



# 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](http://www.cityofboise.org/pds)

## Planning Division Transmittal

**File Number:** CUP11-00103      **Hearing Date:** FEBRUARY 6, 2012  
**X-Ref:**      **Hearing Body:** Planning and Zoning Commission  
**Address:** 916 E PARK BLVD      **Transmittal Date:** 12/28/11  
**Applicant:** THE LEVIE GROUP

- 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](mailto: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-Susan & Matt
- 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

<b>PDS</b>	Department Application
	<b># 109</b>

**New! Type data directly into our forms.**

**Case #:** CUP11-00103

**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: 916 Prefix: East Street Name: Park

**Subdivision:** \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

**\*Primary Parcel Number:**

R	1	0	8	8	5	0	0	1	8	7
---	---	---	---	---	---	---	---	---	---	---

 Additional Parcels: R1088500187

## Applicant Information

**\*First Name:** GLENN **\*Last Name:** LEVIE

**Company:** THE LEVIE GROUP **\*Phone:** (818) 606-5096

**\*Address:** 17711 KAREN DRIVE **\*City:** ENCINO **\*State:** CA **\*Zip:** 91316

**E-mail:** GLENN@THELEVIEGROUP.COM **Cell:** \_\_\_\_\_ **Fax:** (877) 273-1080

## Agent/Representative Information

**First Name:** GLENN **Last Name:** LEVIE

**Company:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_ **Cell:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Role Type:**  Architect  Land Developer  Engineer  Contractor  Other

## Owner Information

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

**First Name:** ED **Last Name:** BOWMAN

**Company:** PATRA PROPERTIES **Phone:** (208) 921-8585

**Address:** 280 W Cottonwood Ct **City:** EAGLE **State:** ID **Zip:** 83616

**E-mail:** \_\_\_\_\_ **Cell:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

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Date Received: \_\_\_\_\_  
Revised 10/2008

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**City of Boise Planning & Development Services**

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Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

**CUP 11 0 0 1 0 3**

1. Neighborhood Meeting Held (Date): 12/21/2011

2. Neighborhood Association: EAST END NEIGHBORHOOD ASSOCIATION

3. Comprehensive Planning Area: NORTH EAST ENDS

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

CONSTRUCT A FOUR STORY MIXED-USE RESIDENTIAL APARTMENT COMPLEX, LIVE WORK UNITS AND RETAIL SPACE AT A PORTION OF THE GROUND FLOOR STREET FRONTAGE

A. Is this a modification?  Yes  No

B. File number being modified: \_\_\_\_\_

5. Size of property: 1.75  Acres  Square Feet

6. 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: 2 Number of Proposed: 0

C. Is the building sprinklered?  Yes  No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330.) 3,000 gpm

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

NA

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: NONE

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**9. Adjacent Property Information**

Building types and/or uses:	Zone:
North: <u>VACANT LAND</u>	<u>C-3D</u>
South: <u>OFFICE, APARTMENTS</u>	<u>C-3D</u>
East: <u>VACANT LAND &amp; PUD</u>	<u>C-3D R-3D</u>
West: <u>OFFICE</u>	<u>C-3D</u>

**10. Proposed Non-Residential Structures**

A. Number of non-residential structures: ONE

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:	<u>18,972</u>	<u>5,488</u>
2nd Floor:	<u>18,122</u>	<u>0</u>
3rd Floor:	<u>18,048</u>	<u>0</u>
4th Floor:	<u>18,048</u>	<u>0</u>

B. Maximum Proposed Structure Height(s): 44-6

C. Number of Stories: 4

**11. Proposed Residential Structures**

A. Number of Residential Units (if applicable): 68

B. Maximum Proposed Structure Height(s): 44-6

C. Number of Stories: 4

**12. Site Design**

A. Percentage of site devoted to building coverage: 25%

B. Percentage of site devoted to landscaping: 16%

C. Percentage of site devoted to paving: 45%

D. Percentage of site devoted to other uses: 14%

E. Describe other use: open plaza fronting streets

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

Number: NA Location: \_\_\_\_\_  
 Size: \_\_\_\_\_ Screening: \_\_\_\_\_

**14. Parking**

	<b>Required</b>		<b>Proposed</b>
A. Handicapped Spaces:	<u>5</u>	Handicapped Spaces:	<u>5</u>
B. Parking Spaces:	<u>125</u>	Parking Spaces:	<u>113</u>
C. Bicycle Spaces:	<u>11</u>	Bicycle Spaces:	<u>14</u>
D. Proposed Compact Spaces:	<u>49</u>		
E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:	<u>0</u>		
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.)

