



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: CUP11-00090 **Hearing Date:** JANUARY 9, 2012
X-Ref: CFH11-00035 & CFH11-00036 **Hearing Body:** Planning and Zoning Commission
Address: 1004 W ROYAL BLVD **Transmittal Date:** 11/30/11
Applicant: THE MICHAELS ORGANIZATION

- 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-Romeo Gervais
- ☒ Public Works
- ☒ Public Works-Solid Waste
- ☐ 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-David&Andrea
- ☐ 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

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
- ☐ 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
- ☐ Warm Springs Mesa
- ☐ West Bench
- ☐ West Cloverdale
- ☐ West Downtown
- ☐ West Valley
- ☐ ~~Winstead Park~~

Conditional Use Application Form

PDS	Department Application
	# 109

New! Type data directly into our forms.

Case #: CUP11-00090

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

X-ref: CFH11-00036, CFH11-00035

Address: Street Number: 1004 Prefix: West Street Name: Royal Boulevard
Subdivision: Boise City Park Sub. (Vacated) Block: 5 Lot: Section: 9 & 10 Township: 3N Range: 2E
*Primary Parcel Number:

R	1	0	1	3	2	5	0	1	5	0
---	---	---	---	---	---	---	---	---	---	---

 Additional Parcels: R1013250151, R1013250155

Applicant Information

*First Name: Nick *Last Name: Zaferes
Company: The Michaels Organization *Phone: (856) 596-3008
*Address: 3 East Stow Road, Suite 100 *City: Marlton *State: NJ *Zip: 08053
E-mail: NZaferes@themichaelsorg.com Cell: (267) 886-4502 Fax: (856) 355-1547

Agent/Representative Information

First Name: Becky Last Name: McKay
Company: Engineering Solutions, LLP Phone: (208) 938-0980
Address: 1029 N. Rosario St., Suite 100 City: Meridian State: ID Zip: 83642
E-mail: es-beckym@qwestoffice.net Cell: (208) 484-3904 Fax: (208) 938-0941
Role Type: ☐ Architect ☐ Land Developer ☒ Engineer ☐ Contractor ☐ Other

Owner Information

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

First Name: Douglas Last Name: Tamura
Company: Boise Terminal Company Phone:
Address: 499 Main Street City: Boise State: ID Zip: 83702
E-mail: doughtamura@msn.com Cell: (208) 721-2151 Fax:

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Date Received:
Revised 10/2008

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www.cityofboise.org/pds

City of Boise Planning & Development Services
P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500
Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

CUP 11 00090

1. **Neighborhood Meeting Held** (Date): November 10, 2011

2. **Neighborhood Association:** N/A

3. **Comprehensive Planning Area:** Central Bench

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

Request for a height exception of 55 feet in an R-OD zone for a 175-unit apartment complex. The proposed structure will be five stories with podium parking.

A. Is this a modification? ☐ Yes ☒ No

B. File number being modified: _____

5. **Size of property:** _____ ☒ Acres ☐ Square Feet

6. Water Issues

A. What are your fire flow requirements? (See International Fire Code) 2,000 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: 2

C. Is the building sprinklered? ☒ Yes ☐ No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330.) 2,000 gpm

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

The existing use is industrial, a freight terminal (Estes Trucking and Express Freight). Two existing structures occupy the parcel and are utilized as a truck freight terminal.

8. **Are there any known hazards on or near the property?**

(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:
No. A Phase One Site Assessment was conducted on the subject site in 2002 and revealed no evidence of recognized environmental hazards.

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9. Adjacent Property Information

Building types and/or uses:	Zone:
North: <u>Boise River/Greenbet</u>	<u>C-3D</u>
South: <u>Industrial</u>	<u>R-OD</u>
East: <u>Office</u>	<u>C-2D</u>
West: <u>Boise Parks</u>	<u>A-1</u>

10. Proposed Non-Residential Structures

A. Number of non-residential structures: _____

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

	Gross Square Feet	Net Leasable Square Feet
1st Floor:	_____	_____
2nd Floor:	_____	_____
3rd Floor:	_____	_____
4th Floor:	_____	_____

