

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: December 8, 2016

To: Boise City Planning & Zoning

Re: CUP 16-00101; 1420 Front Street

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

Connection to central sewer is required. Sanitary sewers are available in alley.

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

DRAINAGE/STORMWATER CONDITIONS – BRIAN MURPHY (384-3752)

No comment.

STREET LIGHT CONDITIONS – TOM MARSHALL (388-4719)

Street lights are required. Contact Public Works for required facilities and location prior to submission of a building permit. (Final approved plans must accompany submitted building plans at time of permitting.)

This project is within the defined Historical Lighting District and
ornamental-style street lighting is required along the following street
frontages:

1. Front Street and 15th Street

Street light plans must be submitted and approved by Public Works prior to issuance of a building permit.

All public street lighting shall be located and constructed per Boise City
Street Light Placement Policy and Installation Standards.

As per Idaho Power requirements the lights along the following street frontages must be installed on a metered service. Meter service cabinet location to be in the right-of-way or in a developer designated City Streetlight Easement. They shall meet the requirements of the Idaho Standards for Public Works Construction, Standard Drawings, and the Boise City Standard Revisions for ISPWC Division 1102 Street Lights. See Attachment A, Boise Standard Revisions for a list of approved meter service cabinets.

1. Front Street or 15th Street

New Street Light installations shall conform to the 2015 version of the Boise Standard Revisions, Idaho Standards for Public Works Construction (ISPWC) using approved LED fixtures listed in Attachment A to the Boise Standard Revisions.

Developer shall not connect, or allow any subcontractor to connect any irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices to any street lighting circuits. Any and all irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices shall be connected directly to Idaho Power at an Idaho Power approved location.

PERSON MAKING OTHER COMMENTS –

OTHER COMMENTS –


PUBLIC WORKS REPRESENTATIVE


PUBLIC WORKS REPRESENTATIVE

☒ MARK J.
☒ Mike Sheppard
☒ BEV M.
☒ Tom Marshall
☒ Brian M.
☒ Terry A.
☒ Rick C.
☒ Lori
☐ Rob B.
☐ Mike Sheppard
☐ Lori

☒ BOISE CITY APPLICATION

☐ ADA COUNTY APPLICATION

APPLICANT: ENVISION HOMES

REPRESENTATIVE: CHAD OLSEN

LOCATION: 1420 FRONT ST.

1. CU, DR, OR PDR NUMBER: CUP16-00101

2. SEWER CONDITIONS: CUS1, E) alley

3. DRAINAGE/STORMWATER REVIEW: CUS1-4
NC

4. STREET LIGHT CONDITIONS: SL01, SL11, SL14, SL17
SL05 Front St & 15th St
SL15 Front on 15th

5. PERSON MAKING OTHER COMMENTS: _____

6. OTHER COMMENTS: _____

7. FILE NAME: _____



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

Planning Division Transmittal

File Number: CUP16-00101
X-Ref: DRH16-00508
Address: 1420 W FRONT ST
Applicant: ENVISION HOMES

Hearing Date: JAN 2017
Hearing Body: Planning and Zoning Commission
Transmittal Date: 11/30/16

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels & Final Subdivision Plats, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-38

Boise City

- ☒ Police
- ☒ Fire-Romeo Gervais
- ☒ Public Works
- ☐ Public Works-Subs
- ☒ Public Works-Solid Waste
- ☐ Public Works-April Wing
- ☒ Public Works-Haley Falconer
- ☐ Public Works-Jason Taylor
- ☐ Public Works-Jim Wyllie
- ☒ Parks-Jennifer Tomlinson
- ☒ Forestry
- ☐ City Clerk-Susan Churchman
- ☐ Airport
- ☐ Library-Kevin Booe
- ☐ DFA-James Thomas
- ☒ Parking Control
- ☐ Legal
- ☐ PDS- Subs group
- ☐ PDS-GAP Planner-_____
- ☒ PDS-Building Dept
- ☒ PDS-Noticing Copy

Ada County

- ☒ ACHD
- ☐ Commissioners
- ☐ 911 (Sheriff Dispatch)
- ☐ Development Services-Mark Perfect
- ☐ Assessor's Office-Dale Ann Barton
- ☒ COMPASS-Carl Miller
- ☐ COMPASS-Eric Adolfson
- ☐ Parks & Waterways-Scott Koberg

