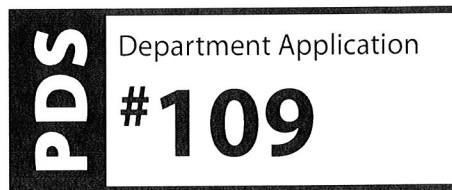


Conditional Use Application Form



Pre-Application Conference Required

A pre-application conference with staff for a preliminary review of your project and a pre-application neighborhood meeting are required prior to submitting this application. Refer to the attached submittal checklist for additional information, and see the attached P & Z Commission Level Applications document for a sample neighborhood meeting letter. Contact a procedures analyst at (208) 384-3830 for more details.

Submit a Complete Application

When an application is submitted, it will be reviewed in order to determine compliance with application requirements. It will not be accepted if it is not complete. A hearing date will be scheduled only after an application has been accepted as complete.

Note: Online submittals are not automatically accepted as complete and will not be processed until we receive all submittal requirements (including a signed copy of the application).

Reviewing Agencies

If any reviewing agency wants their input incorporated into the staff report, their information must be received by this office at least two weeks (14 calendar days) prior to the public hearing date when this application will be heard.

Address Verification

Address of Subject Property: 1004 Royal Boulevard, Boise, ID 83702

Mapping Division must initial here _____ to signify address verification.

For Office Use Only	
File Number: _____	X-Referenced Files: _____
Zone(s): _____	Fee: _____
Pre-Application Materials? ☐ Yes ☐ No Project Type: ☐ Special Exception ☐ Other: _____	
This application is a request to construct, add or change the use of the property as follows:	



Conditional Use Application Form

PDS	Department Application
	# 109

New! Type data directly into our forms.

Case #: _____

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

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:**

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



Date Received: _____
Revised 10/2008

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.

9. Adjacent Property Information

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

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 Structures

A. Number of Residential Units (if applicable): **175**

B. Maximum Proposed Structure Height(s): **55'**

C. Number of Stories: **5**

12. Site Design

A. Percentage of site devoted to building coverage: **59.2**

B. Percentage of site devoted to landscaping: **19.6**

C. Percentage of site devoted to paving: **18.4**

D. Percentage of site devoted to other uses: **2.8**

E. Describe other use: **Pathways and walks**

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

16. Drainage (proposed method of on-site retention): Infiltration Swales**17. 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.

properties by area(s) to be considered.

- d. Method of irrigation
- e. Cross-sections through areas of special features, berms, retaining walls, etc.
- f. Footprints of all buildings to be constructed

Note: If Site and Landscape plans are combined, one full-size copy and one reduced copies must be submitted.

- ☐ **9. (2 +1) Building elevations** (Two complete sets, one of which is colored, and one 8½" x 11" reduction), drawn to scale. Colored photographs may be substituted for colored elevation drawings when an existing structure is to undergo minor exterior alteration, and the photos depict the design material/colors of the new construction.
- ☐ **10.(1 +1) One set of floor plans** and one 8½" x 11" reduction, to scale, with sizes and types of interior spaces indicated.
- ☐ **11.(1) Set of colored and labeled photos** of site.
- ☐ **12. CD with electronic copies of all submittal documents in Adobe Acrobat format (.pdf).** If you do not have the software to create the CDs, they can be created by local printing/copying establishments. Documents should be labeled as follows:
 - Applicant's letter = Doc_Applicant_Letter.pdf
 - Supplemental Information = Doc_Supplemental_Information.pdf
 - Site Plan = DWG_Site_Plan.pdf
 - Landscape Plan = DWG_Landscape_Plan.pdf
- ☐ **13. Pre-application Materials**
 - a. Pre-application form
 - b. Neighborhood radius notice letter
 - c. List of notified owners, residents and association president, if applicable
 - d. Sign in sheet from neighborhood meeting

Note:

- A. All blueprints must be folded with the title block/panel face up so as to fit within a legal size file folder.
- B. The application submittal cut-off time is 4:00 pm.
- C. Application must be complete at time of submittal.



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

Affidavit of Legal Interest

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

I, Douglas Tamura, President of Boise Terminal Company, 1124 Santa Maria, Boise, ID 83712, being first duly sworn upon, oath, depose and say:

That I am the record owner of the property described on the attached, and I grant my permission to:

Engineering Solutions, LLP
1029 N. Rosario Street, Suite 100
Meridian, ID 83642

to submit the accompanying application(s) pertaining to that property.

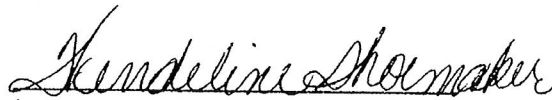
I agree to indemnify, defend and hold Boise City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