	<b>Building Required</b>	<b>Building Proposed</b>	<b>Parking Required</b>	<b>Parking Proposed</b>
Front:	<u>20</u>	<u>15-4</u>	<u>20</u>	<u>20</u>
Rear:	<u>5</u>	<u>137'</u>	<u>5</u>	<u>5</u>
Side 1:	<u>10</u>	<u>77-6</u>	<u>10</u>	<u>10</u>
Side 2:	<u>20</u>	<u>16-9</u>	<u>20</u>	<u>20</u>

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

**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 applications 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: 2

C. Proposed screening method: Fenced

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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Glenn Levie (Electronic Signature)

Applicant/Representative Signature

12/26/11

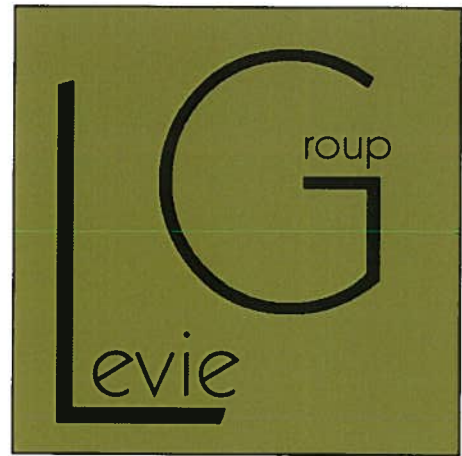
Date

Print Form

CUP 11 00103

# LEVIE ARCHITECTURAL GROUP

an Idaho PLLC



916 East Park  
Conditional Use Justification Statement

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

The primary goal of the complex will be to create a social interactive community through diversity of activities, encouraging collaboration between dwellers and the surrounding community. Project success will be realized through this synergy.

Construction of the project will be conventional wood framed four-story structure with the emphasis on maximizing sustainable building materials. In the best effort to strike an economic balance, LEED materials and systems will be incorporated into the design and operations of the project.

Programming calls for apartments, primarily one-bedroom units on floors two through four. The ground floor space, approximately 5,250 square feet directly facing East Park and the southern half of East Front will be retail space.

It is the intent to lease retail space to businesses that address the needs of apartment residences, tenants of the surrounding commercial buildings and to a lesser extent commuters of the two primary vehicular roadways. Ground floor space along the northern half of East Front will consist of office space of live / work units. Ground floor space along the westerly portion of the building will be apartment units with private gardens.

The project residency is designed to meet the needs of professionals working downtown, Boise State University, St Luke's Hospital campus and Parkcenter. Additionally there will be units for those seeking a live work environment.

Conditional use approval for the retail space is requested and justified by the location of the development as it relates to the surrounding zones and existing developments. The amount of retail space, approximately 8% of the gross development is subordinate to the primary function, apartments. The ground floor orientation of the retail space is logical.

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

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located along both East Park and East Front roadways and the function is consistent with the comprehensive plan.

Conditional use approval for the building height is requested and justified as follows. The surrounding zones on all sides of the project are 45'. The proposed massing and building height creates a reasonable transition from the adjacent 7-story office structure to the east. Additionally, the wall constructed on the easterly side of East Front provides a significant shield to the mass and height of the proposed development from the existing PUD.

Conditional use approval for reduced parking is requested and justified due to the unit configuration of the apartments. The project is primarily one-bedroom units. Of the 68 proposed units only 15 are two-bedroom units and no units have living loft areas. The 16 required stalls for the retail space are isolated in the southwest corner of the parking area. This leaves a balance of 97 stalls so for the 68 apartment units. Although the code requires 108.8 stalls, due to the limited number of bedrooms, the ratio of parking stalls to bedrooms is 1.43 stalls per bedroom.