B. Maximum Proposed Structure Height(s): _____

C. Number of Stories: _____

11. Proposed Residential StructuresA. Number of Residential Units (if applicable): 175B. Maximum Proposed Structure Height(s): 55'C. Number of Stories: 5**12. Site Design**A. Percentage of site devoted to building coverage: 59.2B. Percentage of site devoted to landscaping: 19.6C. Percentage of site devoted to paving: 18.4D. Percentage of site devoted to other uses: 2.8E. Describe other use: Pathways and walks**RECEIVED****NOV 29 2011****PLANNING & DEVELOPMENT
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13. Loading Facilities, if proposed (For Commercial uses only):

Number: _____ Location: _____
 Size: _____ Screening: _____

14. Parking

	Required	Proposed
A. Handicapped Spaces:	<u>7</u>	Handicapped Spaces: <u>7</u>
B. Parking Spaces:	<u>280</u>	Parking Spaces: <u>280</u>
C. Bicycle Spaces:	<u>28</u>	Bicycle Spaces: <u>48</u>
D. Proposed Compact Spaces:	<u>108</u>	
E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:	_____	
F. Are you proposing off-site parking?	<input type="radio"/> Yes <input checked="" type="radio"/> No If yes, how many spaces? _____	
G. Are you requesting shared parking or a parking reduction?	<input type="radio"/> Yes <input checked="" type="radio"/> No If yes, how many spaces? _____	

Note: If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

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

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	<u>10'</u>	<u>15.2</u>	<u>N/A</u>	_____
Rear:	<u>5'</u>	<u>20.3</u>	<u>N/A</u>	_____
Side 1:	<u>5'</u>	<u>55.9</u>	<u>N/A</u>	_____
Side 2:	<u>10'</u>	<u>19.9</u>	<u>N/A</u>	_____

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- 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.

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18. 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

19. 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: Inside structure

D. Is the proposed location accessible for collection? (Contact Boise Public Works at 384-3901.) ☒ Yes ☐ No

E. Is recycling proposed? ☒ Yes ☐ No

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 Division. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Division. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

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Beth McChay
Applicant/Representative Signature

11/28/11
Date

Print Form

CUP 11 00090



1029 N. Rosario Street, Suite 100
Meridian, ID 83642
Phone: (208) 938-0980
Fax: (208) 938-0941

November 28, 2011

City of Boise
Attn: Planning and Zoning Commission
150 N. Capitol Blvd.
Boise, Idaho 83701

Re: River Edge Apartments (1004 W. Royal Boulevard) – Conditional Use, Boise River System and Floodplain Applications

Dear Commissioners:

Engineering Solutions, LLP, is pleased to submit the accompanying applications on behalf of The Michaels Organization for the River Edge Apartments. The Michaels Organization proposes a modern, state-of-the-art living environment oriented toward Boise State University students. The subject property is 3.21 acres in size and is located north of Royal Boulevard and west of Lusk Street. Lying adjacent to the Boise River Greenbelt and Ann Morrison Park, the property is currently utilized for industrial purposes by Estes Trucking and Express Freight. Two existing concrete block structures occupy the site with gravel loading/unloading areas and storage for truck trailers. The existing site has no landscape buffers or internal landscaping as required by the Boise City Zoning Ordinance.

Project Overview

The proposed development consists of a five-story, multi-family structure approximately 351,900 square feet in size. The ground floor level includes a lobby, residential amenities (media, fitness and computer rooms) and 280 parking spaces. The four upper floors will accommodate 175 apartments; 39 two-bedroom units and 136 four-bedroom units. The proposed building will be fully sprinklered. The design highlights will feature a modern motif, incorporating sustainable material materials and practices.

Two enclosed bicycle parking areas (48 spaces) have been provided in the north portion of the structure and adjacent to the greenbelt. Two pedestrian walkways interconnect with the Boise River Greenbelt. The northeast connection includes a walkway from Royal Boulevard to the greenbelt. The Boise Open Space and Trails Sub-Committee discussed the proposed development on October 27, 2011. The Committee found the project adequately addressed the need to conserve the aesthetic views along the river as viewed from the greenbelt. Greenbelt safety will be enhanced by the construction of an eight-foot high concrete pathway connection on

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the northeast side of the subject site to the greenbelt, with an auxiliary path at the northwest corner of the property.