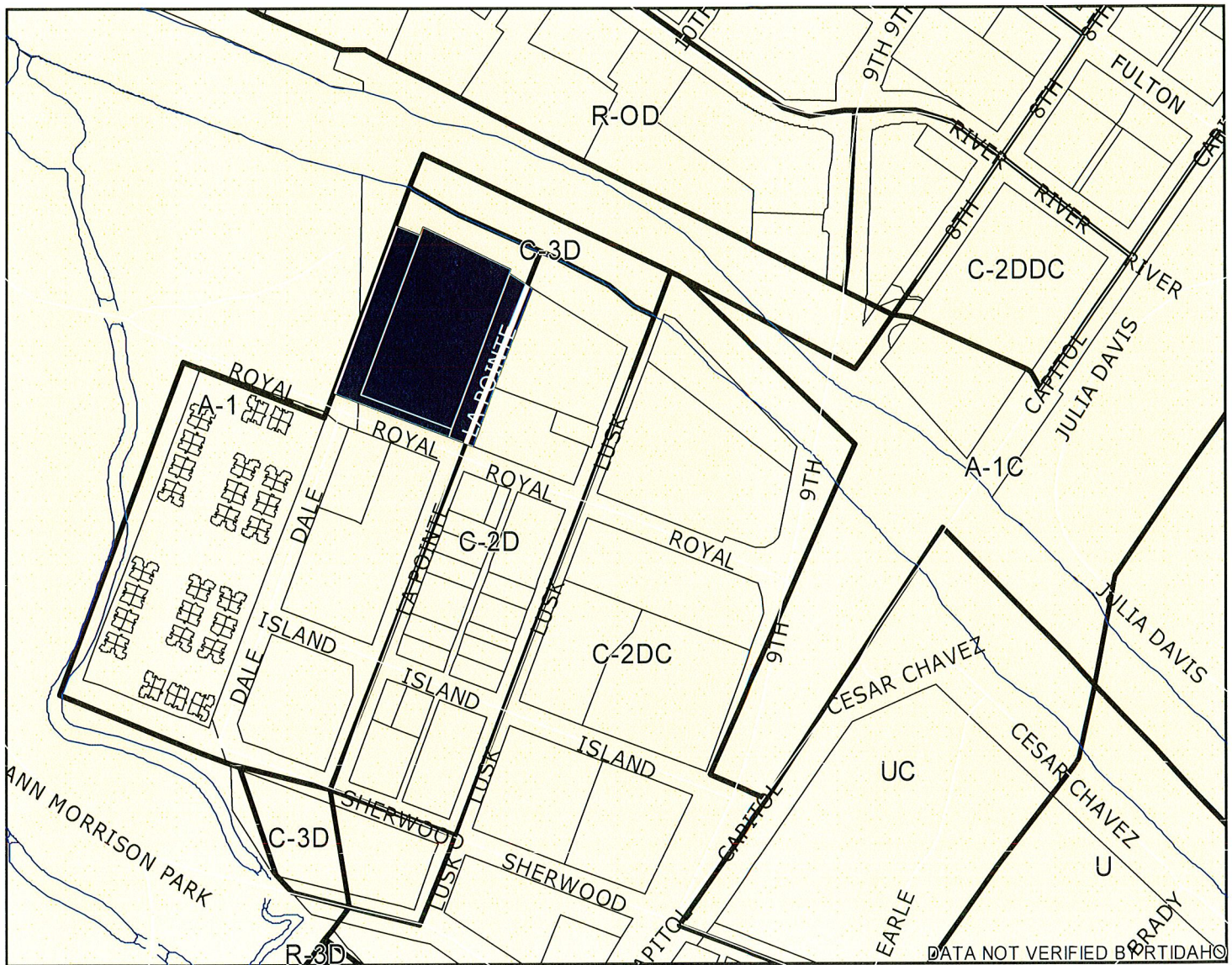
Dated this 22nd day of NOVEMBER, 2011.


(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.