Idaho State

- ☒ Transportation District III
- ☐ Division of Public Works
- ☐ Dept. of Water Resources
- ☐ Historical Society
- ☐ Fish & Game (Region III)
- ☐ Dept. of Lands
- ☐ Dept. of Parks & Recreation
- ☐ DEQ

Federal

- ☐ BLM
- ☐ Fish & Wildlife Service
- ☐ EPA
- ☐ Army Corp of Engineers

Schools

- ☒ Boise School District
- ☐ West Ada School District

Sewer Districts

- ☐ West Boise Sewer

Utilities

- ☒ Idaho Power
- ☒ Century Link
- ☒ United Water
- ☐ Chevron Pipeline
- ☐ Capitol Water Corporation
- ☐ Cable One
- ☐ Intermountain Gas

Irrigation Districts

- ☐ Nampa & Meridian
- ☐ New York Irrigation
- ☒ Boise City Canal
- ☐ Boise Valley
- ☐ South Boise Water Co.
- ☐ S. Boise Mutual Irrigation Co.
- ☐ Bureau of Reclamation
- ☒ Board of Control
- ☐ Drainage District # _____
- ☐ Other _____

Miscellaneous

- ☒ Boise Postmaster
- ☒ CCDC
- ☐ CDHD
- ☐ Union Pacific Railroad
- ☐ City of Garden City
- ☐ City of Meridian
- ☐ City of Eagle
- ☒ Valley Reg. Transit
- ☐ Other _____

Neighborhood Associations

- ☐ Barber Valley
- ☐ Boise Heights
- ☐ Borah
- ☐ Central Bench
- ☐ Central Foothills
- ☐ Central Rim
- ☐ Collister
- ☐ Depot Bench
- ☒ Downtown
- ☐ East End
- ☐ Glenwood Rim
- ☐ Highlands
- ☐ Hillcrest
- ☐ Lusk District
- ☐ Morris Hill
- ☐ North End
- ☐ North West
- ☐ Pierce Park
- ☐ Quail Ridge
- ☐ Somerset
- ☐ South Boise Village
- ☐ South East
- ☐ Sunrise Rim
- ☐ Sunset
- ☐ SW Ada County Alliance
- ☐ Veterans Park
- ☐ Vista
- ☐ Warm Springs Mesa
- ☐ West Bench
- ☐ West Downtown
- ☐ West Valley

NOV 29 2016

#109: Conditional Use Application

PLANNING DEPT.
SUBDIVISIONS

Property Information

CUP16-00101

Address

Street Number:	Prefix:	Street Name:	Unit #:
1420	W	FRONT ST.	
Subdivision name:	Block:	Lot:	Section:
	108	1-2	
Parcel Number:	Additional Parcel Numbers:	Zoning:	
R1013007241	N/A	BCOT #97020369	

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:		
Chao	OLSEN		
Company:			
ENVISION HOMES			
Address:	City:	State:	Zip:
12790 W TELEMAR ST.	BOISE	ID	83713
E-mail:	Phone Number:	Cell:	Fax:
chaoxbx@gmail.com	208-921-5252	SAME	N/A

Agent/Representative Information

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

First Name:	Last Name:		
SEP ABOVE			
Company:			
Address:	City:	State:	Zip:
E-mail:	Phone Number:	Cell:	Fax:

Owner Information

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

First Name:	Last Name:		
CALVIN	HOLTZ		
Company:			
N/A			
Address:	City:	State:	Zip:
P.O. Box 7885	BOISE	ID	83707
E-mail:	Phone Number:	Cell:	Fax:
holtzcal@yahoo.com	208-867-3319	SAME	N/A

CUP 16-00101

Project Information

Is this a Modification application?