The building is oriented toward Royal Boulevard with two vehicular access points in alignment with LaPointe Street and Dale Street. A traffic study has been submitted to Ada County Highway District, and a copy is included with this application. The project will generate approximately 1,055 vehicle trips per day, an increase of approximately 785 daily trips compared to the truck terminals' present traffic generation. The traffic study concluded that none of the study area roadways will require further expansion to accommodate the site-generated traffic volumes. Curb, gutter and an eight-foot-wide sidewalk will be installed along Royal Boulevard (designated a local street) in compliance with the Ada County Highway District Policy Manual.

Adequate public services are available to the site in Royal Boulevard. The facilities include a Boise City 42-inch sewer main, a United Water six-inch water main, an Idaho Power 12,500-volt distribution line along with Cable One, Intermountain Gas and Qwest lines. United Water has field-verified the available fire flow from the existing six-inch water main is 2,000 gpm. Another water main (12-inch) is within 800 feet of the subject property and could be extended and looped to increase fire flow if required.

The easterly driveway will be constructed to a 26-foot-wide travel lane to accommodate emergency aerial fire access. A second emergency access to the north portion of the building is available west of the subject site. Boise Parks and Recreation will allow the applicant to upgrade a portion of the greenbelt to a 20-foot-wide emergency vehicle access from the existing cul-de-sac within Ann Morison Park. The emergency access will be traffic-rated at 70,000 gvw. The applicant is required by Boise City Parks to submit a proposal and a design for review and approval by the Director and staff.

Conditional Use Application (Height Exception)

The applicant has submitted a conditional use application to allow a height exception in the R-O(D) zone. The Residential Office District allows for a maximum height of 35 feet. The proposed request is an allowance for a 55-foot height. The building will be constructed with a non-combustible, concrete slab "podium" forming the first floor ceiling supported by concrete columns at the first floor level. Above the concrete deck will be wood-framed construction for the apartments on the second through fifth floors. The overall building will not exceed five stories, or 55 feet in height above the finished ground floor elevation.

We do not believe this additional height will have any negative impact on the surrounding area. An existing three-story office building (Keynetics) is located east of the subject site. The adjacent Keynetics building is 56 feet in height and was approved for a height exception under CUP-04-00063. The Boise Parks and Recreation maintenance building/yard and administration building are adjacent to the west boundary, north of the proposed project are the Boise River and greenbelt, and south are multiple uses which include three-story apartments (Ann Morison Park Condominiums), industrial uses (proposed multi-family) and offices.

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Boise Planning and Parks staff have indicated the proposed height of 55 feet is consistent with other exceptions (Arid Club and Keynetics) allowed along this section of the Boise River. The Boise Parks and Recreation staff have reviewed and recommended approval of this apartment project, including the request for Boise River System Permit and the height exception of 55 feet. The Boise Parks and Recreation Commission reviewed and approved the site plan, landscape plan and building elevations at their public meeting on November 17, 2011. A copy of the Parks and Recreation Department staff report is attached to this application. The Parks Department requested the applicant note in this application submittal that they recognize the current Parks maintenance building and yard. The existing use shall not be considered a nuisance due to noises associated with its operation.

The height exception is necessary for the River Edge Apartments for the following reasons:

- The building is the optimum size necessary to provide the vibrant amenities and living spaces that a Boise State University student population demands in an economically feasible fashion.
- The Boise Zoning Ordinance parking standards of 1.5 spaces per dwelling unit and 1 guest space per 10 units requires a significant amount of parking (280 spaces). After evaluating several alternatives, it was determined that placing the apartments above ground-level parking was the only viable solution.
- The Boise River Ordinance requires the finished floor of the proposed structure be one foot above the Base Flood Elevation, which requires filling of the site.
- Given the height required by the ground floor spaces by the ordinance and the necessary height for the interior floors, the typical building parapet must be located 55 feet above grade.

Boise River System Permit and Floodplain Review Applications

This is a formal request for Boise River System and Floodplain Permits. The subject site lies within the 100-year floodplain as delineated in the FIRM Map (Number 16001C0277 H). The estimated Base Flood Elevation for the property is 2687. The finished floor elevation (excluding the parking area) of the structure will be required to meet a minimum elevation of 2688.

The subject site is designated Class C Lands and Water. No mitigation or enhancement plans are required for the Class C areas. Consulting with Boise Public Works and the U.S. Army Corps of Engineers, there are no heron rookeries or bald eagle perching areas adjacent to this site. The property has no emergent wetlands and no improvements are planned within the riparian areas. Consulting with Eric Gerke of the Army Corps of Engineers, no 404 Permit will be required for this project. The site is considered developed with the current industrial improvements.

