



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

9

CUP11-00090 & CFH11-00036/ The Michaels Organization

Summary

Conditional use permit for a height exception to construct a five story multi-family residential building on 3.42 acres located at 1004 W. Royal Boulevard in an R-OD (Residential-Office with Design Review) zone.

Prepared By

Joshua Johnson, Current Planning

Recommendation

Staff recommends approval of CUP11-00001 & CFH11-00036.

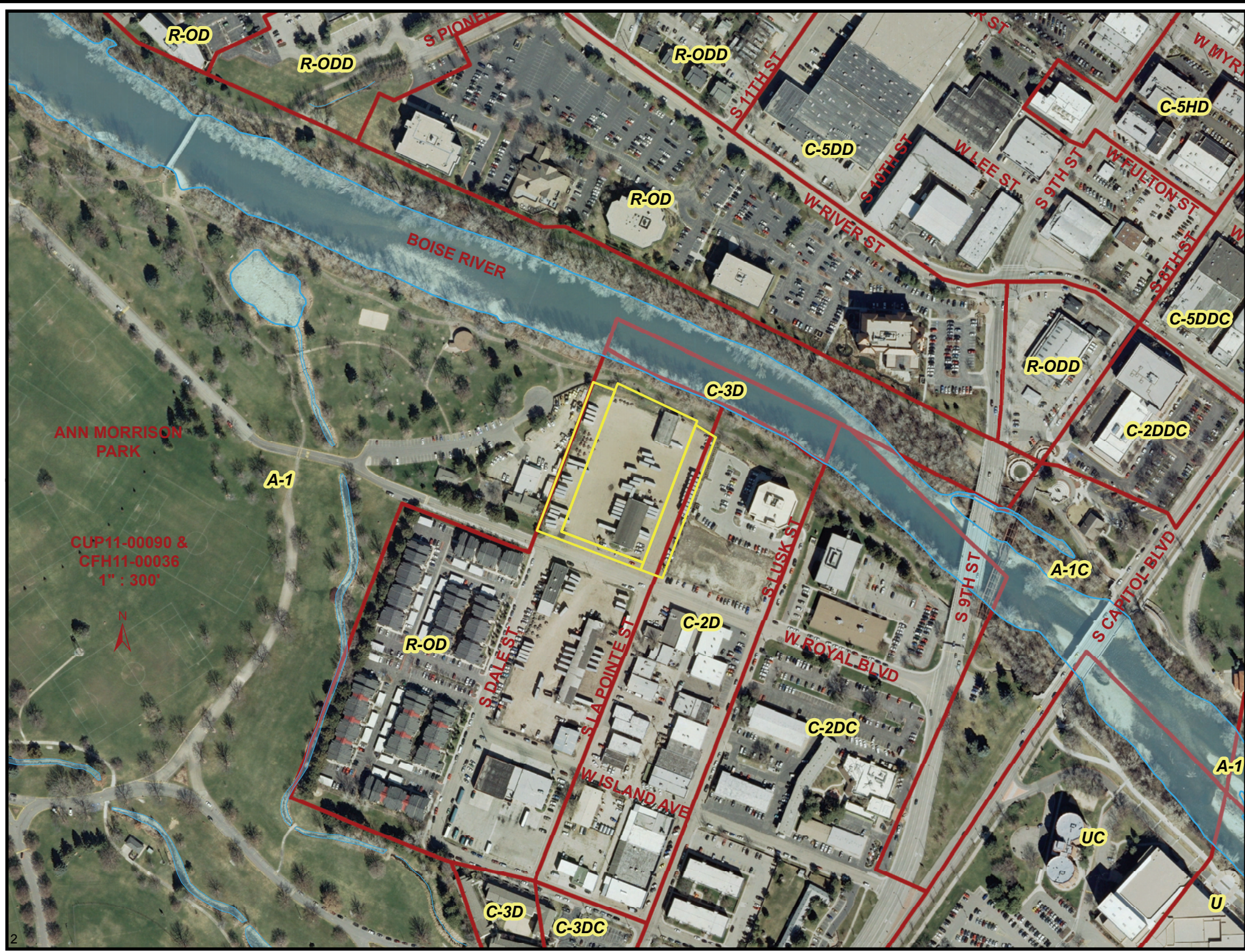
Reason for the Decision

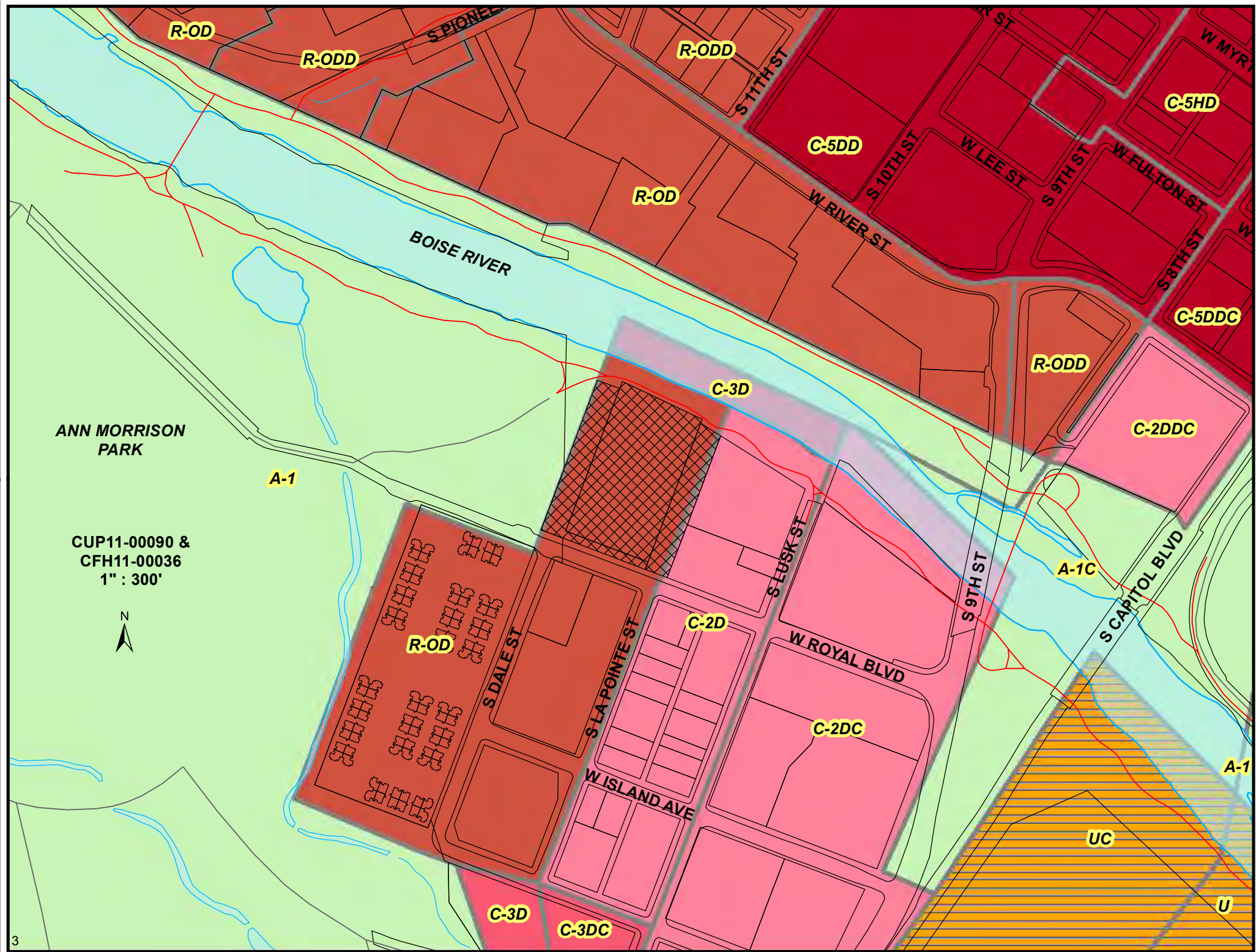
Conditional Use Permit

The height exception is compatible as there are buildings of similar height in the immediate vicinity and ample separation is provided to shorter structures. The height exception will not place an undue burden on transportation and other public facilities. Most roads within the general vicinity operate at acceptable levels of service. The traffic generated by this development is mitigated by its intended use as student housing. The project is next to the greenbelt that allows a direct walking/biking path that is ¼ mile from BSU. The project meets all setback and open space requirements of the R-O zone. The height exception will not adversely affect surrounding property owners as the building's additional height does not allow for more units than the site's available parking. The proposed use is supported by the general goals, objectives and policies of the Comprehensive Plan. Currently, there is a lack of on campus housing for BSU. The height exception allows for the applicant to maximize the number of units, while providing adequate parking. *Objective 7.1.2* calls for opportunities for residents of Boise to find housing in the neighborhood of their choice. This project will allow for prospective students to find housing near the university

River System

The subject property is classified as Class C lands and waters which states that all allowed and conditional uses of the base zone are permissible. No riparian habitat will be disturbed with this application as the project is located outside the 70 foot greenbelt setback. The project complies with the Boise Comprehensive Plan. *Objective 3.4.2* state that bald eagle habitat should be protected as a unique feature of the City. There are no bald eagle perch trees or heron rookeries in the general vicinity of the project. A condition of approval requires that the applicant obey all local, state and federal laws and regulations.