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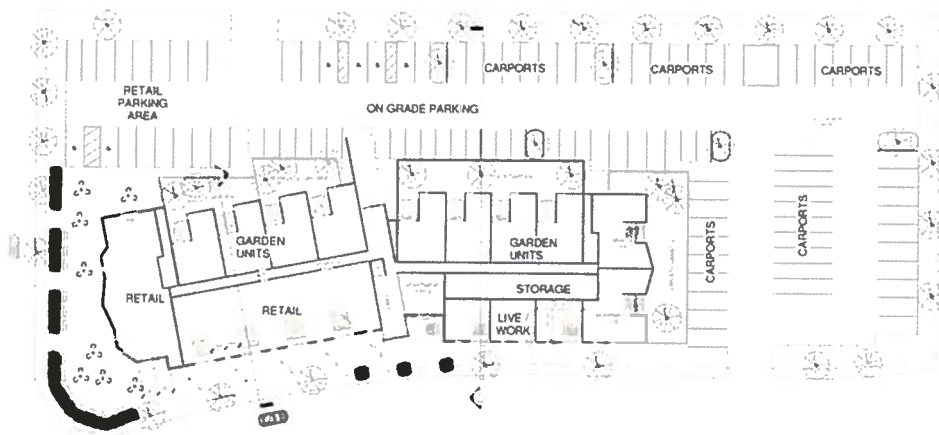
A schematic site plan and building rendering are available for viewing at [www.916park.com](http://www.916park.com)

Please feel free to contact me if you have any questions regarding the meeting or development.

Sincerely,

Glenn Levie, Project Representative  
17711 Karen Drive  
Encino, Ca 91316

### SCHEMATIC SITE PLAN



### SCHEMATIC RENDERING



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EAST PARK BOULEVARD



STRAWBERRY LANE

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DEC 2 8 2011

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Project Number	916Park
Client	916 Park Partners
Design	916 Park
Drawn By	Author
Checked By	Checker
Scale	1" = 20'-0"
Proj. Date	12/28/2011 10:56:56 AM

Client	916 Park Partners
Project Address	916 Park Boise, ID
Project Name	916 Park

Project Status	
No.	
Description	
Date	



CUP 11 00103



Level 1  
1/16" = 1'-0"

Scale: 1/16" = 1'-0"  
Print Date: 10/20/2011 10:58:23 AM

**A-2**

Client: **916 Park Partners**  
 Project Address: **916 Park Boise, ID**  
 Project Name: **916 Park**

