



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: DRH11-00133

Hearing Date: JULY 13, 2011

X-Ref:

Hearing Body: Design Review Committee

Address: 1005 W ROYAL BLVD

Transmittal Date: 06/08/11

Applicant: LEVIE ARCHITECTURAL IDAHO PLLC

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the staff report. For Staff Levels, 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 384-3830.

Boise City

- Police-Curt Crum
- Fire-Ron Amandus
- Public Works-(2)
- Public Works-Environmental
- Public Works-Barbara Edney
- Public Works-Jim Wyllie
- Public Works-Terry Records
- Parks-Cheyne Weston
- Forestry-Dennis Matlock
- City Clerk-Susan Churchman
- Airport-(3)
- Library-Kevin Booe
- DFA-James Thomas
- Parking Control-Stu Prince
- Legal-Mary Elizabeth Watson
- PDS-Subdivisions-Dave & Todd
- PDS-GAP Planner-Andrea&David
- PDS-Building Dept-Jason & Dan
- PDS-Permit Plan
- PDS-Kathleen/Stacey

Ada County

- ACHD-(3)
- Commissioners-(3)
- Sheriff Dispatch
- Development Services
- COMPASS-Carl Miller
- Parks & Waterways-Pat Beale

Idaho State

- Transportation District III-(2)
- Division of Public Works
- Dept. of Water Resources
- Historical Society
- Fish & Game (Region III)
- Dept. of Lands-(2)
- Dept. of Parks & Recreation
- DEQ

Federal

- BLM-(2)
- Fish & Wildlife Service
- EPA
- Army Corp of Engineers

Schools

- Boise School District
- Meridian School District
- Boise State University

Sewer Districts

- West Boise Sewer
- Northwest Boise Sewer
- Bench Sewer

Utilities

- Idaho Power
- Qwest Communications
- United Water
- Chevron Pipeline-(2)
- Capitol Water Corporation

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

- CCDC-(3)
- Union Pacific Railroad
- Central District Health
- City of Garden City
- City of Meridian
- City of Eagle
- Valley Reg. Transit-Mary Barker
- Boise Postmaster
- Other _____

Neighborhood Associations

- Boise Heights
- Borah
- Central Bench
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown-(2)
- East End
- Glenwood Rim
- ~~Harrison-Boulevard~~
- Harris Ranch
- Highlands
- Hillcrest
- Maple Grove - Franklin
- Mesa
- Morris Hill
- North End
- Northwest
- Pierce Park
- Pioneer
- Quail Ridge
- Riverland East
- South Boise Village
- South East
- Stewart Gulch
- Sunrise Rim
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- West Bench
- West Cloverdale
- West Downtown
- West Valley
- ~~Winstead Park~~

1. Neighborhood Association: NA _____

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 108 unit apartment / residential office project

4. Size of property: 2.3 Acres Square Feet

5. Water Issues

A. What are your fire flow requirements? (See International Fire Code) 2,625 _____

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) 1,200 _____

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

Existing site use is a truck loading and unloading center

7. Is the project intended to be phased? Please Explain.

No

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8. Adjacent Property Information

Building types and/or uses	Zone
North: <u>Truck loading and unloading</u>	<u>R-OD</u>
South: <u>Bus Storage</u>	<u>R-OD</u>
East: <u>Light Industrial</u>	<u>C2-D</u>
West: <u>Apartments</u>	<u>R-OD</u>

9. Proposed Structures

A. Number of structures: 2 Use: _____

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

	Gross Square Feet
1st Floor:	<u>17,840</u>
2nd Floor:	<u>13,620</u>
3rd Floor:	<u>13620</u>
4th Floor:	<u>5,120</u>

B. Maximum proposed structure height(s): 35'

C. Number of stories: 4

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

E. Number of residential units (if applicable): 108

10. Existing Structures

Square footage of existing structures to remain (If 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor:	<u>na</u>
2nd Floor:	_____
3rd Floor:	_____
4th Floor:	_____

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11. Building Exterior

	Materials	Colors
Roof:	_____	_____
Walls:	metal, fiberboard, vinly	varies
Windows/Doors:	vinyl and metal	varies
Fascia, Trim etc.:	na	_____