☐ Yes

☒ No

File number being modified:

1. Neighborhood Association:

DOWNTOWN BOISE NEIGHBORHOOD ASSOCIATION

2. Comprehensive Planning Area:

DOWNTOWN

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

Change from A WAREHOUSE USE to Residential multi-family

4. Size of Property:

☒ 28 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:

1

Number of Proposed:

0

C. Is the building "sprinklered"?

☒ Yes

☐ No

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

2500 gpm

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

WAREHOUSE

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

No

8. Adjacent property information:

Building types and/or uses

Zone

North: C-2DD

North:

South: C-2DD

South:

East: C-2DD

East:

West: C-2DD

West:

CUP 16-00101

9. Proposed Structures:

A. Number of Structures:

1

Use:

Residential

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

Gross Square Feet

1st Floor	8928 8928
2nd Floor	8740
3rd Floor	NONE
4th Floor	NONE

B. Maximum proposed structure height(s):

4'0"

C. Number of stories:

2

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

N/A

E. Number of residential units (if applicable):

8

10. Existing Structures:

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

Gross Square Feet

1st Floor	8928 8928
2nd Floor	8740
3rd Floor	
4th Floor	

11. Building Exterior:

Materials

Roof:	EPDM MEMBRANE
Walls:	STUCCO / TILE
Windows/Doors:	VINYL / METAL
Fascia, Trim, etc:	NONE
Other:	HANDRAIL - VANILLA

Colors

White
See Reader's Digest
BROWN
White

12. Setbacks:

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

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	10' Existing		8	8
Rear:	0'			
Side 1:	10'			
Side 2:	0' ↓			

13. Site Design:

	Site Percentage Devoted to	Square Feet
Building Coverage:	Existing	
	%	
Landscaping:		
	%	
Paving:		
	%	
Other Uses:		
	%	
Describe Other Uses:		

14. Parking:

	Required	Proposed
Accessible Spaces:	4	4
Parking Spaces:	8	8
Bicycle Spaces:	2	8
Proposed compact spaces:		N/A

Are you proposing off-site parking? ☐ Yes ☒ No

If yes, how many spaces?

Are you requesting shared parking or a parking reduction? ☐ Yes ☒ No

If yes, how many spaces?

Restricted parking? ☐ Yes ☒ No

15. Landscaping:

A. Are there any prominent trees or areas of vegetation on the property? ☐ Yes ☒ No

B. Type:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

17. Solid Waste:

A. Type of trash receptacles:

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

B. Number of trash receptacles:

8 + 8 Recycle = 16

C. Proposed screening method:

WALL

D. Is the proposed location accessible for collection?
(Contact Boise Public Works at 384-3901.)

☐ Yes

☒ No

will be moved to alley
on pick-up day

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:

WIRE MESH FENCE

NONE

Height:

6'

NONE

Location:

AT PARKING

NONE

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

Number:

Location:

Size:

Screening:

21. Drainage:

Proposed method of on-site retention:

NONE REQUIRED per Brian Murphy

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 #112 Floodplain and/or #114 Hillside application and additional fee.

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

Brian Murphy
Public Works

#161: Design Review Application

Property Information

Address

Street Number: 1420 Prefix: W Street Name: FRONT ST. Unit #:
Subdivision name: Block: 108 Lot: 1-2 Section: Township: Range: Zoning:
Parcel Number: R1013007241 Additional Parcel Numbers: BCOT #97020369
N/A

Primary Contact

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

☐ Agent/Representative ☐ Applicant ☐ Owner

Applicant Information

First Name: CHAD Last Name: OLSEN
Company: ENVISION HOMES
Address: 12790 W. TELEMAR City: BOISE State: ID Zip: 83713
E-mail: chadrbx@gmail.com Phone Number: 208-921-5252 Cell: SAME Fax: N/A

Agent/Representative Information

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

First Name: SEE ABOVE Last Name:
Company:
Address: City: State: Zip:
E-mail: Phone Number: Cell: Fax:

Owner Information

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

First Name: CALVIN Last Name: HOLTZ
Company: N/A
Address: P.O. BOX 7885 City: BOISE State: ID Zip: 83707
E-mail: holtzcal@yahoo.com Phone Number: 208-867-3319 Cell: SAME Fax: N/A

DRH 16-00508

Project Information

Is this a Modification application?

