

#161: Design Review Application

Case #: DRH15-00210

Property Information

Address

Street Number: 7610	Prefix: W	Street Name: STATE ST	Unit #: 			
Subdivision name: NORTHWEST PASSAGE SUB	Block: 1	Lot: 8	Section: 24	Township: 4	Range: 1	Zoning: C-4D/DA
Parcel Number: R6122920080	Additional Parcel Numbers: 					

Primary Contact

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

☐ Agent/Representative ☒ Applicant ☐ Owner

Applicant Information

First Name: Ricci	Last Name: Reavis		
Company: BRS Architects			
Address: 1010 S. Allante Place, Suite 100	City: Boise	State: ID	Zip: 83709
E-mail: ricci@brsarchitects.com	Phone Number: (208) 336-8370	Cell: 	Fax:

Agent/Representative Information

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

First Name: Trent	Last Name: Koci		
Company: BRS Architects			
Address: 1010 S. Allante Place, Suite 100	City: Boise	State: ID	Zip: 83709
E-mail: trent@brsarchitects.com	Phone Number: (208) 336-8370	Cell: 	Fax:

Owner Information

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

First Name: Keith	Last Name: Bucher		
Company: JGH Shadow Hills, LLC			
Address: 855 W. Broad Street, Suite 300	City: Boise	State: ID	Zip: 83702
E-mail: kbucher@hcollc.com	Phone Number: (208) 908-5534	Cell: 	Fax:

Project Information

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

1. Neighborhood Association:

Northwest

2. Comprehensive Planning Area:

Northwest

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

Construct (2) two-story, mixed use commercial retail buildings within the multi-family apartment complex.

4. Size of Property:

1.65 ☒ Acres ☐ Square Feet

5. Water Issues:

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

1500 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):

2750 gpm

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

Currently undeveloped.

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

Yes, this phase will consist of (2) two-story, mixed use commercial retail buildings to be part of a neighborhood apartment complex.

8. Adjacent property information:

Building types and/or uses		Zone	
North:	<input type="text" value="Residential"/>	North:	<input type="text" value="(R-2D)Combined Residential w/Des"/>
South:	<input type="text" value="Commercial"/>	South:	<input type="text" value="(C-1) Neighborhood Commercial"/>
East:	<input type="text" value="Residential"/>	East:	<input type="text" value="(R-1C) Single Family Residential"/>
West:	<input type="text" value="Commercial"/>	West:	<input type="text" value="(C-2) General Commercial"/>

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="12000"/>
2nd Floor	<input type="text" value="11000"/>
3rd Floor	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>

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="TPO"/>	<input type="text" value="White"/>
Walls:	<input type="text" value="Tile, CMU, Stucco, Phenolic Panels"/>	<input type="text" value="Vary; neutral earth tones; wood pattern, etc"/>
Windows/Doors:	<input type="text" value="Aluminum Storefront"/>	<input type="text" value="Silver"/>
Fascia, Trim, etc:	<input type="text" value="Aluminum Storefront"/>	<input type="text" value="Silver"/>
Other:	<input type="text"/>	<input type="text"/>

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="20'"/>	<input type="text" value="226' and 219'"/>	<input type="text" value="n/a"/>	<input type="text" value="n/a"/>
Rear:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Side 1:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Side 2:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

13. Site Design:

	Site Percentage Devoted to	Square Feet
Building Coverage:	<input type="text" value="16"/> %	<input type="text" value="11895"/>
Landscaping:	<input type="text" value="12"/> %	<input type="text" value="8007"/>
Paving:	<input type="text" value="72"/> %	<input type="text" value="52319"/>
Other Uses:	<input type="text"/> %	<input type="text"/>
Describe Other Uses:	<input type="text"/>	

14. Parking:

	Required	Proposed
Accessible Spaces:	<input type="text" value="7"/>	<input type="text" value="10"/>
Parking Spaces:	<input type="text" value="118"/>	<input type="text" value="161"/>
Bicycle Spaces:	<input type="text" value="17"/>	<input type="text" value="17"/>
Proposed compact spaces:		<input type="text" value="0"/>

Are you proposing off-site parking?

☐ Yes ☒ NoIf yes, how many spaces?

Are you requesting shared parking or a parking reduction?

☐ Yes ☒ NoIf yes, how many spaces?

Restricted parking?

☐ Yes ☒ No**15. Landscaping:**

A. Are there any prominent trees or areas of vegetation on the property?

☐ Yes ☒ No

B. Type:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

17.Solid Waste:

A. Type of trash receptacles:

- ☐ Individual Can/Residential
☐ 3 Yd. Dumpster
☒ 6 Yd. Dumpster
☐ 8 Yd. Dumpster
☐ Compactor

B. Number of trash receptacles:

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 & 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"/>	<input type="text"/>		
Company:			
<input type="text"/>			
Address:	City:	State:	Zip:
<input type="text"/>	<input type="text"/>	<input type="text" value="ID"/>	<input type="text"/>
E-mail:	Phone Number:	Cell:	Fax:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Professional License #:			
<input type="text"/>			

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="Tim"/>	<input type="text" value="Mokwa"/>		
Company:			
<input type="text" value="KM Engineering"/>			
Address:	City:	State:	Zip:
<input type="text" value="9233 W. State Street"/>	<input type="text" value="Boise"/>	<input type="text" value="ID"/>	<input type="text" value="83714"/>
E-mail:	Phone Number:	Cell:	Fax:
<input type="text" value="tmokwa@kmengllp.com"/>	<input type="text" value="(208) 639-6939"/>	<input type="text"/>	<input type="text"/>
Professional License #:			
<input type="text" value="LA-214"/>			

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"/>