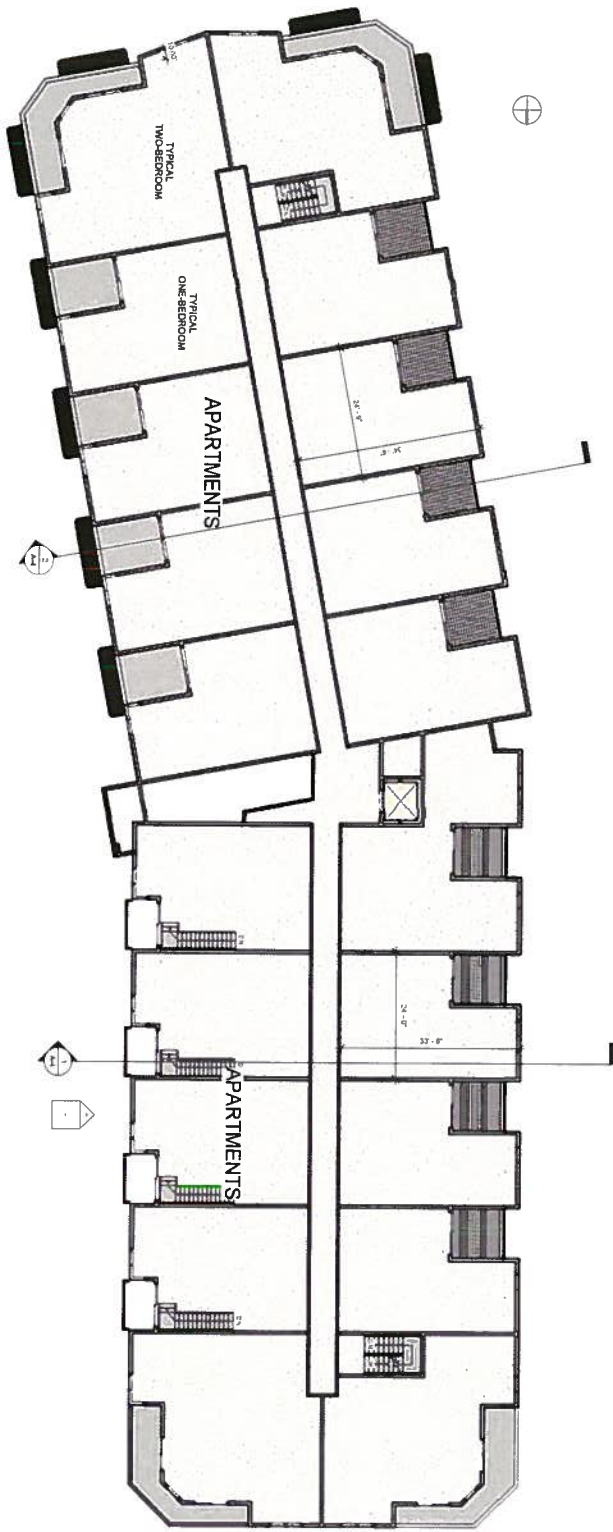
No.	Description	Date

Project Status

Prepared By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Date: \_\_\_\_\_

Levie Architecture, Inc.  
 1721 S. Kootenai Blvd., Suite 100  
 Boise, ID 83725  
 208.333.1234  
 www.lievie.com

CUP 11 0 0 7 0 3



GUP 11 00103

Scale: 3/32" = 1'-0"  
 Plot Date: 1/27/2011 09:26:04 AM  
**A-3**

**2ND FLOOR PLAN**

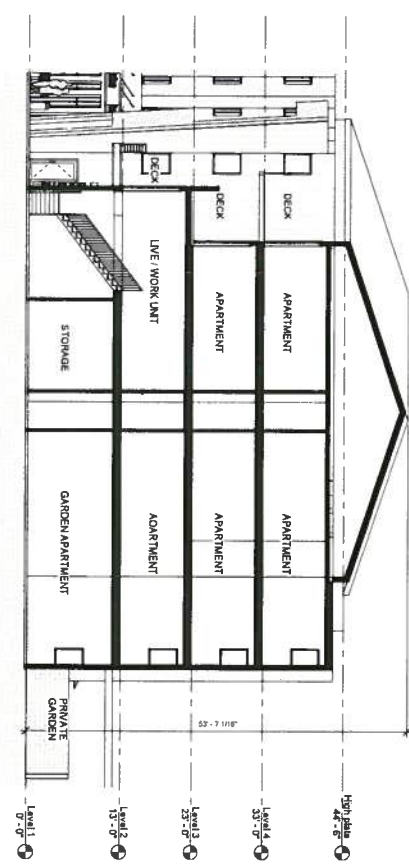
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 Project Address: **916 Park Boise, ID**  
 Project Name: **916 Park**

Rev	Description	Date

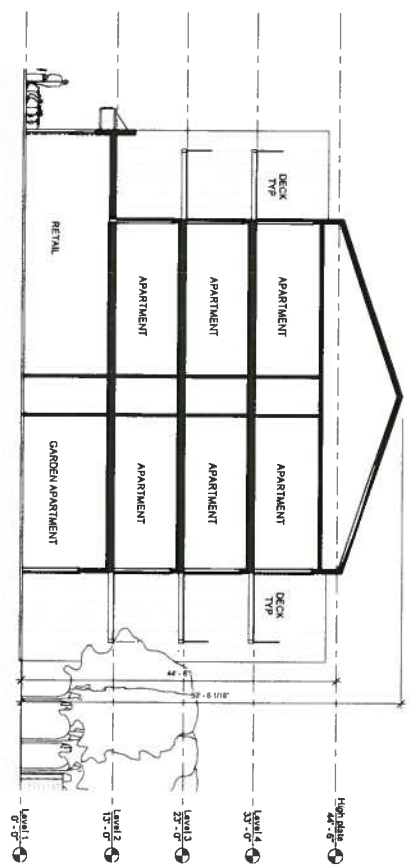
Project Status  
 Project Start Date

Lee Architects  
 17211 Canyon Blvd  
 Suite 100  
 Boise, ID 83726  
 Phone: 208-333-4400  
 Fax: 208-333-4401  
 www.lee-architects.com





① Section 1  
1/8" = 1'-0"

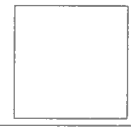


② Section 2  
1/8" = 1'-0"

CUP 1100



Lewis Group  
17711 East Valley Blvd. Suite 100  
Tulsa, Oklahoma 74133  
405.763.4000  
www.lewisgroup.com



No.	Description	Date

Client:	<b>916 Park Partners</b>
Project Address:	<b>916 Park Boise, ID</b>
Project Name:	<b>916 Park</b>