12. Setbacks (Plans that are not graphically dimensioned will not be accepted.)

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	10	10	10	10
Rear:	10	10	10	10
Side 1:	10	5	10	10
Side 2:	10	5	10	_____

13. Site Design

	Site Percentage Devoted to	Square Feet
Building coverage:	36%	35,680
Landscaping:	13%	13,528
Paving:	51%	50,980
Other uses:	_____	_____
Describe other uses: _____		

14. Parking

	Required	Proposed
A. Accessible Spaces:	178	Accessible Spaces: 172
B. Parking Spaces:	178	Parking Spaces: 172
C. Bicycle Spaces:	18	Bicycle Spaces: 20
D. Proposed Compact Spaces:	66	_____
E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:	44	_____

F. Are you proposing off-site parking? Yes No If yes, how many spaces? **6**

G. Are you requesting shared parking or a parking reduction? Yes No If yes, how many spaces? _____

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15. Landscaping

A. Are there any prominent trees or areas of vegetation on the property? Yes No
If yes, please complete B - D below:

B. Type: _____

C. Size: _____

D. General location: _____

16. Mechanical Units

Number of Units: 108 Unit Location: roof

Type: ac Height: 2.5'

Proposed Screening Method: facade

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: 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: _____

C. Size: _____

19. Fencing

	Proposed	Existing to Remain
Type:	<u>recycled plastic</u>	_____
Height:	<u>50"</u>	_____
Location:	<u>apartment balconies</u>	_____



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20. Loading Facilities, if proposed (For Commercial uses only):

Number: na Location: _____

Size: _____ Screening: _____

21. Drainage (proposed method of on-site retention): TBD

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

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LEVIE ARCHITECTURAL GROUP

an Idaho PLLC



1005 Royal Design Review Intent / Philosophy of the Project

Taking advantage of an opportunity within a mixed used land zone, it is the intent of this development to create a socially responsible development.

By this, the project will be designed to reduce the carbon footprint of typical building construction and create a social interactive community through diversity of activities, encouraging collaboration between dwellers and the surrounding community.

Construction of the project will be a hybrid of recycled shipping containers and conventional wood frame construction with the emphasis on maximizing sustainable building materials. The shipping containers will be utilized for their structural strength. The balance of the materials will be for infill purposes.

The project is designed to meet the needs of professionals seeking a live work environment near the university. The project additionally should attract students and others looking to interact with their neighbors.

The site consists of social enclosed and open areas in and around ground level office space to help foster this interaction. Half of the office spaces create a liner plaza, book ended by activity centers, providing activity throughout the day and into warm summer evenings as well. The balance of the office space will have direct contact with the streets and surrounding environs.

The emphasis on the unit mix will be one-bedroom units, live work units with a small balance of two bedroom units.

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17711 Karen Drive Encino, CA 91316
Telephone 818) 996-3307 Facsimile 877) 273-1080
Email: LevieArch@me.com

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Painted Metal
Primary red & Yellow
Earth Tones

Warm Gray Fiberglass panels

Warm Gray 4" Vinyl Siding

Light Earth Tone Fiberboard 16" Vertical Panels
Lt Warm Gray Vinyl Trim, Doors and Windows

