape typology along this segment of 9th Street that is anticipated to be constructed in 2012 as a project intended to repair a damaged irrigation pipe located under the existing streetscape. This project will reconstruct the streetscape along 9th Street from the north property line for a majority of the property however, this will leave approximately 100-feet of streetscape left to be constructed with this project. As such, the applicant should continue to coordinate with the CCDC and the City of Boise in regard to the streetscape on 9th Street.



In addition to the streetscape that is proposed on River Street, 8th Street and 9th Street, the applicant is proposing landscaping within a small courtyard located in the southwest corner of the site adjacent to 9th and River Streets. This landscape area includes a large circular planter that will contain an assortment of shrubs and grasses. This courtyard will also contain a small lawn area and planters located at the base of the building. This landscape area will introduce additional design interest as well as provide relief to the hardscape surfaces that are predominantly used throughout the remainder of the site.



The north elevation of the structured parking area will be poured concrete and concrete masonry units. While the CMU wall is recessed from the cast in place structural columns, the wall plane presents the appearance of a very large wall mass. In an effort to break up this wall plane, the applicant is proposing to plant ivy that will grow from the grade upward as well as downward from the roof of the second floor within six of the wall panels. The planting of the ivy will not only provide additional landscaping to the site but will also soften the appearance of the north elevation and will provide an added texture to assist in breaking up that building mass. Additionally articulation of this wall has not been requested as it sits on the property line. When future development takes place on the property to the north, it is anticipated it will be constructed to the property line as well and this wall will not be visible.



Staff has reviewed the submitted landscape plan which includes lawn and trees located within the planters that have been placed at the base of the building and throughout the adjacent streetscape. Overall, staff believes the landscape plan provides a mixture of species that will provide year round color that will soften the overall appearance of the site, are appropriate for the downtown area and will provide continuity with the landscaping and streetscape within the general area.

Trash Compactor and Mechanical Units

The applicant is proposing to locate the trash compactor on the east side of the building just south of the vehicular access. The compactor will be located within the footprint of the building and will have swinging doors for access. Because the compactor is located within the structure, it will not be visible to the public.

There are a number of associated mechanical units that are proposed with this structure. A majority of the units will be located within mechanical rooms in the parking garage or mounted on the rooftop. All rooftop mechanical units will be screened by metal mesh wire rooftop mechanical screens.

Building Design

Building Location	Type/Color
Roof:	Single ply membrane / White
Exterior Walls:	Brick / Multi-Colored Tan and Yellow Stucco / White, Green and Orange
Accents/ Trim:	Fascia / White Stucco Metal Grillwork for the Garage / Black Fabric Awnings / Orange
Windows/ Doors:	Aluminum Storefront 1 st and 2 nd Floors/ Black Anodized Vinyl 3 rd Floor and Up/ Tan
Mechanical Equipment:	Roof mounted and screened by the metal mesh that is painted white to match the building

The site is currently occupied by an abandoned 15,535 square foot warehouse, a small accessory warehouse and a surface parking lot. The applicant is proposing to raze the existing structures and construct a seven-story mixed-use building that will contain 8,600 square feet of commercial/office space, 130 residential units and associated structured parking. Floors one and two floors will be a single structure that will contain commercial/office space and structured parking while floors three through seven will contain residential units.

*Building Design and Materials*

The first and second floors will be a single structure that will contain commercial/office space and structured parking while floors three through seven will appear as three separate towers that will contain residential units. The building will be predominantly constructed of a tan and yellow multi-colored brick, white, green and orange stucco. Floors one and two will be constructed of the tan and yellow multi-colored brick with a concrete base and black anodized aluminum storefront window and door systems located adjacent to the commercial and office areas along with concrete and six inch black metal wire grill located adjacent to the structured parking. Floors three through seven are constructed of tan and yellow multi-colored brick, white, green and orange stucco that will contain one half inch wide expansion joints and tan vinyl windows. The vinyl windows located within the brick portions of the building located on floors three through six will be recessed four inches from the wall plane

and accented with a cast stone sill and a vertically placed brick soldier course. The vinyl windows located in the stucco portions of the building located on floors six and seven will be installed flush with the wall plane.

