

#161 Design Review Application

Case #: DRH19-00252

Property Information

Address

Street Number: 270	Prefix: E	Street Name: MYRTLE ST				Unit #:
Subdivision name: PARKVIEW ADD	Block: 05	Lot: 0	Section: 10	Township: 3	Range: 2	Zoning: R-ODD
Parcel Number: R6907250401	Additional Parcel Numbers: R6907250471					

Primary Contact

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

☒ Agent/Representative ☐ Applicant ☐ Owner

Applicant Information

First Name: Mitchell	Last Name: Korte		
Company: CDG Acquisitions, LLC			
Address: 7711 Bonhomme Ave, Ste 625	City: St. Louis	State: MO	Zip: 63105
E-mail: mkorte@collegiatedevelopment.com	Phone Number: (314) 721-5559	Cell: 	Fax:

Agent/Representative Information

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

First Name: Tamara	Last Name: Thompson		
Company: The Land Group, Inc			
Address: 462 E. Shore Drive, Ste 100	City: Eagle	State: ID	Zip: 83616
E-mail: tamara@thelandgroupinc.com	Phone Number: (208) 939-4041	Cell: 	Fax:

Owner Information

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

First Name: Ronald	Last Name: Schrieber II		
Company: Winco Foods LLC			
Address: PO Box 5756	City: Boise	State: ID	Zip: 83705
E-mail: ronald.schrieber@wincofoods.com	Phone Number: (208) 672-2072	Cell: 	Fax:

Project Information

Is this a Modification application?

☐ Yes

☒ No

File number being modified:

1. Neighborhood Association:

Downtown Boise

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 mixed-use project.

4. Size of Property:

1.8

☒ Acres

☐ Square Feet

5. Water Issues:

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

2500 gpm

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

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

Number of Existing:

2

Number of Proposed:

2

C. Is the building "sprinklered"?

☒ Yes

☐ No

D. What volume of water is available? (Contact SUEZ (208) 362-7354):

3000 gpm

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

Surface parking, no structures.

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

No, the project will be constructed at once. Anticipated completion Spring 2022.

8. Adjacent property information:

Building types and/or uses		Zone	
North:	<input type="text" value="office"/>	North:	<input type="text" value="(R-ODD) Residential Office w/Dow"/>
South:	<input type="text" value="Ann Morrison Park"/>	South:	<input type="text" value="(A-1) Open Land 1 Acre minimum I"/>
East:	<input type="text" value="Commercial Retail"/>	East:	<input type="text" value="(R-ODD) Residential Office w/Dow"/>
West:	<input type="text" value="Commercial Retail"/>	West:	<input type="text" value="(R-ODD) Residential Office w/Dow"/>

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="79154"/>
2nd Floor	<input type="text" value="56572"/>
3rd Floor	<input type="text" value="57258"/>
4th Floor	<input type="text" value="57120"/>

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" value="0"/>
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="Fiber Cement Panel, siding, metal panel, masor"/>	<input type="text" value="gray, tan, burgundy, white"/>
Windows/Doors:	<input type="text" value="aluminum and steel"/>	<input type="text" value="gray, black"/>
Fascia, Trim, etc:	<input type="text" value="fiber cement, metal panel"/>	<input type="text" value="gray, tan, burgundy, white"/>
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="0"/>	<input type="text" value="5"/>	<input type="text"/>	<input type="text"/>
Rear:	<input type="text" value="0"/>	<input type="text" value="10"/>	<input type="text"/>	<input type="text"/>
Side 1:	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text"/>	<input type="text"/>
Side 2:	<input type="text" value="0"/>	<input type="text" value="3"/>	<input type="text"/>	<input type="text"/>

13. Site Design:

	Site Percentage Devoted to	Square Feet
Building Coverage:	<input type="text" value="85"/> %	<input type="text" value="66467"/>
Landscaping:	<input type="text" value="6"/> %	<input type="text" value="4560"/>
Paving:	<input type="text" value="9"/> %	<input type="text" value="7381"/>
Other Uses:	<input type="text"/> %	<input type="text"/>
Describe Other Uses:	<input type="text" value="landscaping % does not include 9,400 SF courtyard on 2nd floor"/>	

14. Parking:

	Required	Proposed
Accessible Spaces:	<input type="text" value="8"/>	<input type="text" value="9"/>
Parking Spaces:	<input type="text" value="304"/>	<input type="text" value="366"/>
Bicycle Spaces:	<input type="text" value="293"/>	<input type="text" value="293"/>
Proposed compact spaces:		<input type="text"/>

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:

1

C. Proposed screening method:

indoor trash room

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:



none

Height:

Location:

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

Number:

n/a

Location:

Size:

Screening:

21.Drainage:

Proposed method of on-site retention:

on site storm water vault, currently proposed along N. property

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:		
John	Harding, V		
Company:			
CUBE 3 Studio, LLC			
Address:	City:	State:	Zip:
370 Merrimack Street, Suite 337	Lawrence	MA	
E-mail:	Phone Number:	Cell:	Fax:
jharding@cube3.com	(978) 989-9900		
Professional License #:			
AR-986550			

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:		
Robert	Schafer		
Company:			
The Land Group, Inc.			
Address:	City:	State:	Zip:
462 E. Shore Drive, Ste 100	Eagle	ID	83616
E-mail:	Phone Number:	Cell:	Fax:
Bob@thelandgroupinc.com	(208) 939-4041	(208) 939-4041	
Professional License #:			
LA-16795			

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:	
Date:	