

#161: Design Review Application

Case #: DRH13-00225

Property Information

Address

Street Number:	Prefix:	Street Name:	Unit #:		
1000	W	MYRTLE ST			
Subdivision name:	Block:	Lot:	Section:	Township:	Range:
10 3N 2E & OF A O MILLERS ADD	0	0	10	3	2
Parcel Number:	Additional Parcel Numbers:				
S1010244500	S1010212850				

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

☒ Agent/Representative ☐ Applicant ☐ Owner

Applicant Information

First Name:	Last Name:		
Mark	Bowen		
Company:			
Mark H Bowen CMS			
Address:	City:	State:	Zip:
8500 Elkhorn Lane	Nampa	ID	83686
E-mail:	Phone Number:	Cell:	Fax:
mbowen@heritagewifi.com	(208) 250-4273	(208) 250-4273	(208) 468-0723

Agent/Representative Information

Role Type: ☒ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☐ Other

First Name:	Last Name:		
Mark	Bowen		
Company:			
Mark H Bowen CMS			
Address:	City:	State:	Zip:
8500 Elkhorn Lane	Nampa	ID	83686
E-mail:	Phone Number:	Cell:	Fax:
mbowen@heritagewifi.com	(208) 250-4273	(208) 250-4273	(208) 468-0723

Owner Information

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

First Name:	Last Name:		
Debbie	McDonald		
Company:			
SBP LLLC			
Address:	City:	State:	Zip:
999 Main Street, Suite 1300	Boise	ID	83702
E-mail:	Phone Number:	Cell:	Fax:
debbie.mcdonald@simplot.com	(208) 336-2110		(208) 389-7515

Project Information

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

1. Neighborhood Association:

Downtown

2. Comprehensive Planning Area:

Downtown

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

Construct a 334,000 SF, 9 story office building on the corner of Front St and 11th St

4. Size of Property:

7.355 ☒ Acres ☒ Square Feet

5. Water Issues:

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

3000
gpm

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):

gpm

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

There is a 185,000 SF underground parking structure currently under construction soon to be expanded to 298,500 SF. There is also the JUMP project under construction above grade.

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

The foundations and below grade structure will be built with the expansion of the below grade parking garage. The building will be constructed under separate permit.

8. Adjacent property information:

Building types and/or uses		Zone	
North:	Above ground an	North:	(C-5DD) Central Business District wi <input type="button" value="6"/>
South:	Vacant unimprove	South:	(C-5DD) Central Business District wi <input type="button" value="6"/>
East:	Multistory garage,	East:	(C-5DD) Central Business District wi <input type="button" value="6"/>
West:	Gravel surface par	West:	(C-5DD) Central Business District wi <input type="button" value="6"/>

9. Proposed Structures:

A. Number of Structures: 1 Use: Office, Conference and restau

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

	Gross Square Feet
1st Floor	40055
2nd Floor	54674
3rd Floor	46605
4th Floor	55005

B. Maximum proposed structure height(s): 147

C. Number of stories: 9

D. Number of seats (if restaurant, tavern or lounge): 0

E. Number of residential units (if applicable): 0

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:	singly ply membrane with terrace roof or ext	
Walls:	Curtain wall with predominant glazing and sha	
Windows/Doors:	Aluminum curtain wall with exterior shade str	
Fascia, Trim, etc:		
Other:		

12. Setbacks:

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

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	0	0	0	0
Rear:	0	86	0	0
Side 1:	0	0	0	0
Side 2:	0	130	0	0

13. Site Design:

	Site Percentage Devoted to	Square Feet
Building Coverage:	<div><div>16</div><div>%</div></div>	<div><div>51913</div></div>
Landscaping:	<div><div>28</div><div>%</div></div>	<div><div>90710</div></div>
Paving:	<div><div>56</div><div>%</div></div>	<div><div>177761</div></div>
Other Uses:	<div><div></div><div>%</div></div>	<div><div></div></div>
Describe Other Uses:	<div><div></div></div>	

14. Parking:

	Required	Proposed
Accessible Spaces:	<div><div></div></div>	<div><div></div></div>
Parking Spaces:	<div><div></div></div>	<div><div></div></div>
Bicycle Spaces:	<div><div></div></div>	<div><div></div></div>
Proposed compact spaces:		<div><div></div></div>

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:

roof top

Type:

cooling tower and air handlers

Height:

approx. 10 feet

Proposed Screening Method:

extension of exterior wall to screen rooftop

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:

located below grade in loading dock area

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: 3

Location: Below grade

Size:

Screening:

21. Drainage:

Proposed method of on-site retention:

Multiple infiltration basins

22. Floodways & Hillside:

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

☒ Yes

☐ No

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

☒ Yes

☐ No

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

23. Airport Influence Area:

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

☒ No

☐ Area A

☐ Area B

☐ Area B1

☐ Area C

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:		
<input type="text" value="George"/>	<input type="text" value="Metzger"/>		
Company:			
<input type="text" value="Adamson & Associates, Inc."/>			
Address:	City:	State:	Zip:
<input type="text" value="17383 West Sunset Blvd"/>	<input type="text" value="Pacific Palisades"/>	<input type="text" value="CA"/>	<input type="text" value="90272"/>
E-mail:	Phone Number:	Cell:	Fax:
<input type="text" value="gmetzger@adamson-associates.com"/>	<input type="text" value="(310) 230-0088"/>	<input type="text" value="(818) 815-8800"/>	<input type="text"/>
Professional License #:			
<input type="text" value="AR-985092"/>			

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:		
<input type="text" value="Kimberly"/>	<input type="text" value="Siegenthaler"/>		
Company:			
<input type="text" value="JensenBelts Associates"/>			
Address:	City:	State:	Zip:
<input type="text" value="495 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"/>	<input type="text" value="(208) 343-7175"/>	<input type="text"/>	<input type="text" value="(208) 343-7178"/>
Professional License #:			
<input type="text" value="LA - 16535"/>			

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.

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:	<input type="text"/>
Date:	<input type="text"/>