Trex Lt Warm Gray 1x4 Screen

LEVIE ARCHITECTURAL GROUP

17711 KAREN DRIVE
ENCINO, CA 91316
(T) 818.996.3307
(F) 818.996.3315
EMAIL: LEVIEGROUP@SBCGLOBAL.NET

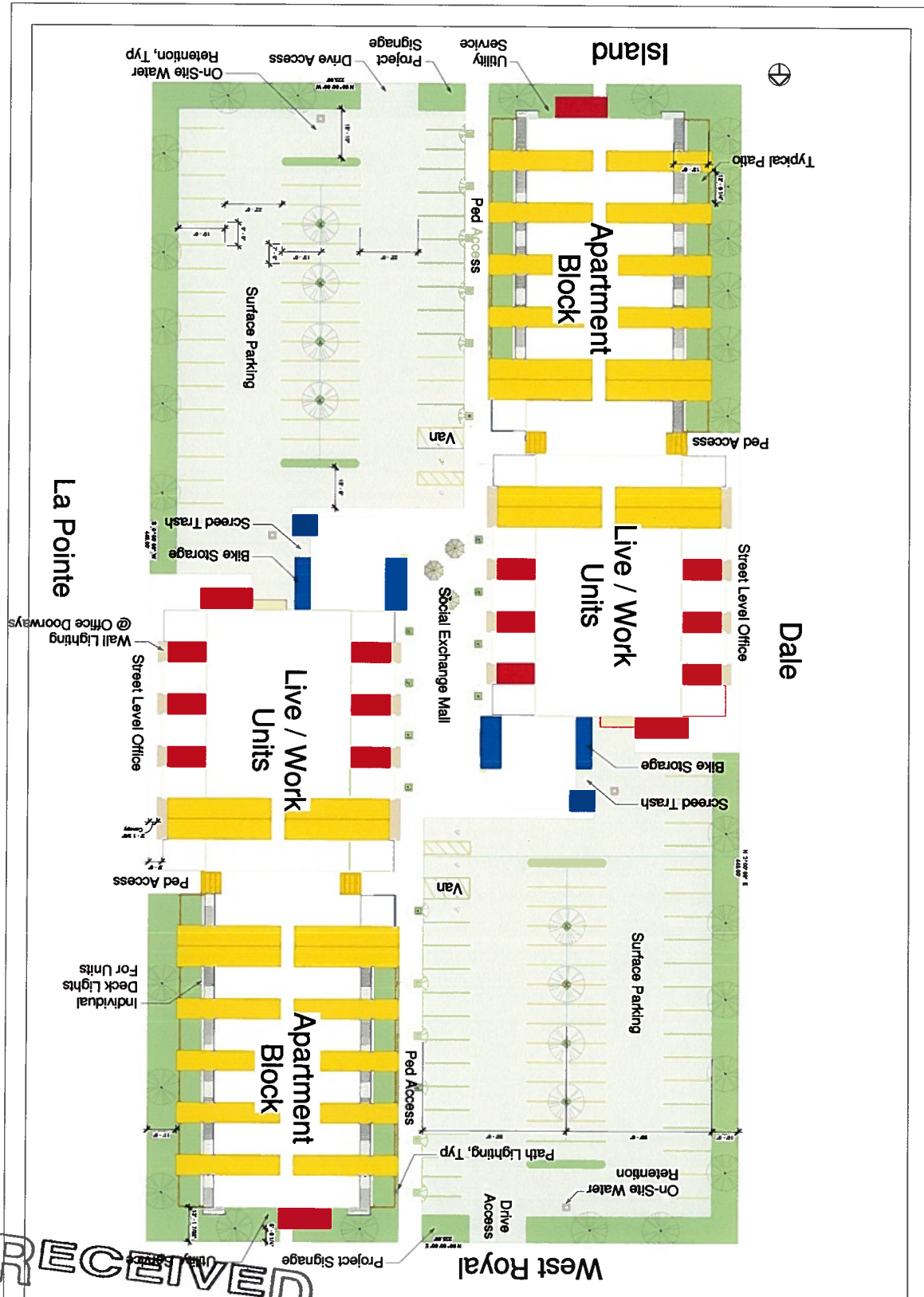
Applicant Glenn Levie
Royal Cubes Residential /
Office 100
Boise, ID

Materials & Colors

PROJECT NUMBER	Project Number
DATE	Issue Date
DRAWN BY	Author
CHECKED BY	Checker

DR-11

SCALE 12" = 1'-0"



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DR-1
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Client: Applicant Glenn Levie
 1005 W Royal Blvd
 Boise, ID
 Project: Royal Cubes Residential / Office