The applicant will be constructing a number of orange accents throughout the buildings. The stucco accents are orange and provide a vertical element to the building while the remaining orange is found on a number of canopies located at the ground level adjacent to the commercial and office areas as well as a number of the residential units located on the seventh floor. These canopies create a horizontal element on the building that ties in with the horizontal banding separating floors two and three and floors six and seven as well as the overall cornice line.

The proposed materials are all quality stucco, masonry and concrete products that are encouraged to be located in the downtown core by both the current zoning ordinance as well as the Design Review Guidelines. These products will also provide durable finishes to the structure that will require limited maintenance over the years.

Phasing

The applicant is proposing three phases to the project. Phase I will include the construction of the office/commercial space and structured parking under Towers A and B as well as the residential units contained within Tower A. Phase II will construct the residential units contained in Tower B and Phase III will complete expansion of the structured parking garage, add the remaining two story commercial space and construct the residential units contained within Tower C. Staff is comfortable with the phasing plan that has been proposed due to the fact that Phase I constructs a majority of the ground floor and second floor commercial and office space that will be contained within the project. These areas will include the apartment lobby, the marketing and leasing office, a fitness facility as well as other ground level commercial space that will not only frame River Street and 8th Street but will also begin to activate the pedestrian space along these two roadways. In addition to creating a “buzz” at the street level, the phasing plan will also slowly integrate residential uses within this area of the downtown core.



River 8: Phase I:



River 8: Phase II



River 8: Phase III

Floor Area Ratio

	Commercial/Office Square Feet	Parking Garage Square Feet	Residential Apartments Square Feet	Total Square Feet
First Floor	4,035	38,434	1,532	43,995
Second Floor	5,170	39,343	0	44,619
Third Floor	0	0	35,292	35,292
Fourth Floor	0	0	35,415	35,415
Fifth Floor	0	0	35,415	35,415
Sixth Floor	0	0	35,415	35,415
Seventh Floor	0	0	35,554	35,554
Grand Total	9,205	77,777	178,628	265,705

The maximum floor area ratio within the C-5 zone is stated to be 4.0 for office and commercial uses and the floor area ratio is not applicable to residential development within this zone. The applicant is proposing to construct 9,205 square feet of commercial retail/office space located on floors one and two. The total lot size is 52,533 square feet. The floor area ratio for the commercial retail/office space has been calculated to be 0.17, which is well under the maximum floor area that is allowed.

Massing/ Proportions

The building massing and proportions of the building are slightly larger than what exists in the area today; however, the River Street – Myrtle Street Plan identifies this property's built form as seven to ten stories. The applicant's proposal of seven stories follows the adopted planning area's guide. The first and second floors of the proposed structure will be a single structure that will contain commercial/office space and structured parking while floors three through seven will appear as three separate towers that will contain residential units. The appearance of the three towers assists in breaking up the overall mass and integrates the site into the area easily.

Shadow Relief/ Design Interest

The applicant is proposing to construct a seven story mixed use building containing office space, commercial retail space as well as multi-family residential units. The building will contain tan and yellow multi-colored brick, multiples colors of stucco with one half inch wide expansion joints, pre-cast concrete, black anodized aluminum storefront window and door systems located adjacent to the commercial and office areas, tan vinyl windows located on floors three through seven and six inch black metal wire grill located adjacent to the structured parking. The applicant has proposed a mixture of these materials to delineate the varying uses that will take place within the structure as well as provide an aesthetically pleasing appearance that contains design interest.

In an effort to provide shadow relief, the applicant has included a number of architectural elements to the structure. For instance, there is modulation of the wall plane on the south elevation that faces River Street and the significant amount of openings within each of the proposed wall planes, the applicant has also proposed to include a number of architectural elements to the building as well. These elements include recessed windows, windowsills, cornice lines, awnings as well as a mixture of materials that will provide differing textures.