(Notary Public for Idaho)
Residing at: Boise
My Commission Expires: 7/13/16



SCALE NTS

DWG DATE

PROJ. NO. 1110801

SHEET 1 OF 1

VICIN

\1110801 sls

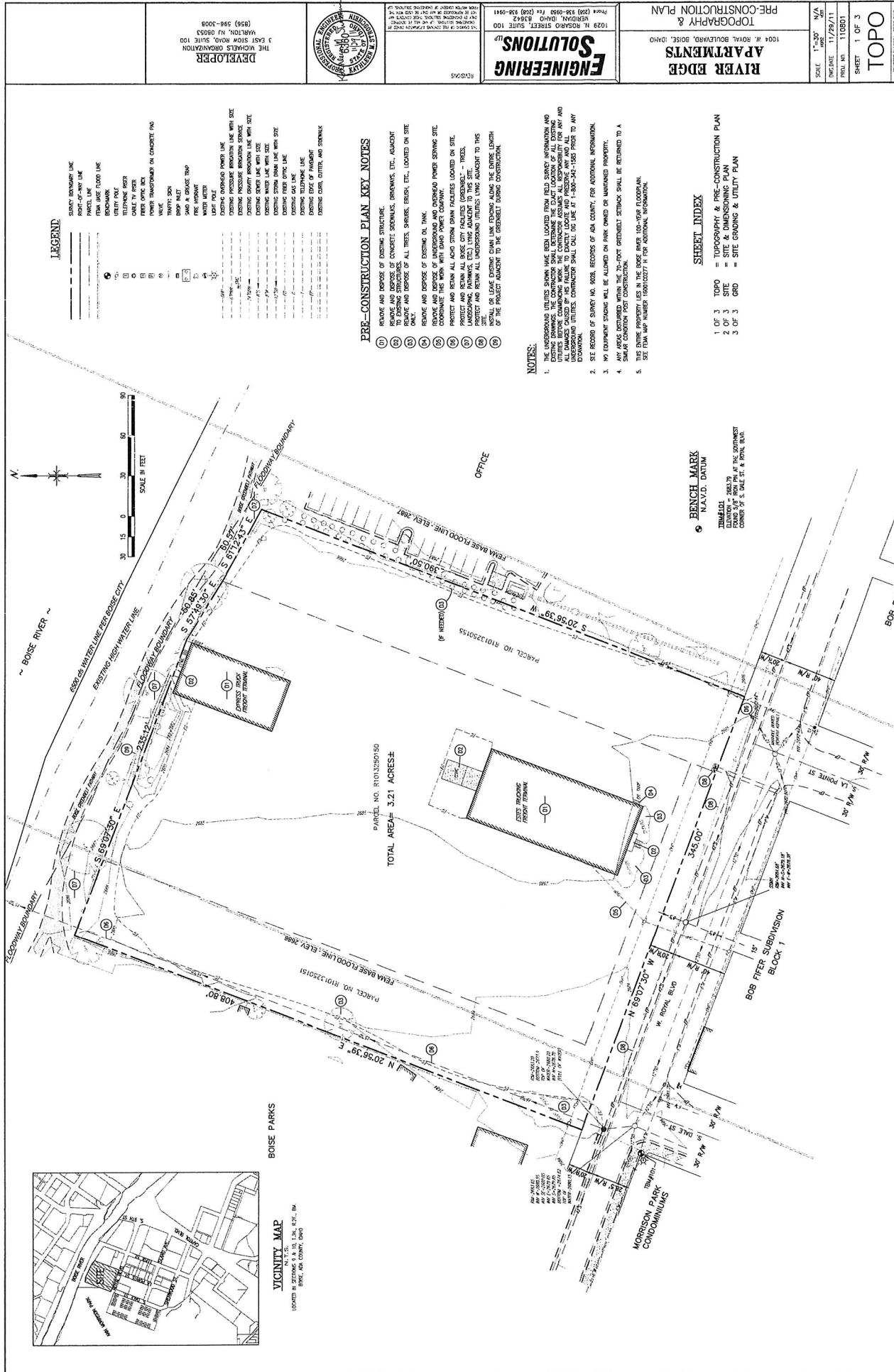
ROYAL BOULEVARD APARTMENTS

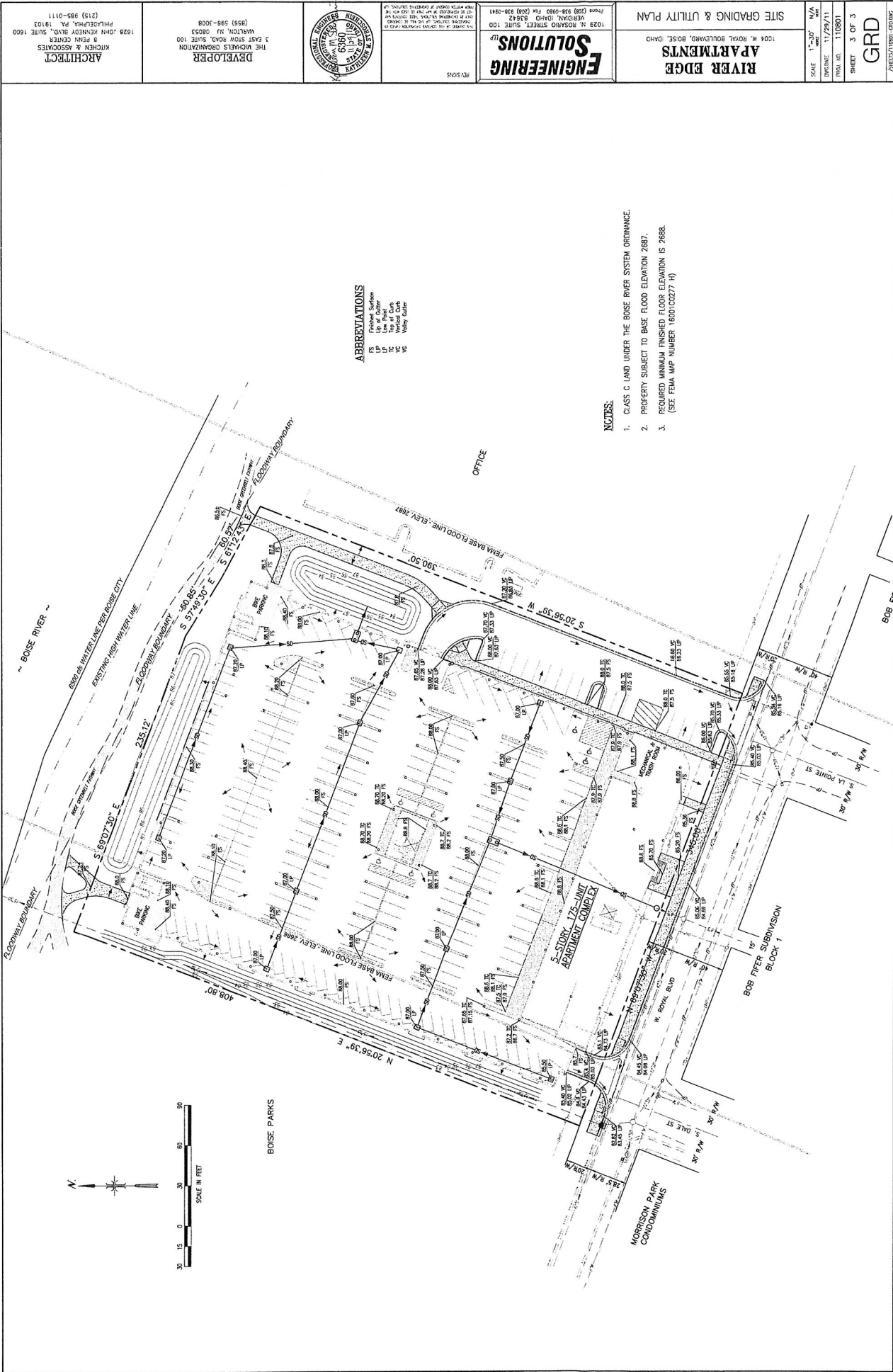
LOCATED IN THE SE ¼ OF SECTION 9 AND THE SW ¼ OF SECTION 10,
T.3N., R.2E., B.M.,
BOISE, ADA COUNTY, IDAHO