The proposed apartment structure complies with the 70-foot Greenbelt Setback from the 6500 c.f.s. line as required by the Boise River Ordinance. The Boise Parks property along the north boundary is improved with the greenbelt, trees and turf. A landscape plan includes additional turf, trees and shrubs to complement the existing manicured area. The landscape plan submitted with this application reflects comments from Boise Parks and Recreation staff, Open Space and Trails Committee and the Commission. The parking area in between the two wings of the

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structure will be screened from the Boise River Greenbelt with wrought iron fencing, decorative pillars and vegetation.

The attached site grading and utility plan delineates the floodway boundary, 6500 c.f.s. line and preliminary grades.

We look forward to your favorable action regarding the accompanying applications. Thank you for your time and consideration.

Sincerely,

Engineering Solutions, LLP


Becky McKay, Partner
Principal Planner

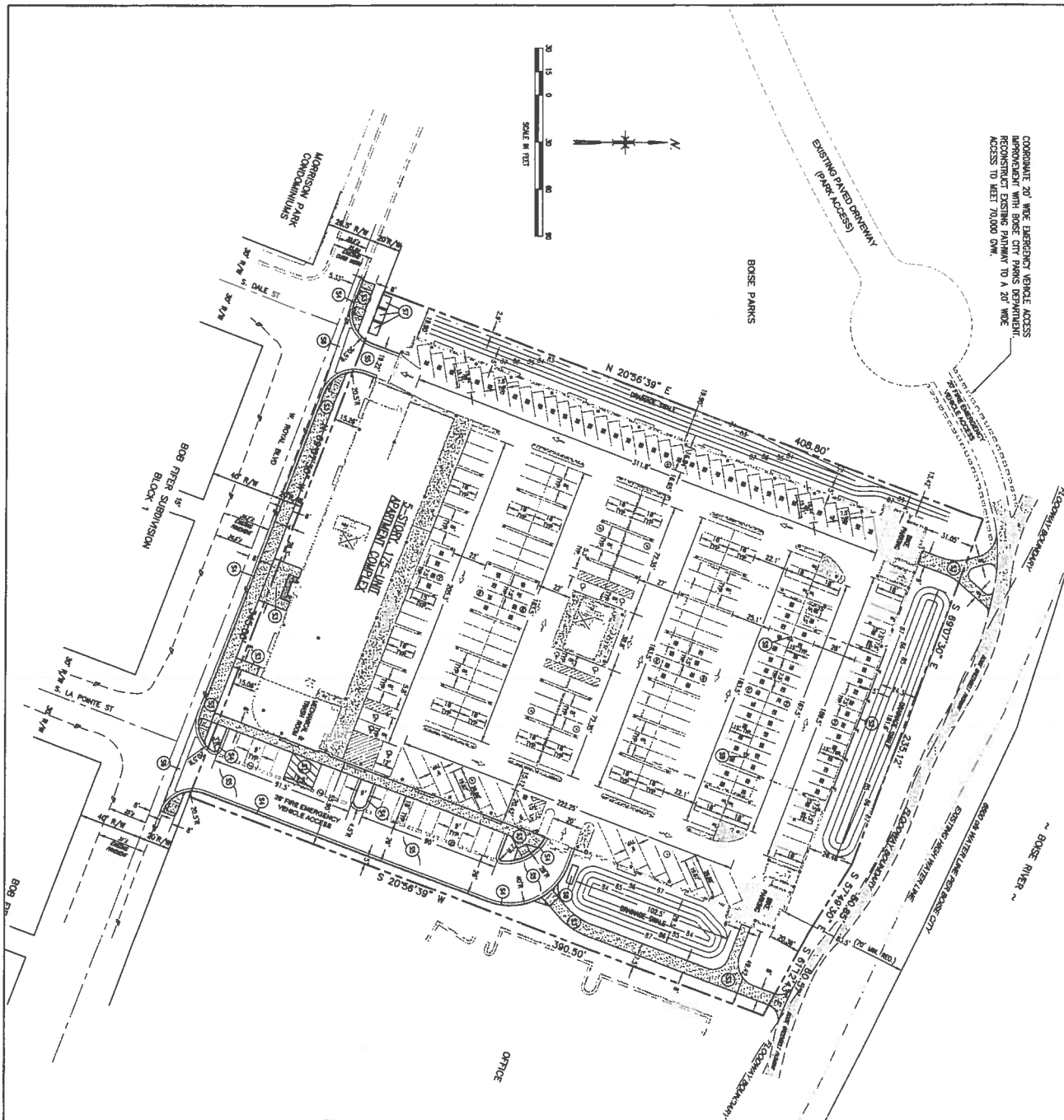
BM:ss
Attachments

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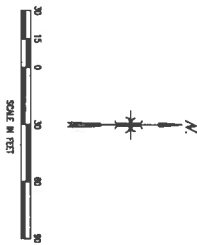