Summary

Overall, the seven-story design contains appropriate colors and materials, fenestration, and modulation. Each of these elements assists to break up the massing of this structure, provide an additional depth of character through shading and relief and provide architectural design interest. Staff believes that the applicant's proposal will bring a fresh and revitalized look to the site, which is located within the downtown area.

7. Conclusion and Recommended Conditions

Staff finds the project complies with Sections 11-7-3.1, 11-7-3.2 and 11-7-3.3 of the Zoning Ordinance and the goals and policies of the Boise City Comprehensive Plan and would recommend **approval** subject to the following conditions:

Site Specific Conditions

1. Compliance with the renderings, models and materials dated February 28, 2012, the 1st Floor Plan and Landscape Plan dated February 29, 2012, plans and all other plans and specifications submitted to and on file in the Planning and Development Services Department dated received February 7, 2012, except as expressly modified by the following conditions:
 - a. Close each of the unused driveways with standard vertical curb, gutter and sidewalk that match the required streetscape of each roadway.
 - b. Revise the streetscape along River Street to contain a minimum of an eight foot concrete sidewalk that is detached from the curb line by an eight foot planter strip that includes Class II street trees spaced every 50-feet on center as well as a second row of street trees located behind the sidewalk that are also spaced 50-feet on center.
 - c. Coordinate with the CCDC and the City of Boise in regard to the streetscape on 9th Street.

Revised plans indicating compliance with the above conditions shall be submitted to Planning Staff for approval prior to application for any construction permits.

Responsible Agencies and Other Boise City Departments

2. A Building Permit approval is contingent upon the determination that the site is in conformance with the Boise City Subdivision Ordinance. Contact the Planning and Development Services Subdivision Section at 384-3998 regarding questions pertaining to this condition.
3. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW) for drainage (February 9, 2012), sewers (February 9, 2012), street lights (February 9, 2012), Environmental Pre-Treatment (February 10, 2012) and the Solid Waste/Ground Water Manager (February 14, 2012). Please contact BCPW at 384-3900. All items required by BCPW shall be included on the plans/specifications that are submitted for a Building Permit. Please note that any changes or modifications by the owner to the approved Storm Water Plan must be resubmitted to BCPW for approval.
4. A Building Permit is contingent upon approval from Boise City Community Forestry for tree planting within right-of-ways, per Title 9, Chapter 16, Section 09-16-05.2. Contact Boise City Community Forestry at 384-4083 with questions regarding this condition.
5. Compliance with requirements as requested by the Ada County Highway District (ACHD).
6. Compliance with requirements as requested by the Boise City Parks and Recreation letter dated February 14, 2012.
7. Compliance with the Boise City Fire Code as required by the Boise Fire Department memo dated March 1, 2012.

General Conditions

8. All landscaping areas shall be provided with an underground irrigation system. Landscaping shall be maintained according to current accepted industry standards to promote good plant health, and any dead or diseased plants shall be replaced. All landscape areas with shrubs shall have an approved mulch such as bark or soil aid.
9. All landscape trees shall be pruned in accordance with the American National Standards Institute's Standard Practices for Tree Care Operations (ANSI A300 - latest edition). No trees on the site shall be topped, headed back, rounded over or otherwise disfigured. Contact Boise City Community Forestry at 384-4083 for information regarding tree care operations.
10. Swales/retention/detention areas shall not be located along the streets unless it can be shown that landscaped berms/shrubs will screen the swales.
11. Vision Triangles as defined under Section 11-1-3 and Section 11-10-4.4G of the Boise City Code shall remain clear of sight obstructions.
12. In compliance with Title 9, Chapter 16, Boise City Code, anyone planting, pruning, removing

or trenching/excavating near any tree(s) on ACHD or State right-of-ways must obtain a permit from Boise City Community Forestry at least one (1) week in advance of such work by calling 384-4083. Species shall be selected from the Boise City Tree Selection Guide.