☐ Yes

☒ No

File number being modified:

1. Neighborhood Association:

2. Comprehensive Planning Area:

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

4. Size of Property:

☒ 0.28 Acres ☐ Square Feet

5. Water Issues:

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

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:

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

8. Adjacent property information:

Building types and/or uses

Zone

North:

North:

South:

South:

East:

East:

West:

West:

DRH 16-00508

9. Proposed Structures:

A. Number of Structures:

1

Use:

Residential

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

Gross Square Feet

1st Floor	8928
2nd Floor	8740
3rd Floor	NONE
4th Floor	NONE

B. Maximum proposed structure height(s):

41'0

C. Number of stories:

2

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

N/A

E. Number of residential units (if applicable):

8

10. Existing Structures:

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

Gross Square Feet

1st Floor	8928
2nd Floor	8740 0
3rd Floor	0
4th Floor	0

11. Building Exterior:

Materials

Colors

Roof:	EPDM MEMBRANE
Walls:	STUCCO / TILE
Windows/Doors:	VINYL / METAL
Fascia, Trim, etc:	NONE
Other:	HANDRAIL

White
SEE RENDERING
BROWN
N/A
White

12. Setbacks:

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

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	Existing		8	8
Rear:				
Side 1:				
Side 2:				

13. Site Design:

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

14. Parking:

	Required	Proposed
Accessible Spaces:	<input type="text" value="0"/>	<input type="text" value="0"/>
Parking Spaces:	<input type="text" value="8"/>	<input type="text" value="8"/>
Bicycle Spaces:	<input type="text" value="8"/>	<input type="text" value="8"/>
Proposed compact spaces:		<input type="text" value="2/Δ"/>

Are you proposing off-site parking? ☐ Yes ☒ No

If yes, how many spaces?

Are you requesting shared parking or a parking reduction? ☐ Yes ☒ No

If yes, how many spaces?

Restricted parking? ☐ Yes ☒ No

15. Landscaping:

A. Are there any prominent trees or areas of vegetation on the property? ☐ Yes ☒ No

B. Type:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

17. Solid Waste:**A. Type of trash receptacles:**

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

B. Number of trash receptacles:

8 + 8 Recycle = 16

C. Proposed screening method:

WALL

D. Is the proposed location accessible for collection?
(Contact Boise Public Works at 384-3901.)

☐ Yes

☒ No

WILL BE MOVED TO ALLEY
ON PICK-UP DAY

E. Is recycling proposed?

☒ Yes

☐ No

18. Irrigation Ditches/Canals:**A. Are there any irrigation ditches or canals on or adjacent to the property?**

☒ Yes

☒ No

B. Location:**C. Size:****19. Fencing:****Proposed****Existing to Remain****Type:**

Wrought-Iron

NONE

Height:

6'

NONE

Location:

AT PARKING

NONE

20. Loading Facilities (if proposed, for commercial uses only):**Number:****Location:****Size:****Screening:****21. Drainage:****Proposed method of on-site retention:**

NONE REQUIRED PER BRIAN MURPHY

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

RECEIVED

NOV 29 2016

PLANNING DEPT.
SUBDIVISIONS

VERRASO DOWNTOWN

Verraso is an intriguing development consisting of 8 high end apartments built around a large open veranda that creates a "zen" like atmosphere. The project repurposes an old dilapidated warehouse on the corner of 15th Street and Front Street. The architectural lines are articulated and varied. There are several appendages and colors creating unique, organic relief and symmetry.. Each residence has a 1 car garage. The perimeter landscaping will provide privacy and luxury. With careful, painstaking use of modulation the fresh new feel will be the new darling of downtown Boise.