VICINITY MAP

**ENGINEERING
SOLUTIONS** LLP
planning and engineering communities for the future

1029 N. ROSARIO ST., STE. 100
MERIDIAN, IDAHO 83642
Phone: (208) 938-0980 Fax (208) 938-0941





ABBREVIATIONS
FS Finished Surface
LS Low Slope
LP Low Point
UP Up Slope
VC Valley Center

NOTES:

1. CLASS C LAND UNDER THE BOISE RIVER SYSTEM ORDINANCE.
2. PROPERTY SUBJECT TO BASE FLOOD ELEVATION 2887.
3. REQUIRED MINIMUM FINISHED FLOOR ELEVATION IS 2888.
(SEE FEMA MAP NUMBER 150100277 H)

ENGINEERING SOLUTIONS
1023 N. ROCKAWAY STREET, SUITE 100
BOISE, IDAHO 83742
Phone (208) 938-0960 Fax (208) 938-0941

RIVER EDGE APARTMENTS
1004 W. ROYAL BOULEVARD, BOISE, IDAHO
SITE GRADING & UTILITY PLAN

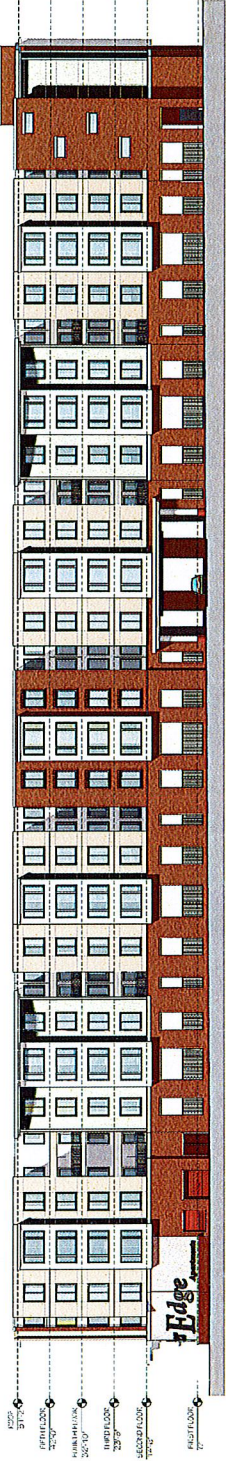
SCALE 1"=30'
DATE 11/29/11
SHEET 3 OF 3
GRD

DEVELOPER
THE MICHAELS ORGANIZATION
3 EAST STON ROAD, SUITE 100
MARTIN, NJ 08053
(955) 595-3008

ARCHITECT
KITCHEN & ASSOCIATES
8 PENN CENTER
PHILADELPHIA, PA 19103
(215) 955-0111

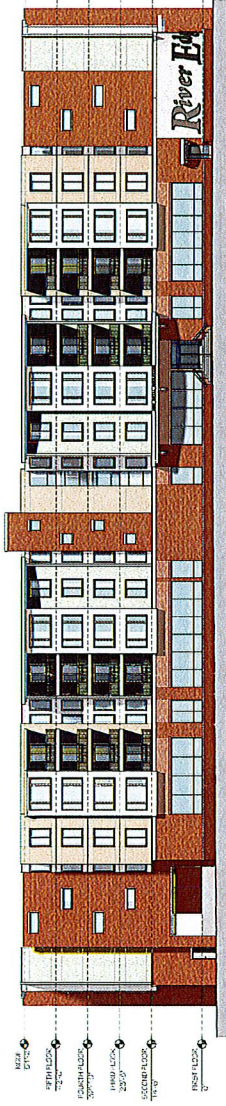


THIS PLAN IS THE PROPERTY OF ENGINEERING SOLUTIONS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ENGINEERING SOLUTIONS.