13. Deciduous trees shall be not less than 2" to 2 1/2" inch caliper size at the time of planting, evergreen trees 5' to 6' in height, and shrubs 1 to 5 gallons, as approved by staff. All plants are to conform to the American Association of Nurseryman Standards in terms of size and quality.
14. Any outside lighting shall be reflected away from adjacent property and streets. The illumination level of all light fixtures shall not exceed two (2) footcandles as measured one (1) foot above the ground at property lines shared with residentially zoned or used parcels.
15. All signs will require approval from the Planning and Development Services Department prior to installation.
16. Trash receptacles and on-grade and rooftop mechanical fixtures and equipment shall be concealed from public view by use of an approved sight-obscuring method. All screening materials shall be compatible with the building materials/design.
17. Utility services shall be installed underground.
18. An Occupancy Permit will not be issued by the Planning and Development Services Department until all of these conditions have been met. In the event a condition(s) cannot be met by the desired date of occupancy, the Planning Director will determine whether the condition(s) is bondable or should be completed, and if determined to be bondable, a bond or other surety acceptable to Boise City will be required in the amount of 110% of the value of the condition(s) that is incomplete.
19. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his authorized representative and an authorized representative of Boise City. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Boise City.
20. Any change by the applicant in the planned use of the property, which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant, or successors of interest, advise Boise City of intent to change the planned use of the property described herein, unless a variance in said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: February 9, 2012

To: Planning and Development Services

From: Mike Sheppard, Civil Engineer
Public Works

Subject: DRH12-00033; 620 S 9th Street; Sewer Comments

CUSS1 Connection to central sewer is required. Sanitary sewers are available onsite.
Contact Boise City Public Works Sewer Engineering, prior to developing final
improvement drawings.

If you have any further questions please contact Mike Sheppard at 384-3920.

Memo

To: Planning and Development Services
From: Peter McCullough, Public Works Department
Date: 2/14/12
Re: DRH11-00033, River 8 Apartments, 620 9th St.

Solid Waste staff has reviewed the application for this project and has the following comments:

1. The applicant has indicated that they will use a compactor for solid waste service; the type, size and dimensions of the compactor must be provided prior plan approval.
2. If recycling is proposed, the location of the recycling container/s must also be indicated.
3. Note that compactors require 60' of straight line access in front of the compactor for service.
4. Plans should also indicate if future phases of the project intend to utilize the proposed compactor for solid waste disposal or if they will have there own container/area for disposal.
5. No parking can be permitted in the area in front of the enclosure and the area must be clearly designated as a no parking area.

The following link will provide the applicant with the necessary information regarding trash enclosure design, location, and submittal requirements for commercial properties. Please contact me with any questions you may have at 384-3906.

http://curbit.cityofboise.org/Trash/Commercial/Commercial_Trash_Home/page51871.aspx

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: 2/9/2012

To: Planning and Development Services

From: Brian Murphy, Drainage Coordinator
Public Works

Subject: DRH12-00033; ; Drainage/Stormwater Comments

DR01 A drainage plan must be submitted and approved by Public Works prior to issuance of a building permit.

DRHGW High groundwater at this site may preclude use of a subsurface stormwater system.

If you have any further questions contact Brian Murphy, 384-3752.

Andrea Tuning - Re: 8th, 9th and River

From: Mike Hedge
To: Andrea Tuning
Date: 2/29/2012 7:27 AM
Subject: Re: 8th, 9th and River

Andrea,

They are close to what we had requested. The East side of the property on 8th St. has two existing lights and they are showing the lights on their drawing in a different location. We prefer to keep them at their current locations so they match up with the lights across the street. This has been our policy throughout the city, to match the lights with the ones across the street where ever possible. The River St side has moved the locations some but it appears this was due to the fire truck access which is normal. On the West side along 9th street it appears that CCDC is planing on putting in two poles that match the two northern most poles on this project. I think we need to coordinate the timing of construction so one doesn't put in new and then the other tear it up to do their work.

