

#161 Design Review Application

Case #: DRH20-00300

Property Information

Address

Street Number: 858	Prefix: W	Street Name: MCGREGOR CT	Unit #: 			
Subdivision name: FEDERAL WAY PARK SUB	Block: 1	Lot: 8	Section: 26	Township: 3	Range: 2	Zoning: M-1D
Parcel Number: R2767200930	Additional Parcel Numbers: Recent lot line adjustment, Site now 800W Mcgregor Ct.					

Primary Contact

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

Agent/Representative     Applicant     Owner

Applicant Information

First Name: Marcellus	Last Name: Clark	State: ID	Zip: 83709
Company: BRS Architects	City: Boise	Cell: 	Fax: 
Address: 1010 S Allante Ave. suite 100	Phone Number: (208) 336-8370		
E-mail: marcellus@brsarchitects.com			

Agent/Representative Information

Role Type:     Architect     Land Developer     Engineer     Contractor     Other

First Name: Marcellus	Last Name: Clark	State: ID	Zip: 83709
Company: BRS Architects	City: Boise	Cell: 	Fax: 
Address: 1010 S. Allante Pl. Ste 100	Phone Number: (208) 336-8370		
E-mail: marcellus@brsarchitects.com			

Owner Information

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

First Name: Daniel	Last Name: Emmett	State: ID	Zip: 83705
Company: ECCO Safety Group	City: Boise	Cell: 	Fax: 
Address: 833 W. Diamond St.	Phone Number: (208) 395-8132		
E-mail: daniel.emmett@eccogroup.com			

**Project Information**

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

**1. Neighborhood Association:**

Southeast Boise

**2. Comprehensive Planning Area:**

Southeast

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

This application is a request to construct a 90,238 s.f. manufacturing, office, and warehouse building on the property identified which complies with the zoning, adds aesthetic appeal, and functionality to the design. 6 parcels were recently consolidated to

**4. Size of Property:**

6.85  Acres  Square Feet

**5. Water Issues:**

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

1562.5  gpm

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

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

Number of Existing:  Number of Proposed:

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:**

Empty Lot

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

No

**8. Adjacent property information:**

Building types and/or uses	Zone
North: <input type="text" value="New York Canal"/>	North: <input type="text" value="(M-1D) Limited Industrial w/Design"/>
South: <input type="text" value="Dealerships and Li"/>	South: <input type="text" value="(M-1D) Limited Industrial w/Design"/>
East: <input type="text" value="Vacant Lot"/>	East: <input type="text" value="(M-1D) Limited Industrial w/Design"/>
West: <input type="text" value="Ace Co. (Under Co"/>	West: <input type="text" value="(M-1D) Limited Industrial w/Design"/>

**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="74269"/>
2nd Floor	<input type="text" value="8077"/>
3rd Floor	<input type="text" value="7893"/>
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" value="0"/>
2nd Floor	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>

**11. Building Exterior:**

**Materials**

Roof:

Walls:

Windows/Doors:

Fascia, Trim, etc:

Other:

**Colors**

**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="55'"/>	<input type="text" value="7'"/>	<input type="text" value="7'"/>
Rear:	<input type="text" value="New York Canal Easement"/>	<input type="text" value="102'"/>	<input type="text" value="0"/>	<input type="text" value="84'"/>
Side 1:	<input type="text" value="20'"/>	<input type="text" value="136'"/>	<input type="text" value="0"/>	<input type="text" value="7'"/>
Side 2:	<input type="text" value="0"/>	<input type="text" value="238'"/>	<input type="text" value="0"/>	<input type="text" value="8'"/>

**13. Site Design:**

	Site Percentage Devoted to	Square Feet
Building Coverage:	25 %	74268.6
Landscaping:	32 %	97572.7
Paving:	42 %	125509.7
Other Uses:	1 %	1051
Describe Other Uses:	Out Door Patio, Smoking Enclosure, and Covered Bike Parking	

**14. Parking:**

	Required	Proposed
Accessible Spaces:	5	5
Parking Spaces:	143	143
Bicycle Spaces:	14	14
Proposed compact spaces:		56

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:

3

C. Proposed screening method:

Wall and vinyl fence

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:

North Side of Property (New York Canal)

C. Size:

70'

**19. Fencing:**

**Proposed**

**Existing to Remain**

Type:   Chain Link

Height:  4'  7'

Location:  On Top of Retaining Wall  New York Canal Easement

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

Number:  8

Location:  West Wall

Size:  8' Wide Loading Doors /Truck Docks

Screening:  None

**21. Drainage:**

Proposed method of on-site retention:

Below Grade

**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.)

<b>First Name:</b>	<b>Last Name:</b>		
<input type="text"/>	<input type="text"/>		
<b>Company:</b>			
<input type="text"/>			
<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
<input type="text"/>	<input type="text"/>	ID <input type="text"/>	<input type="text"/>
<b>E-mail:</b>	<b>Phone Number:</b>	<b>Cell:</b>	<b>Fax:</b>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Professional License #:</b>			
<input type="text" value="AR-986129"/>			

## Landscape Professional Information

---

Is the project's Landscape Professional listed on the first page?  Yes  No (If yes, leave this section blank.)

<b>First Name:</b>	<b>Last Name:</b>		
<input type="text" value="David"/>	<input type="text" value="Koga"/>		
<b>Company:</b>			
<input type="text" value="The Land Group"/>			
<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip:</b>
<input type="text" value="462 E. Shore Dr. Suite 100"/>	<input type="text" value="Eagle"/>	ID <input type="text"/>	<input type="text" value="83616"/>
<b>E-mail:</b>	<b>Phone Number:</b>	<b>Cell:</b>	<b>Fax:</b>
<input type="text" value="david@thelandgroupinc.com"/>	<input type="text" value="(208) 939-4041"/>	<input type="text"/>	<input type="text"/>
<b>Professional License #:</b>			
<input type="text" value="LA-164"/>			

## 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.

<b>Agent/Representative Signature:</b>	<input type="text"/>
<b>Date:</b>	<input type="text"/>