1 EAST ELEVATION

SCALE 1/8" = 1'-0"

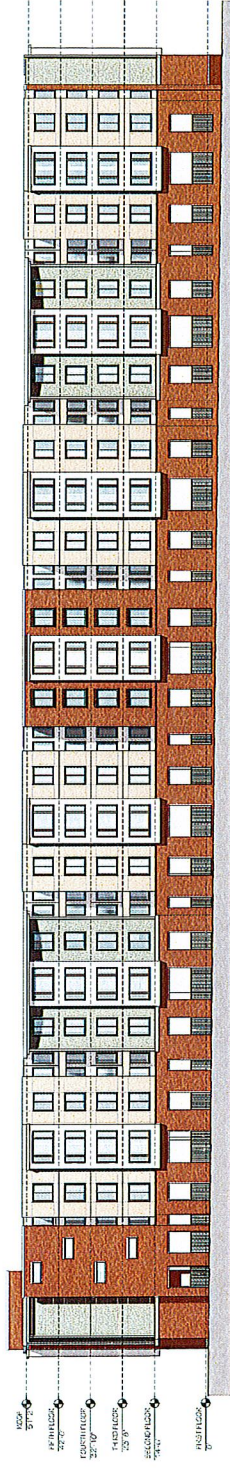


2 SOUTH ELEVATION (ROYAL BLVD. ELEVATION)

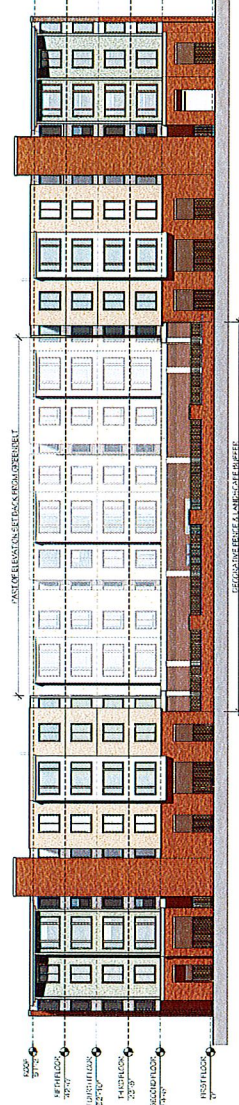
SCALE 1/8" = 1'-0"