Project Number:	<b>916PARK</b>
Date:	<b>8/24/2011</b>
Drawn By:	<b>ALIBOV</b>
Checked By:	<b>CHEKELAV</b>

Scale:	<b>1/8" = 1'-0"</b>
File Name:	<b>10/20/11 09.02.45.rvt</b>

**A-4**

CUP 7100703



17711 East Valley Blvd  
 Suite 100  
 Boise, ID 83735  
 208.333.4447  
 www.levie.com



No.	Description	Date

Client: **916 Park Partners**  
 Project Address: **916 Park Boise, ID**  
 Project Name: **916 Park**

Project Designer: **916 Park**  
 Designer: **Mark Davis**  
 Quantity: **Alison**  
 Checked: **Chris**

Scale: **A-5**  
 As Indicated  
 Plot Date: 10/20/11 10:52:33 AM



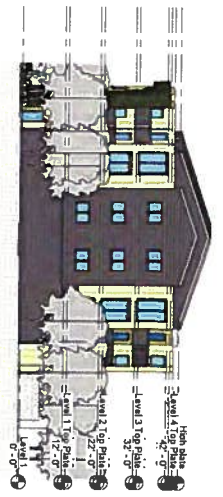
1 East Front  
 1/16" = 1'-0"



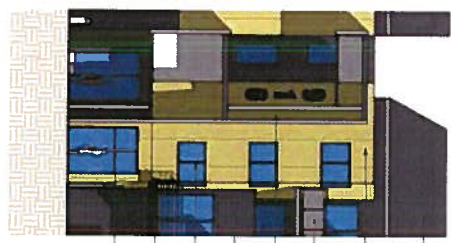
2 West Elevation  
 1/16" = 1'-0"



3 Park Elevation  
 1/16" = 1'-0"



4 North Elevation  
 1/16" = 1'-0"

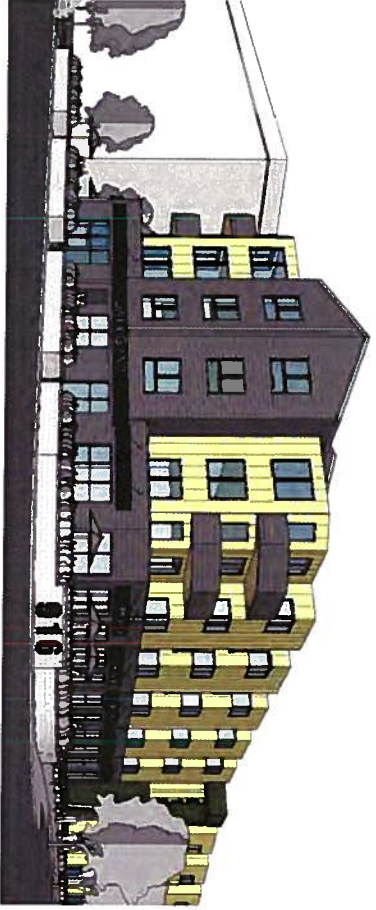


5 Detail of East Front  
 1/8" = 1'-0"

- ASPHALT SHINGLE ROOF
- DARK GRAY
- CONCRETE FIBER PANEL
- 1 1/2" X 6" OPEN JOIST
- EXPOSED FASTENER
- OVERPAINT SCREEN
- TRANSLUCENT GRAY
- PANEL OVER METAL FRAME
- TIGHT JOINT CEMENT
- FIBER PANEL 24" X 48"
- CORRUGATED
- METAL PANELS
- GRAY VINYL OR
- ALUMINUM WINDOW
- FRAMES
- BONDING STEEL
- CANOPY
- ALUMINUM STORE FRONT



3D View 4



3D View 4



3D View 5



3D View 5



Lee Anderson Design  
 17711 Canyon Blvd  
 Suite 100  
 Denver, CO 80242  
 303.755.4407  
 www.leviegroup.com



Project Status

No.	Description	Date

Client: **916 Park Partners**  
 Project Address: **916 Park Boise, ID**  
 Project Name: **916 Park**

**VIEWS**

Project Number: **916PARK**  
 Date: **8/28/2011**  
 Drawn by: **SEAN DUNA**  
 Author: **ADRIAN**  
 Checked by: **CHRISTOPHER**

**A-6**

Scale: **1/8" = 1'-0"**  
 Plot Date: **10/27/2011 10:58:33 AM**