I have to leave this morning but I will try to get with you tomorrow and discuss this a little better.

Thanks for the heads up,

Mike

Mike Hedge
Municipal Lighting Technician
City of Boise, Public Works
Office (208) 388-4719
Cell (208) 440-2320
mhedge@cityofboise.org

>>> Andrea Tuning 2/28/2012 4:03 PM >>>

Andrea Tuning - Re: DRH12-00033

From: Debbie Cook
To: Andrea Tuning
Date: 3/1/2012 2:49 PM
Subject: Re: DRH12-00033

Hi Andrea,

The trees selected for use around the above referenced plan are fine. Sorry for the delay, I was trying to catch up with Katina at CCDC about the streetscape on 9th. Apparently you talked to her about the same thing right before I did. Anyway, as far as Forestry is concerned the trees species are good to go on this project.

Thanks for sending the plans.

Debbie

Debbie Cook
Forestry Specialist
Boise Parks & Recreation
208-384-4083
>>> Andrea Tuning 2/29/2012 1:31 PM >>>
Debbie -

I noticed in your comments provided on February 14, 2012 that you had not seen a landscape plan. As such, I have attached a copy of it for you. Please let me know if you have any additional comments that you would like to be considered as quickly as possible as I am trying to finish up my report later this week.

Thanks!

Andrea

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: February 16, 2012

To: Planning and Development Services

From: Walt Baumgartner, Environmental Coordinator
Terry Alber, Senior Environmental Specialist
Public Works

Subject: **DRH12-00033**; 620 S 9th ; Pretreatment Comments

Commercial spaces indicated that may house food service operations will require “suitable and adequate” grease abatement equipment. Applicant/Builder shall consider and evaluate providing segregated grease line common to all commercial tenant spaces with any potential to house food service facilities. More than one outside grease interceptor unit may be required.

Stormwater drainage, building foundation dewatering and non-contact cooling water is a prohibited discharge to the sanitary sewer.

Covered Parking Garages – All water from non-atmospheric sources (i.e., transported on vehicles) or indirect atmospheric sources (i.e., blown through openings and windows) that flows through covered parking garages or commercial structures may go to the sanitary sewer disposal system through an approved sand/oil/grease interceptor. Sewer connection fees and monthly service fees apply. If there is no feasible alternative for disposal of water from internal parking garages via the sanitary sewer then this water may be allowed into a storm sewer system. Adequate treatment prior to stormwater discharge and proper disposal of waste and wash water will still be required to comply with the City’s Storm Water Discharge Ordinance.

If you have any questions please contact Walt Baumgartner, 384-3991 or email at wbaumgarner@cityofboise.org.

Or

If you have any questions please contact Terry Alber, 384-3992 or email at talber@cityofboise.org



Dennis Doan
Chief

City Hall West
333 N. Mark Stall Place
Boise, Idaho 83704-0644

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208/570-6500

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208/570-6586

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800/377-3529

Web
www.cityofboise.org/fire



Mayor
David H. Bieter

City Council
President
Maryanne Jordan

Council Pro Tem
Alan W. Shealy

Elaine Clegg
David Eberle
Lauren McLean
TJ Thomson

Fire Department

March 1, 2012

Andrea Tuning
PDS – Design Review

Re: Design Review Application – River 8 Apartments; DRH12-00033
620 S. 9th St.

Dear Andrea,

This is design review request for a new 7-story mixed use building constructed in accordance with BCC Section 4-16.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all of the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by Ordinance 6308.

Comments:

1. Aerial access is required to be provided in accordance with BCC Section 4-16 and IFC Section D105, as amended. It appears the design can accommodate these requirements and it will be reviewed with the final building plans.

General Requirement:

Specific building construction requirements of the International Building Code, International Fire Code, International Residential Code and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at building permit application.

Please feel free to have the applicant contact Romeo Gervais at 570-6567 if they have any questions.