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COORDINATE 20' WIDE EMERGENCY VEHICLE ACCESS APPROXIMATELY WITH BOSE CITY PARKS DEPARTMENTAL RECONSTRUCT EXISTING PATHWAY TO A 20' WIDE ACCESS TO MEET 70,000 GPM.





70' SETBACK LINE

LANDSCAPE NOTES

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RIVER EDGE APARTMENTS
1004 ROYAL BOULEVARD

BOISE **IDAHO**

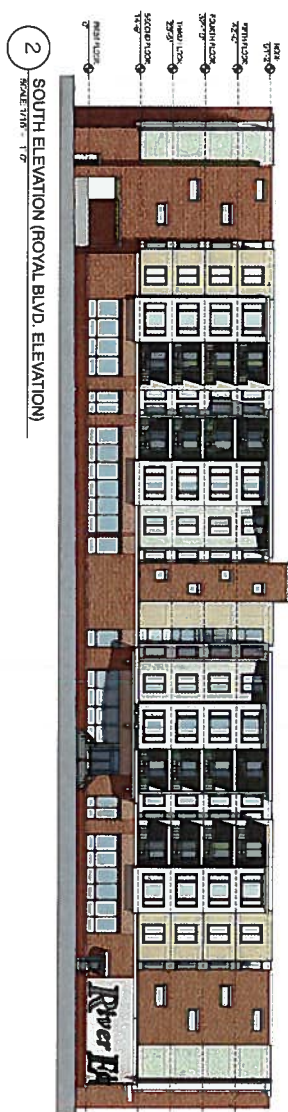
IDAHO

**ENGINEERING
SOLUTIONS, INC.**
1028 N. ROSARIO ST., STE. 100
METHUEN, MA 01842
Phone (781) 636-8000 Fax (781) 636-8041

South
LANDSCAPE ARCHITECTURE, P.C.
2802 S. VISTA AVE.
BOISE, IDAHO 83705

(208) 342-2893
FAX: (208) 342-2893

STAMP: 



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11/29/11 CONDITIONAL USE APPLICATION / BOISE RIVER SYSTEM APPLICATION - NOT FOR CONSTRUCTION

Kitchen & Associates Architectural Services, PA



Architecture
Engineering
Planning
Interior Design

[illegible]

Date	11/28/01
Job	1121
Drawn	TP1
Revision	Del

Michaels
ORGANIZATION
Improving The World's Communities

River Edge Apartments

1004 W. Royal Boulevard
Boise, ID 83706

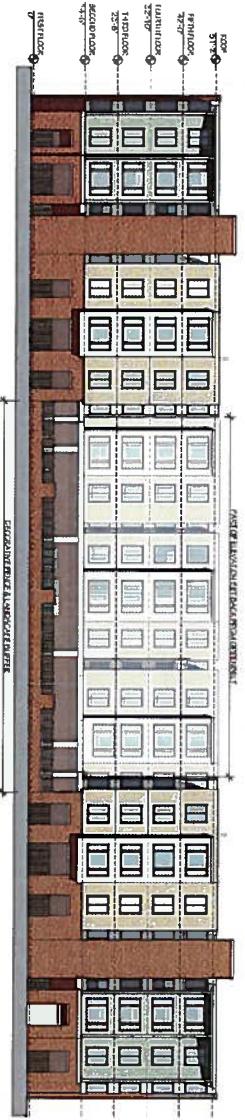
A6.1

COLOR ELEVATIONS

1 WEST ELEVATION
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION (GREENBELT ELEVATION)
SCALE 1/8" = 1'-0"



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11/29/11 CONDITIONAL USE APPLICATION / BOISE RIVER SYSTEM APPLICATION - NOT FOR CONSTRUCTION