DRH 16-00508

RECEIVED

NOV 29 2016

PLANNING DEPT
SUBDIVISIONS

Fire Station #5

W Front St

S 15th St

1420 West Front Street

Second Chance Building
Materials Center

Idaho State Liquor Store

CosmoProf

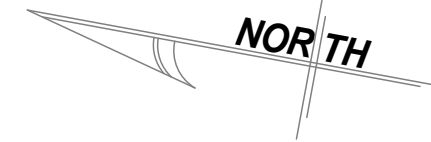
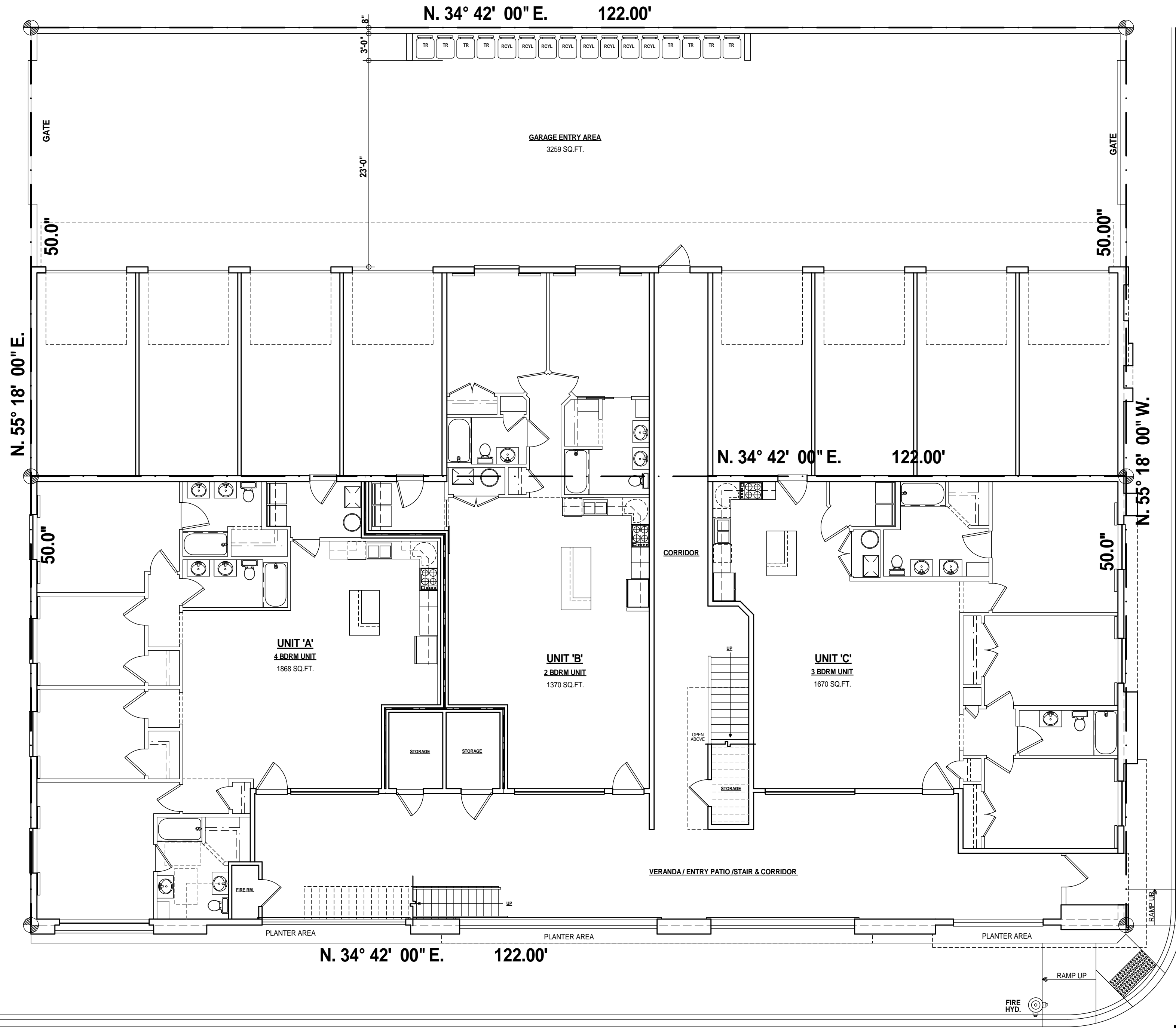
S 14th St

Stone St

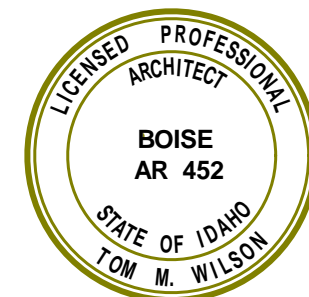
Mouvanance W

805-0-91 H&D

ALLEY CL.



W. FRONT STREET



NEW SITE PLAN

SCALE: 1/8" = 1'-0"

BLOCK 108, LOTS 1-2.
1420 W. FRONT STREET,
BOISE, ADA COUNTY, IDAHO

VERRASO DOWN TOWN
Boise, Idaho

wilsonarchitectural
4961 BRADLEY, SUITE A
GARDEN CITY, IDAHO 83714
(208) 344 1800

date: 11/28/16

revised:

sheet no:

S-1