Regards,

Romeo P. Gervais, P.E.
Deputy Chief – Fire Marshal
Boise Fire Department

interoffice

MEMORANDUM

February 14, 2012

TO: Design Review Analyst
Boise Planning & Development

FROM: Debbie Cook, Forestry Specialist
Boise Parks & Recreation Department

SUBJECT: DRH12-00033

The following requirements and recommendations are provided to assist the property owner with selection, placement, maintenance and protection of trees on public and private property.

Required Actions reflect provisions of Boise City Code Title 9, Chapter 16 (Boise Tree Ordinance). Questions relating to these required actions should be directed to this office at (208) 384-4083.

Recommended Actions may be included as a condition of approval, modified or excluded at the request of the Boise Development Services staff.

Required Actions: Boise Forestry has no comment at this time but reserves the right to comment once landscape plans are available. We're looking forward to seeing some nice planting strips to benefit the trees and greenspace for that area.

Recommended Actions:

Comments:

Thank you for the opportunity to comment.

Debbie Cook
Forestry Specialist
Boise Parks & Recreation
208-384-4083
Dcook@cityofboise.org

Andrea Tuning - Re: DRH12-00033

From: Debbie Cook
To: Andrea Tuning
Date: 3/1/2012 2:49 PM
Subject: Re: DRH12-00033

Hi Andrea,

The trees selected for use around the above referenced plan are fine. Sorry for the delay, I was trying to catch up with Katina at CCDC about the streetscape on 9th. Apparently you talked to her about the same thing right before I did. Anyway, as far as Forestry is concerned the trees species are good to go on this project.

Thanks for sending the plans.

Debbie

Debbie Cook
Forestry Specialist
Boise Parks & Recreation
208-384-4083
>>> Andrea Tuning 2/29/2012 1:31 PM >>>
Debbie -

I noticed in your comments provided on February 14, 2012 that you had not seen a landscape plan. As such, I have attached a copy of it for you. Please let me know if you have any additional comments that you would like to be considered as quickly as possible as I am trying to finish up my report later this week.

Thanks!

Andrea



March 1, 2012

Boise City Design Review Staff and Committee
c/o Andrea Tuning, Design Review Staff
150 N. Capitol Boulevard
Boise, ID 83701

Subject: DRH12-00033 / River 8 LLC / 620 S. 9th Street / Design Review Application to Construct Building at 9th and River Streets

Dear Design Review Staff & Committee,

Capital City Development Corporation (CCDC) submits this letter to support a recommendation of design review approval for DRH12-0003.

By city code CCDC is granted the opportunity to comment on design review applications. For this project CCDC is playing more than a commenting role in that CCDC is the owner of the property and has entered into an agreement to negotiate exclusively (ERN) with developer the Hosac Company (River 8 LLC). The due diligence performed by CCDC and the Hosac Company pursuant to the ERN may lead to a development agreement between the two parties defining the conditions for the applicant's acquisition and development of the property.

The developer and his architect, John Price, have worked extensively with Boise Planning and Development Services staff and CCDC, and the plans submitted with the design review application are a result of that work. While CCDC supports the proposed design, in the future CCDC may provide additional direction to the developer on the landscape plan and other elements of design. We acknowledge that any changes to the approved plans are likely to require review by the Design Review staff or committee.

On-Street Parking

With the support of CCDC the plans include the addition of on-street parking on River Street. On-street parking will improve the environment for pedestrians and future residents of the building, and it will help to serve the parking needs for the commercial and residential uses in the building and of others.

The on-street parking was designed for CCDC by Jensen Belts Associates landscape architects upon discussion with the Ada County Highway District (ACHD) and Boise Planning & Development Services. The design considers the width of street right-of-way and existing roadway, and dimensional requirements for traffic lanes, new bicycle lanes (one on each side) and parking stalls. The addition of

on-street parking will require construction of new curbs on the north side and restriping of traffic lanes, including a turn lane. The developer and CCDC are not proposing on-street parking on the south side of River Street and are proposing no reduction in the number of traffic lanes.