Project Name	Project Status	Date

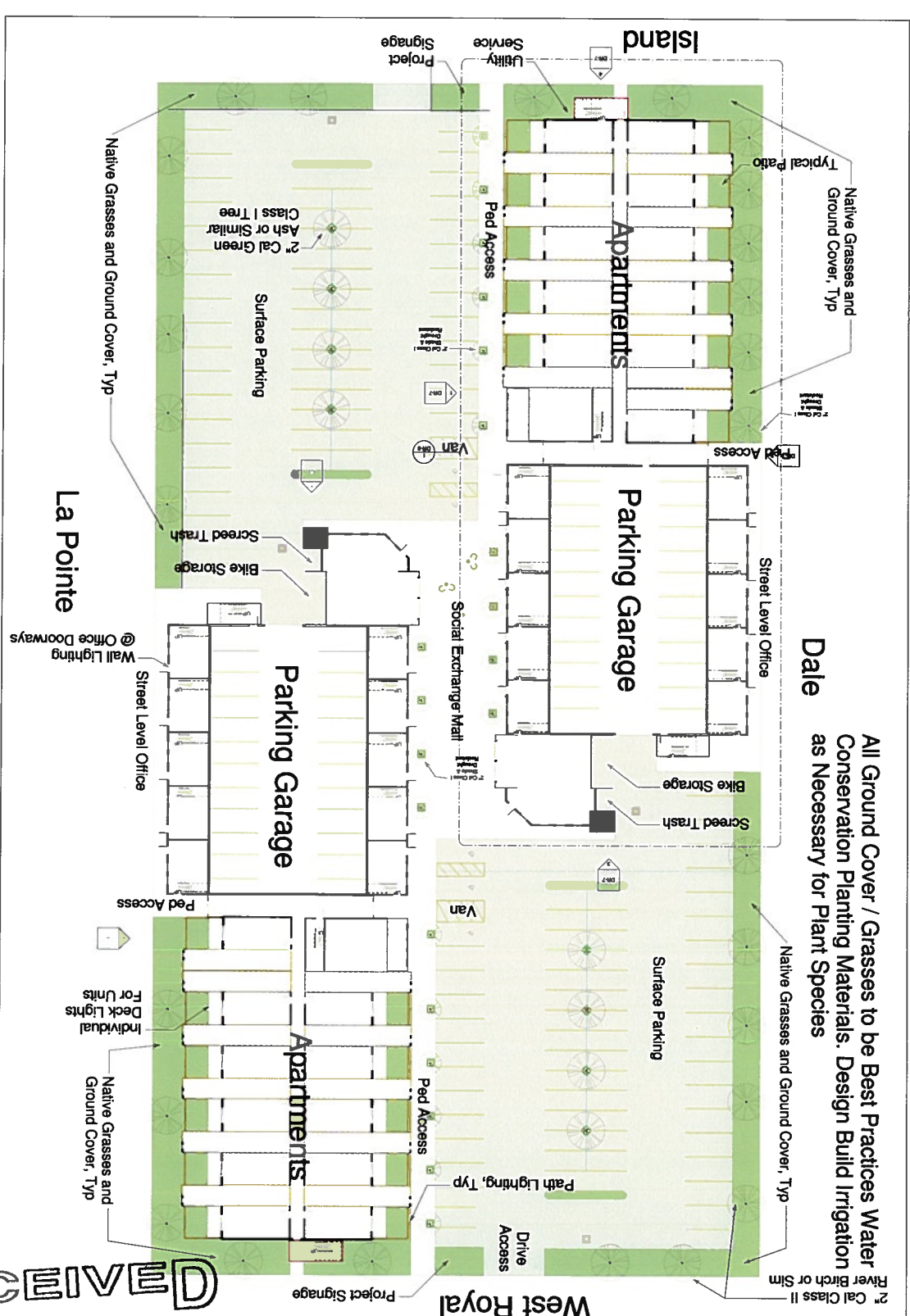


Levie Associates, Inc.
 17171 Canyon Blvd, Suite 100
 Boise, ID 83724
 Phone: 208.333.8888
 Fax: 208.333.8889
 Email: info@levie.com



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Dale
 All Ground Cover / Grasses to be Best Practices Water Conservation Planting Materials. Design Build Irrigation as Necessary for Plant Species