A6.1

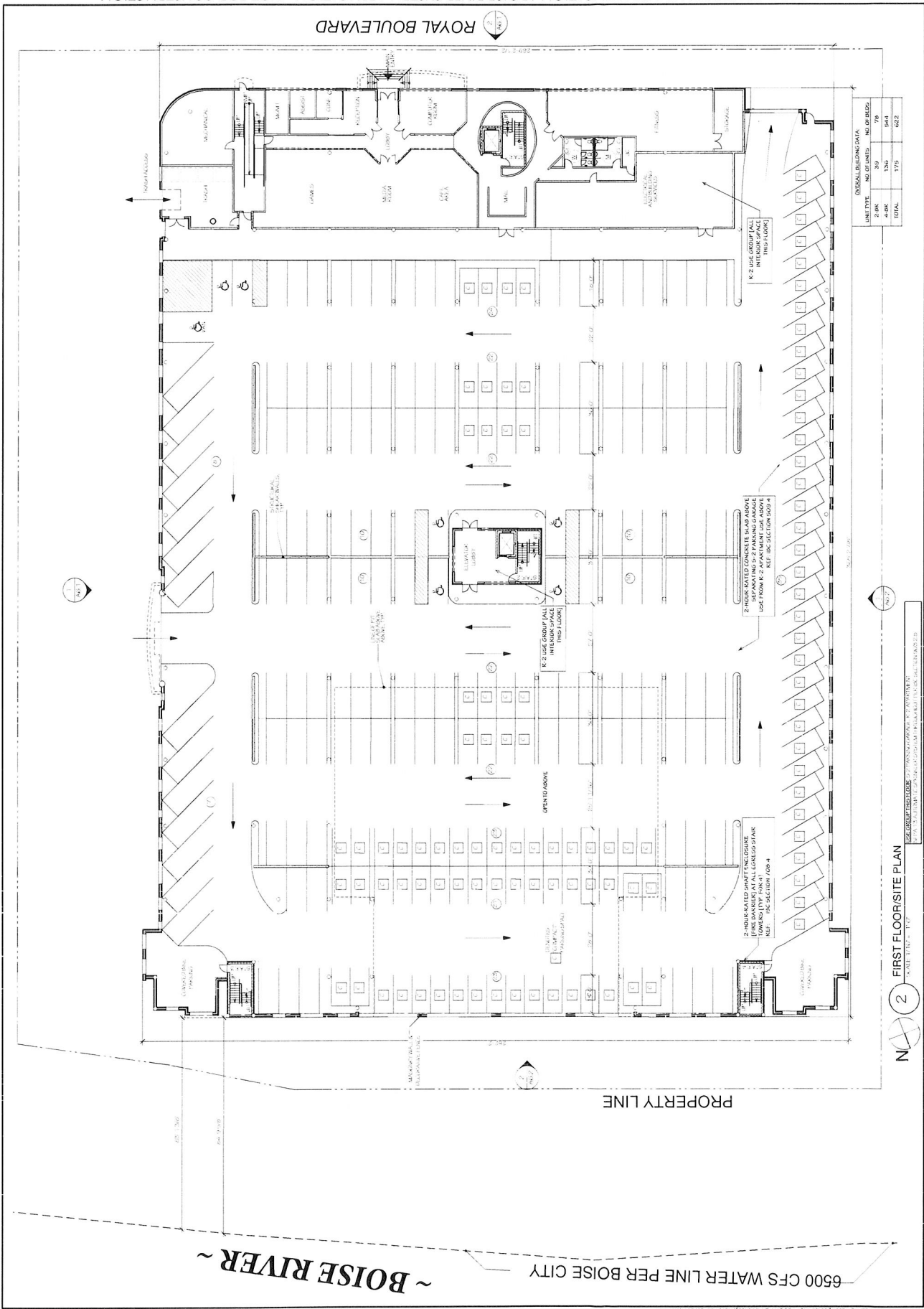
COLOR ELEVATIONS

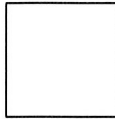


① WEST ELEVATION



2 NORTH ELEVATION (GREENBELT ELEVATION)





Date	11/29/11
Job	11211
Drawn	TJS
Reviewed	DAW
Project	

11211 Composite (Brenten 4/11)

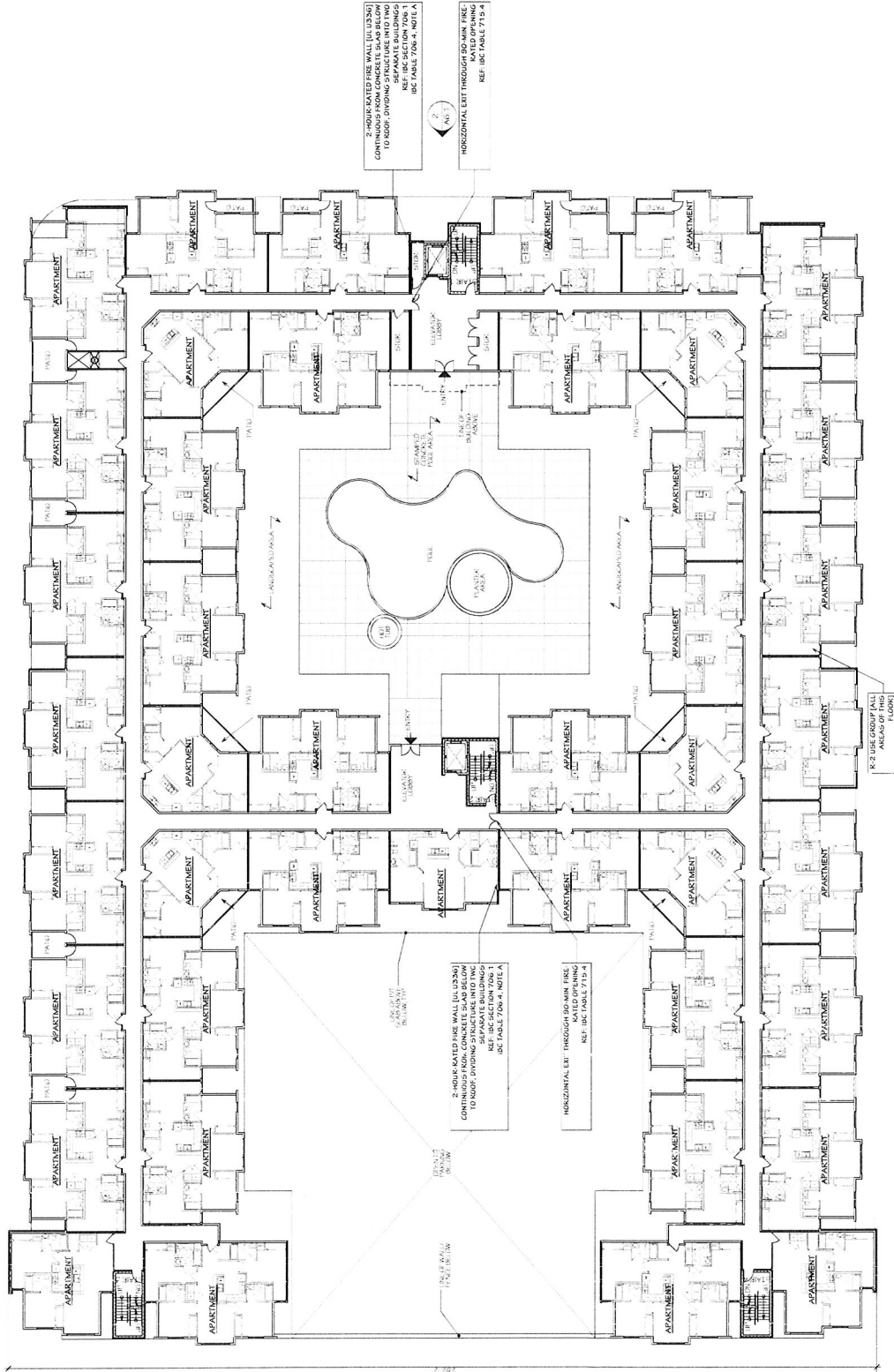


11211 Composite (Brenten 4/11)

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

A2

SECOND FLOOR PLAN



2-HOUR RATED FIRE WALL (UL 1036)
 CONTINUING THROUGH 3RD FLOOR
 TO ROOF, DIVIDING STRUCTURE INTO TWO
 SEPARATE BUILDINGS
 REF: IBC TABLE 706.4, NOTE A
 IBC TABLE 706.4, NOTE A