A6.2
COLOR ELEVATIONS

River Edge Apartments
1004 W. Royal Boulevard
Boise, ID 83706

Mitchells
ARCHITECTURAL
SERVICES, LLC
1004 W. Royal Boulevard
Boise, ID 83706
208.333.1111

Date	11/29/11
Job	11211
Drawn	11/29
Revised	
By	
Check	



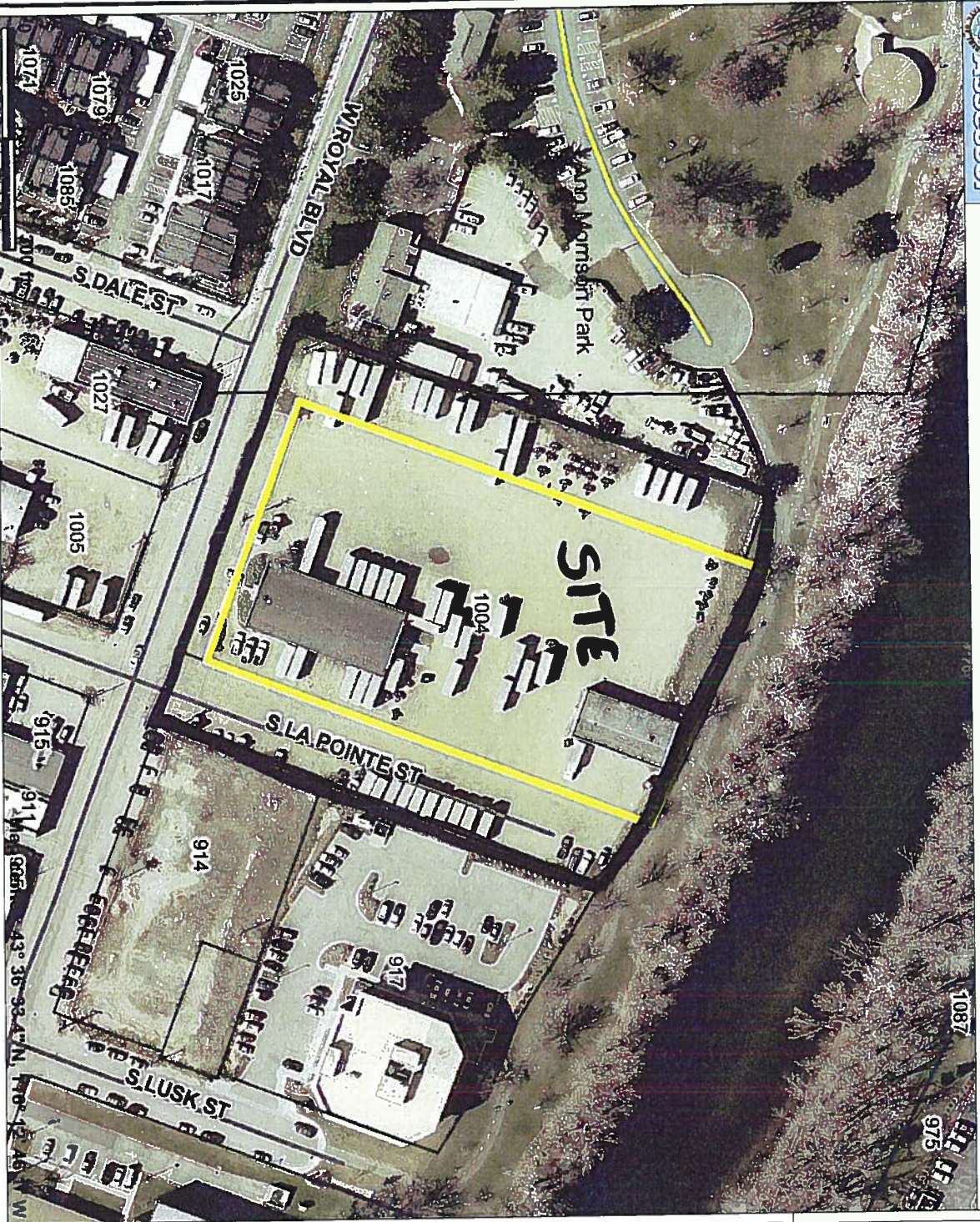
Kitchen & Associates Architectural Services, PA