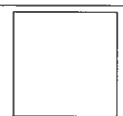


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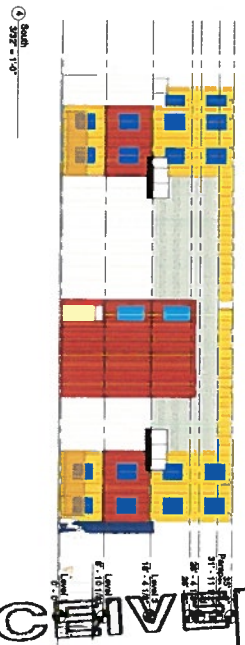
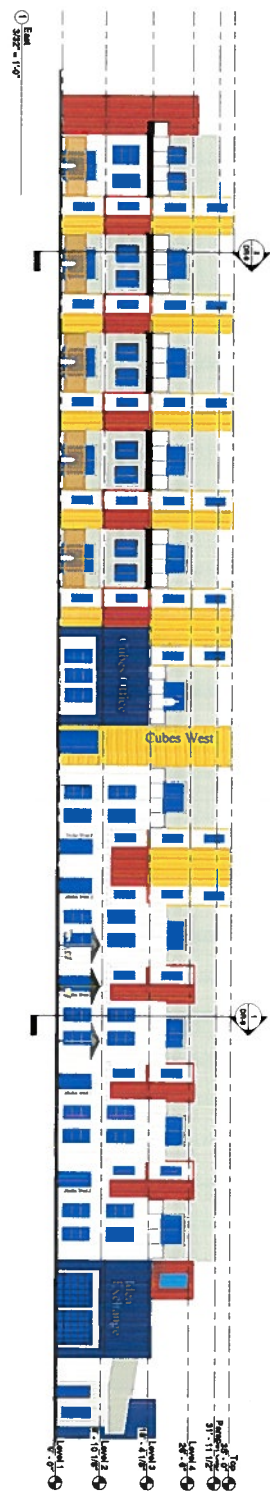
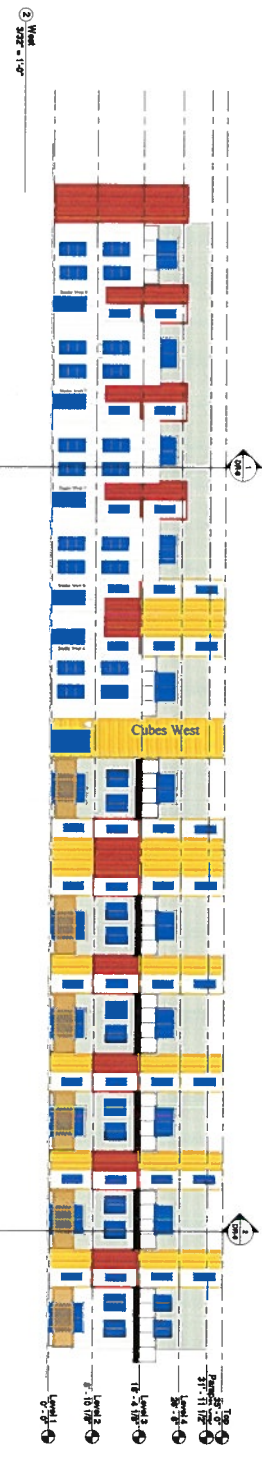
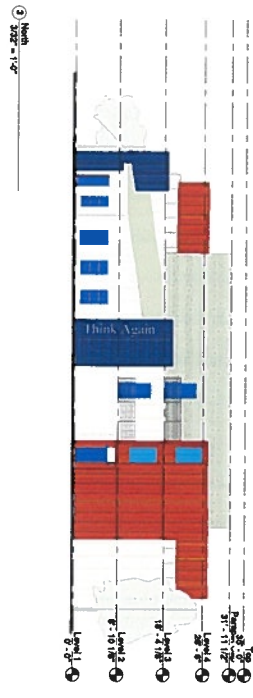
Client: Applicant Glenn Levie
 Project Address: 1005 W Royal Blvd Boise, ID
 Project Name: Royal Cubes Residential / Office

Project Name	Project Status



Levie, Residential Group
 1771 E. 17th Ave, Suite 201
 Boise, ID 83725
 Phone: 208.333.8888
 Fax: 208.333.8889
 Website: www.glevie.com

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Applicant Glenn Levie
1005 W Royal Blvd
Boise, ID

Project Number
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Author
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Project Name