The developer and CCDC met with Boise City and ACHD multiple times about the on-street parking. According to ACHD's Complete Streets Policy and the Livable Street Design Guide, River Street is functionally classified as a "town center collector". In the Livable Street Design Guide, on-street parking is an acceptable part of the street cross section for a town center collector. CCDC has received confirmation from ACHD staff that on-street parking is acceptable provided other roadway design requirements can be met. It is our understanding that ACHD will accept the addition of on-street parking if approved by Boise City as part of design review approval.

Streetscape and Downtown Boise Streetscape Standards

The Downtown Boise Streetscape Standards designate the streets surrounding the site as follows.

8th Street: Urban (Brick)

River Street: Urban Parkway

9th Street: Urban (Concrete)

The site plan included in the design review application proposes streetscape improvements that are generally consistent with the Downtown Boise Streetscape Standards. The site plan does not reflect the most recent plans for 9th Street, however. CCDC has been working with Boise Planning and Development Services and Community Forestry on plans for new streetscape on 9th Street between Broad and River streets. The primary purpose of the 9th Street project is to repair a disfunctional irrigation system. The current plans for 9th Street are to replace the trees and grates with trees in a parkway strip (a continuous strip of lawn or other plants with no grates) most closely resembling an Urban Parkway or Neighborhood Streetscape in the streetscape standards. The parties involved in the design of the 9th Street streetscape acknowledge that its design does not adhere to the specifications in the streetscape standards but agree it is the best design solution for 9th Street. An amendment to the Downtown Boise Streetscape Standards to reflect the streetscape plans is anticipated. CCDC is planning to construct the 9th Street streetscape improvements in 2012 and it is presumed a separate design review application will be submitted for the 9th Street streetscape.

Consistency with the River Street – Myrtle Street Master Plan

The site is located in the River Myrtle – Old Boise Urban Renewal District and the River Street – Myrtle Street Master Plan (the master plan) provides policy guidance for development of this area. The area is further designated in the master plan as the Warehouse/Cultural Subdistrict. CCDC considers the project to be consistent with the master plan, and the project supports the Agency's many efforts to encourage housing in downtown. The master plan envisions this area along South 8th Street as an urban village. The desired land use mix is housing at densities of as much as 80-120 units per acre, office, neighborhood-serving businesses and cultural institutions. The plan envisions buildings at heights of up to six stories. The proposed building is seven stories but the building mass is divided into three towers

of residential condominiums, allowing more light and air to the units, mitigating the building's mass, and creating design interest.

The master plan addresses the following topics:

- Preferred Development Concept
- Preservation, Revitalization & Renewal
- Building & Site Design
- Street Character, Civic Spaces & Pedestrian Ways
- Transportation & Parking

In an attachment to this letter we have identified what we feel to be the most relevant of the policies and guidelines from the master plan. It also divides the master plan area into six sub-districts including the Warehouse / Cultural District as shown in the map in the attachment.

Recommendation

CCDC recommends approval of design review application DRH12-00033 including plans received by Boise City Planning and Development Services on February 7, 2012. Architect John Price has submitted an updated site/landscape plan to CCDC since February 7 that incorporates CCDC's plans to add new streetscape to 9th Street, which is being planned for Summer 2012 in advance of the River 8 project. We request that the applicant be given the opportunity to discuss details of the landscape plan with Boise City and CCDC and to submit revised landscape plans after this design review hearing to be approved by the Design Review staff or committee at a later date.

Thank you for giving our comments consideration.