Architectural
Engineering
Planning
Interior Design

11211 composite (RiverEdge.dwg)
11/29/11

CUP 1100090

1004 W. Royal Boulevard



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Legend

- Major Streets
- MINOR ARTERIAL
- MAJOR COLLECTOR
- SECTION
- PRINCIPAL ARTERIAL
- INTERSTATE
- Other
- Minor Streets
- LOCAL
- PARKS
- PRIVATE
- RESIDENTIAL
- Other
- Street Names (minor)
- Addresses
- Parcels
- Ada-002010
- Parks
- City Limits
- Kuna
- Boise
- Garden City
- Eagle
- Star
- Meridian

Scale: 1:2,500

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CUP 11 00090



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Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Floodplain Review Application

This box for office use only

File #: CFH11-00035 Fee: 165.00

Cross Referenced File(s): CFH11-00070 Zone(s): _____

Are Pre-Application materials attached? CFH11-00036 ☐ Yes ☐ No

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

Applicant Information

Applicant: The Michaels Organization

Phone: 856-596-3008

☐ Owner ☐ Purchaser ☐ Lessee

Applicant's Address: 3 East Stow Road, Suite 100, Marlton, NJ

Zip: 08053

Agent/Representative: Engineering Solutions, LLP/Becky McKay

Phone: 208-938-0980

Agent/Representative's Address: 1029 N. Rosario, Ste. 100, Meridian, ID

Zip: 83642

Contact Person (if different from above): _____

Phone: _____

Engineer: Engineering Solutions, LLP

Phone: 208-938-0980

Engineer's Address: 1029 N. Rosario Street, Suite 100, Meridian, ID

Zip: 83642

Site Information

Address and Location of Property: 1004 Royal Boulevard, Boise, Idaho

Mapping Division must initial here _____ to signify address verification.

Property Description (either Lot, Block and Subdivision name or recorded deed with metes and bounds description):
Vacated Block 5, Boise City Park Subdivision (see attached legal description)

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CFH 11 00035

Parcel Number: R1013250150, R1013250151 and R1013250155Quarter: SE/SWSection: 9/10Township: T.3N.Range: R.2E.**Development Information**1. Size of Property: 139,827.60 Square Feet, or 3.21 Acres

2. How is the property now used? (Explain in detail)

The property is currently used as a freight terminal facility for Estes Trucking and Express Freight.

3. What is the proposed use?

The proposed use is a 175-unit student housing apartment complex with podium parking.

4. How are the adjoining properties used?

North: Boise River and GreenbeltSouth: Existing industrial use with a proposed multi-family project.East: Professional Office BuildingWest: Boise Parks Department Offices, Maintenance Yard and Ann Morrison Park

5. On what body of water does the property have frontage? How much frontage?

Boise River - 346.54+/-

6. Any additional comments?

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Signature Applicant/Representative

Date

CFH 11 00035



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
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Boise River System Application

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File #: CFH11-00036 Fee: \$2671.50

Cross Referenced File(s): UMP11-00090 Zone(s): R-OD

Are Pre-Application materials attached? CFH11-00036 ☒ Yes ☐ No

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

Review Process

☐ Staff

☒ Commission

Development Proposal

☐ Simple

☐ Complex

Abbreviated Procedures

☐ Yes

☐ No

Applicant Information

Applicant: The Michaels Organization – Nick Zaferes, V.P. Phone: 856-596-3008

Applicant's Address: 3 East Stow Road, Suite 100, Marlton, NJ Zip: 08053

Agent/Representative: Engineering Solutions, LLP/Becky McKay Phone: 208-938-0980

Agent/Representative's Address: 1029 N. Rosario St., Suite 100, Meridian, ID Zip: 83642

Contact Person (if different from above): _____ Phone: _____

Address of Subject Property: 1004 Royal Boulevard

Mapping Division must initial here _____ to signify address verification.

Property description (Lot, Block & Subdivision name or recorded deed with a metes and bounds description):
Vacated Block 5, Boise City Park Subdivision (see attached deed and legal description).

CFH 11 00036

I. Floodplain Related Issues and Questions

Is the development proposal located within the Boise River 100-year floodplain? ☒ Yes ☐ No

If so, then a separate floodplain review application shall also be completed and submitted with the application for a Boise River Systems Permit.