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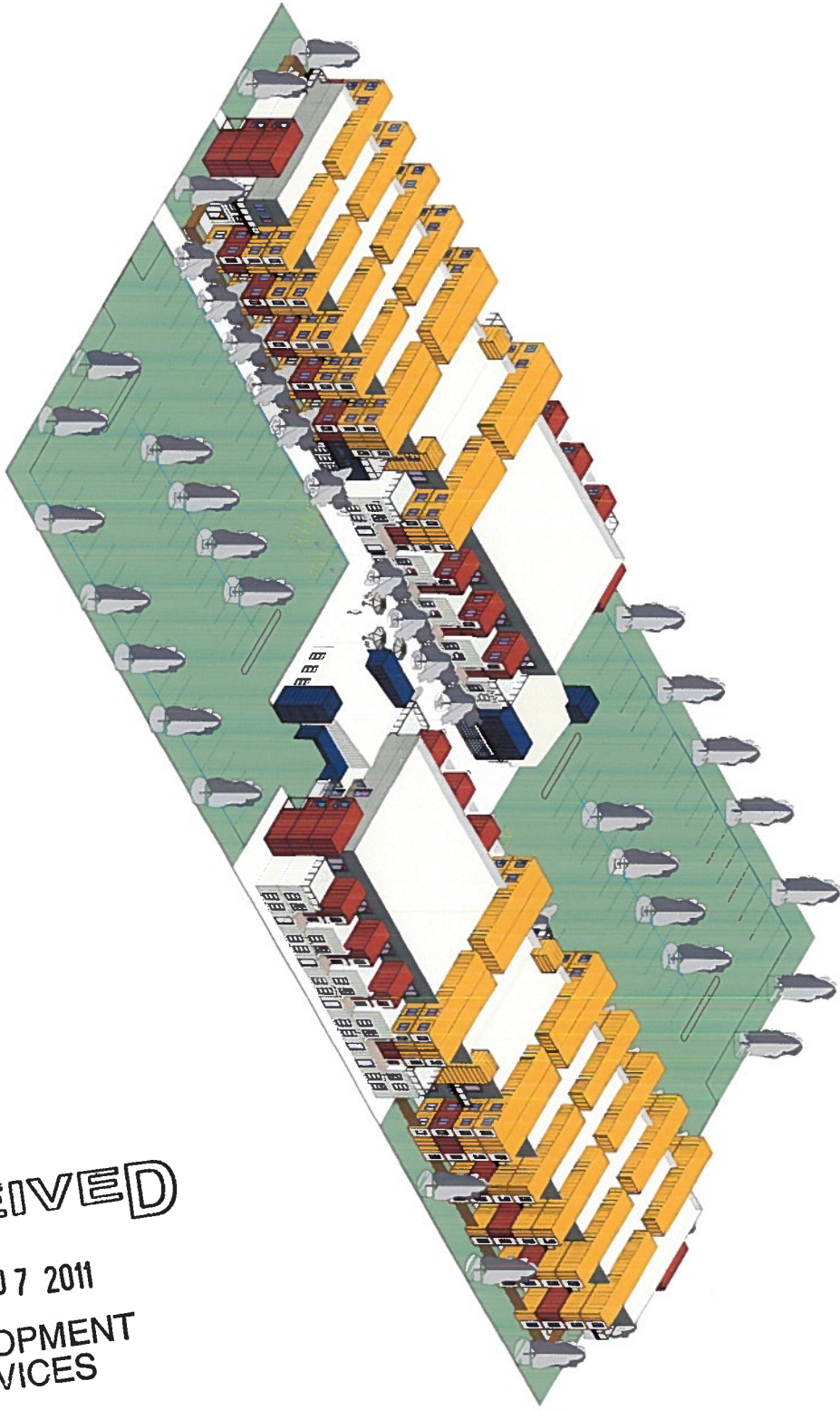
Project Name: Royal Cubes Residential / Office

Project Status	Project Status



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Project Number: DR-8 Date: 06/07/11 1:00:00 PM File Path:	Applicant: Glenn Levie Project Address: 1005 W Royal Blvd, Boise, ID	Project Name: Royal Cubes Residential / Office	Project Status:
	Project Name:		Date:
	Project Address:		Date:
Overview		Project Status	
Project Manager:		Project Status:	
Project Manager:		Project Status:	
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Project Manager:		Project Status:	



Glenn Levie
 1771 W. Highway 20
 Boise, ID 83725
 Phone: 208-333-2000
 Fax: 208-333-2001
 Email: glenn@levie.com