HORIZONTAL EXIT THROUGH 30 MIN. FIRE
 RATED OPENING
 REF: IBC TABLE 715.4

10-2 JACOBI (10-2 JACOBI)
 FLOOR

1 SECOND FLOOR PLAN

11/29/11
 11/29/11

Ada County Assessor



LOOKING NORTHEAST AT SITE



LOOKING NORTH ALONG EASTERLY BOUNDARY



LOOKING NORTH AT SITE



LOOKING EAST ALONG ROYAL BOULEVARD



LOOKING WEST ALONG ROYAL BOULEVARD



EXISTING STRUCTURE TO BE REMOVED



EXISTING STRUCTURE AT NORTHERLY BOUNDARY



GREENBELT AT NORTHERN BOUNDARY OF PROPERTY



WEST BOUNDARY OF SITE ADJACENT TO PARKS PROPERTY

Pre-Application Conference Form

Per Ordinance #5525 (Zoning Ordinance Section 11-03-02), applicants must attend a pre-application conference with Planning staff, and provide a meeting with neighbors within 300 feet of the subject property. **This form must be included when an application is submitted.**

Applicant: Becky McKay Date: 11/3/11

Site Address: 1004 W. Royal Blvd. Parcel #: _____

Planning Staff Present (Initials)

☒ JJ ☒ TT ☒ AT ☐ _____ ☐ _____ ☐ ACHD ☐ COMPASS

Proposal Description (to construct, change or add): Multi-family Housing (Student)
Height Exception for 50' in 35' max

Issues Discussed: Parking 1.5 per unit + 1 for every 10. Height Proposed 50'
35' allowed. Setbacks: 5' on east side
for 185 units 297 parking stalls required. Planter islands may be required
for the open air parking areas. Handicapped parking stalls required.

Type of Application

- ☐ Annexation/Rezone ☐ Special Exception
☐ Conditional Use ☐ Variance
☐ Modification ☐ Parking Reduction
☐ Height Exception ☐ Planned Development

Other Requirements

Site Plan Presented: ☒ Yes ☐ No
Comprehensive Planning Area: Central Bench
Neighborhood Meeting Required: ☒ Yes ☐ No
Neighborhood Association: N/A
Neighborhood Contact: _____

Concurrent Reviews

Building Permit Required: ☒ Yes ☐ No
Floodways (FPR) ☐ FW ☐ FF ☐ ASF
☐ Boise River System Permit
Hillside (Categories) ☐ I ☐ II ☐ III
Subdivision Plat ☐ Yes ☐ No
Density/Far _____ Compatibility _____
Others: _____

Zoning District: R-UD

Overlay District ☐ D ☐ HD ☐ DD
☐ P1 ☐ P2 ☐ P3 ☐ CD ☐ DA

Airport Overlay ☐ A ☐ B ☐ B-1 ☐ C

Josh Johnson
Staff Representative (Print)

[Signature]
Staff Representative Signature

Becky McKay
Applicant Representative (Print)
[Signature]
Applicant Representative Signature

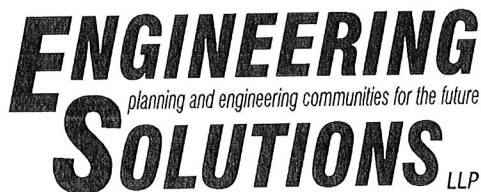
www.cityofboise.org/pds



City of Boise Planning & Development Services

P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500

Phone: 208/384-3830 • Fax: 208/384-3753 • TTD/TTY 800/377-3529



1029 N. Rosario Street, Suite 100
Meridian, ID 83642
Phone: (208) 938-0980
Fax: (208) 938-0941
E-mail: beckym@qwestoffice.net

INVITATION

November 3, 2011

Dear Property Owner:

Boise City requires that, prior to submitting an application, the applicant provide an opportunity for a meeting between the applicant of the proposal and the property owners within 300 feet. This is an invitation to a neighborhood meeting concerning property located at 1004 W. Royal Boulevard (Boise Terminal Company site). A map is enclosed that shows the location of the property.

The neighborhood meeting will be held:

WHEN: Thursday, November 10, 2011, at 6:00 p.m.

WHERE: Boise Public Main Library
Marion Bingham Room
715 S. Capitol Boulevard
Boise, ID 83702

The applicant, GG Land Group, will be requesting design review of the project and a conditional use permit for a height exception. The applicant is proposing a 55-foot-high, five-story apartment building on approximately 3.21 acres in an R-OD (Residential-Office District) zone. If you have questions concerning the application and cannot attend the meeting, please feel free to call me at 938-0980.