II. Setback Lands and Waters

1. **Greenbelt Setback Lands and Waters:** Is any portion of the development property located in the Greenbelt Setback Lands and Waters? ☒ Yes ☐ No
2. **Heron Rookeries Setback Lands and Waters:** Is any portion of the development property located in the Heron Rookeries Setback Lands and Waters? ☐ Yes ☒ No
3. **Eagle Perching, Feeding & Loafing Setback Lands and Waters:** Is any portion of the development property located in the Eagle Perching, Feeding & Loafing Setback Lands and Waters? ☐ Yes ☒ No
4. **Riparian Setback Lands and Waters:** Is any portion of the development property located in the Riparian Setback Lands and Waters? ☐ Yes ☒ No

III. Class A, Class B, Class C Issues and Questions

Indicate which categories of land your development falls within:

- _____ Class A Lands and Waters
 _____ Class B Lands and Waters
 X Class C Lands and Waters
 (Lands and Waters not classified as either A or B are classified C)

Applicable Standards for Class A, B and C Lands and Waters

1. **Emergency Access:** Does the proposal provide emergency access to the Boise River for the purpose of repair and rescue equipment and personnel? ☐ Yes ☒ No
2. **Public Access:** Does the proposal provide public access to the Boise River Greenbelt Setback?
☒ Yes ☐ No
 Does this access include public parking for bicycle and motor vehicles? ☐ Yes ☒ No
3. **Parks:** Are you proposing any public or private parks? ☐ Yes ☒ No
4. **Water Amenity:** Are you proposing to use or create a water amenity within your development? ☐ Yes ☒ No
5. **Emergent Wetlands:** Are there emergent wetlands on the development site?
☐ Yes ☒ No

CFH 11 00036

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6. **Side Channels:**

Does a Boise River side channel exist on your property? ☐ Yes ☒ No

If so, has the Idaho Fish & Game Department identified them as trout spawning and/or rearing waters? ☐ Yes ☒ No

Applicable Standards for Class A Lands and Waters Only – N/A

1. **Preservation of Class A Lands and Waters:** As required by the ordinance, describe how you propose to preserve Class A Lands and Waters by:

- a. Platting land into distinct common ownership parcel(s) _____ and/or _____
- b. Conservation easement _____ and/or _____
- c. Other method (describe): _____

2. **Removal of Vegetation (living or dead) from the Floodway:** Are you proposing to remove any vegetation (living or dead) from the floodway? ☐ Yes ☒ No

If so, then please indicate the location of such removal on the site plan.

IV. Mitigation Plans – N/A

Mitigation plans must include the following:

- 1. **Field Data**, including:
 - a. Written assessment of existing conditions, constraints and their magnitude, and existing natural resource functions and values.
 - b. A comprehensive technical plan to mitigate impacts to natural resource functions and values listed:
 - 1) Water quality protection and improvement
 - 2) Habitat for fish & wildlife
 - 3) Nutrient retention and removal
 - 4) Channel stability
 - 5) Food chain support
 - 6) Flood storage & desynchronization
 - 7) Groundwater recharge & discharge
 - 8) Active and passive recreation
 - 9) Aesthetics
 - 10) Cultural resources

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2. **Preliminary Site Plan** which includes a discussion and map identifying the location and quality of existing natural resources, impacts to those resources and the proposed enhancement measures.
3. The **mitigation sequence** or combination thereof, which is proposed to be used?

4. **Documented consultation with resource and regulatory agencies** having responsibility for threatened and endangered species, and species of special concern (US Fish & Wildlife), fish and wildlife habitat requirements and their sensitivity to disturbance; and measures needed to mitigate for project related impacts or enhance existing habitat (Idaho Department of Fish & Game).

V. Enhancement Plans – N/A

Does the development proposal include an enhancement plan? ☐ Yes ☒ No

The enhancement plan shall include the following:

1. A preliminary site plan which identifies the location and quality of existing natural resources, impacts to those resources and the proposed enhancement measures.
2. Are waters planned to be enhanced? ☐ Yes ☒ No

If so, are these waters held by Idaho Fish & Game, or are they Non Idaho Fish & Game waters?
☒ Idaho Fish & Game ☐ Non Idaho Fish & Game
3. Description of proposed design of Class A lands.
4. Description of proposed design of Class B and C lands.

VI. Waiver and Variance Requests

Does the development proposal include any request to vary from the requirement imposed by the zoning or subdivision ordinances? ☐ Yes ☒ No

If so, then submit a list of and justification statement for variance/waiver requests.

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