Sincerely,



Mike Hall
Planning & Development Director

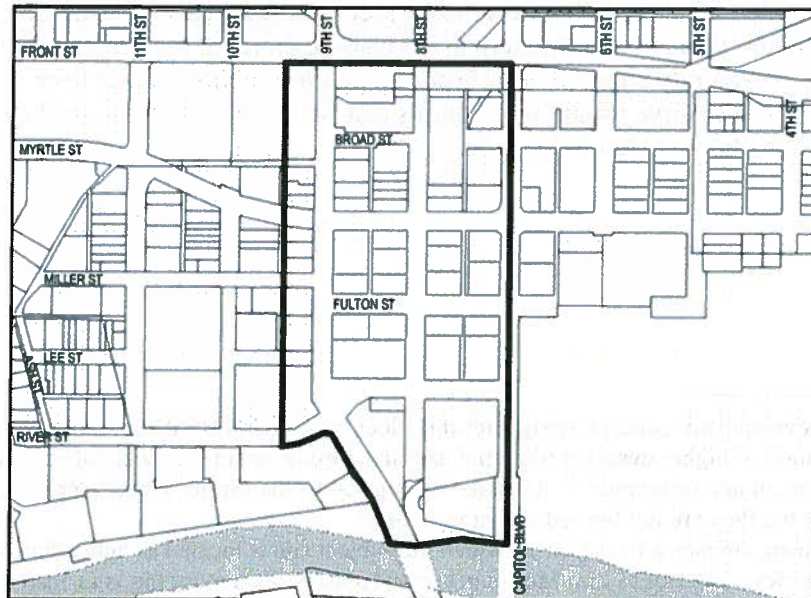
CC: Steve Hosac, River 8 LLC
John Price, Architect
Angie Brosious, Boise City PDS
Mike Hedge, Boise City Public Works
Matt Parks, Elam & Burke
Ryan Armbruster, Elam & Burke
Anthony Lyons, CCDC
Todd Bunderson, CCDC
Morgan Maiolie, CCDC

DRH12-00033 / River 8 LLC / 620 S. 9th Street / Design Review Application to Construct Building at 9th and River Streets

Applicable Policies and Guidelines from River Street-Myrtle Street Master Plan

March 1, 2012

620 S. 9th Street is located in the Warehouse/Cultural District, A Subdistrict of the River Myrtle-River Street Planning Area.



Map of Warehouse / Cultural District Subdistrict (p. 77)

Design & Development Guidelines

CD-1 Utilize the Preferred Development Concept in Figure 5 to guide development patterns in the Warehouse/Cultural District.ⁱ

CD-2 Use the Built Form map in Figure 7 to guide building height and development densities in the Warehouse/Cultural District.ⁱⁱ

. . .

CD-5 Work to create a compact, urban neighborhood in the area bounded by Capitol Boulevard and River, 9th and Myrtle streets. Make public investments to create a sense of place.

CD-6 Encourage housing densities of 80 to 120 units per acre in order to create an urban level of intensity and to maximize the number of housing units developed in the Warehouse / Cultural District.

CD-7 Evaluate whether the conversion of existing warehouse buildings to housing will make more affordable options available. Where feasible, encourage the renovation of warehouse into unique types of housing units such as lofts or artists' housing.

CD-8 Preserve historic character of the Warehouse /Cultural District while encouraging development of underutilized property.

CD-10 Where a historic structure is in poor repair or obsolete, evaluate alternative approaches that would include reuse of the structure, reuse of the façade or replacement. Weigh the contribution made by the structure to the historic fabric of the Warehouse /Cultural District and to the community's record of its history with the benefits derived from redevelopment proposals. Give weight to proposals that will result in increasing the supply of housing in the Warehouse / Cultural District."

ⁱ Figure 5, Preferred Development Concept, designates this block as an "Urban Village". *Urban Village* is defined as a "concentration of higher density residential uses that also have smaller-scale office uses and neighborhood oriented retail and restaurants." As stated on page 34 of the Master Plan, "emphasis areas have a predominant use but they are not limited to that use only."

ⁱⁱ Figure 7, Built Form map, envisions the block on which the subject site is located as being developed with buildings of 4-6 stories. The Built Form Map is not intended to be regulatory but is instead meant to describe an envisioned urban form of the district.