Sincerely,

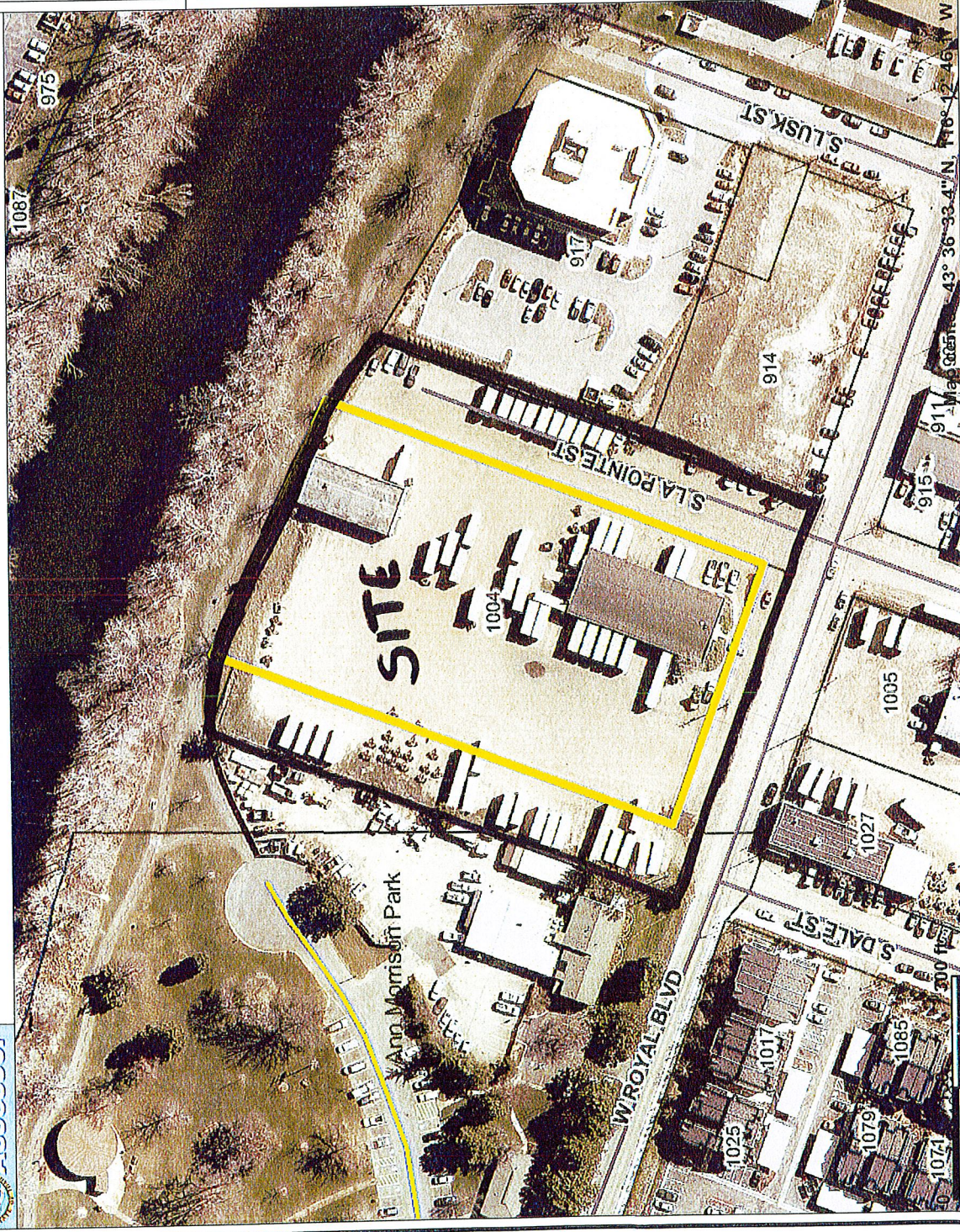
Engineering Solutions, LLP

A handwritten signature in black ink that reads "Becky McKay". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Becky McKay
Planner

BM:ss
Enclosure

1004 W. Royal Boulevard



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-OQ2010
- Parks
- City Limits
- Kuna
- Boise
- Garden City
- Eagle
- Star
- Meridian



Scale: 1:2,500

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.

1014 LA POINTE STREET LLC
8921 W DUCK LAKE DR
BOISE, ID 83714

MORRISON INVESTORS LLC
702 IDAHO ST, STE 1000
BOISE, ID 83702

917 LUSK LLC
917 S LUSK ST #369
BOISE, ID 83706

MORRISON PARK CONDO
ASSOCIATION INC
MORRISON INVESTORS LLC
702 IDAHO ST STE 1000
BOISE, ID 83702

BARBER FAMILY INVESTMENTS LLC
120 N MOBLEY DR
BOISE, ID 83712

ROYAL PROPERTIES
PO BOX 4595
BOISE, ID 83711

BARBER TIMOTHY P
BARBER EILEEN L
917 S LUSK ST #369
BOISE, ID 83706

VINSON O JOSEPH
VINSON JANIS K
2231 N WAGGLE PL
MERIDIAN, ID 83646

BOISE CITY
PO BOX 500
BOISE, ID 83701

WADDELL J BRIAN
WADDELL SUZANNE
1010 LA POINTE ST
BOISE, ID 83706-2827

BOISE TERMINAL CO INC
499 MAIN ST
BOISE, ID 83706

FRASER WILLIAM J
1004 LA POINTE ST
BOISE, ID 83706-2827

HIBBARD TRUCK BODY WORKS INC
1026 LA POINTE ST
BOISE, ID 83706-2827

JULY 98 LLC
905 ROYAL BLVD
BOISE, ID 83706

LOWELL DEAN BROWNING ASSOC
5013 HILLSIDE AVE
BOISE, ID 83703-3506

11/10/11

Royal Blvd. Apartments

Neighborhood Mtg. Sign-In

David Souther