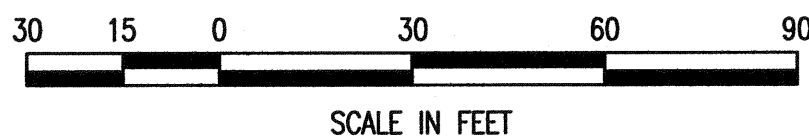
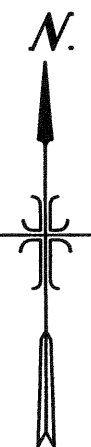


COORDINATE 20' WIDE EMERGENCY VEHICLE ACCESS IMPROVEMENT WITH BOISE CITY PARKS DEPARTMENT. RECONSTRUCT EXISTING PATHWAY TO A 20' WIDE ACCESS TO MEET 70,000 GVW.

20' FIRE EMERGENCY VEHICLE ACCESS

EXISTING PAVED DRIVEWAY (PARK ACCESS)

BOISE PARKS



5-STORY, 175-UNIT
APARTMENT COMPLEX

MECHANICAL & TRASH ROOM

OFFICE

MORRISON PARK
CONDOMINIUMS

BOB FIFER SUBDIVISION
BLOCK 1

SITE PLAN KEY NOTES:

- (S1) NO PARKING AREA - TRASH PICK-UP AREA
- (S2) CONSTRUCT WROUGHT IRON FENCING WITH PILLARS. SEE LANDSCAPE AND ARCHITECT PLANS FOR DETAILS.

(S3) CONCRETE SIDEWALK OR PATHWAY

- (S4) VERTICAL CURB AND GUTTER
- (S5) PERVIOUS CONCRETE PAVING
- (S6) VALLEY GUTTER
- (S7) TRANSFORMER
- (S8) GENERATOR
- (S9) PARKING LIGHTS

SITE DATA

TOTAL SITE AREA = 139,939 SF± (3.21 ACRES±)

PAVING AREA
(Exterior Driveways & Parking)
TOTAL PAVING AREA = 25,752 sf
TOTAL PAVING % OF SITE = 18.40%

SIDEWALK AREA
(Concrete Pedestrian Pathways/Sidewalks)
TOTAL SIDEWALK AREA = 3,924 sf
TOTAL SIDEWALK AREA % OF SITE = 2.80%

LANDSCAPED AREA
(Including Infiltration Swales)
TOTAL LANDSCAPED AREA = 27,449 sf
TOTAL LANDSCAPED AREA % OF SITE = 19.62%

BUILDING AREA
(Excluding Open Parking)
TOTAL BUILDING AREA = 82,814 sf
TOTAL BUILDING AREA % OF SITE = 59.18%

PROPOSED BUILDING HEIGHT = 55 FEET
EXISTING ZONING: R-O(0)
GROSS DENSITY: 54.517 DWELLING UNITS/ACRE

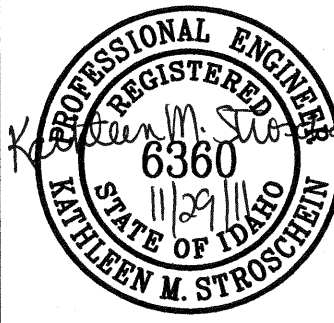
PARKING DATA
TOTAL PARKING: 280 SPACES
COMPACT PARKING: 108 SPACES
HANDICAPPED PARKING: 7 SPACES
OTHER PARKING: 165 SPACES
BIKE PARKING: 48 SPACES

SITE NOTES:

- THE BOISE RIVER SYSTEM ORDINANCE APPLIES TO THIS PROPERTY - CLASS C LANDS.
- THIS ENTIRE PROPERTY LIES IN THE BOISE RIVER 100-YEAR FLOODPLAIN. SEE FEMA MAP NUMBER 16001C0277 H FOR ADDITIONAL INFORMATION.
- LIGHTING:
EXTERIOR: BUILDING-MOUNTED LIGHT FIXTURES
COVERED PARKING AREA: CEILING-MOUNTED LIGHT FIXTURES

ARCHITECT
KITCHEN & ASSOCIATES
8 PENN CENTER
1628 JOHN KENNEDY BLVD., SUITE 1600
PHILADELPHIA, PA. 19103
(215) 985-0111

DEVELOPER
THE MICHAELS ORGANIZATION
3 EAST STOW ROAD, SUITE 100
MARTON, NJ 08053
(856) 596-3008



REVISIONS

ENGINEERING SOLUTIONS, LP
1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

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

SCALE: 1"=30' N/A
DWG. DATE: 11/29/11
PROJ. NO.: 110801

SHEET 2 OF 3

SITE

/SHEETS/110801-SITE.DWG

BOISE RIVER

6500 cfs WATER LINE PER BOISE CITY

EXISTING HIGH WATER LINE

TYPICAL CLEARANCE FOR EXISTING TREES

NATIVE GRASSES, SHRUBS AND TREES

APPROXIMATE LIMITS LAWN

FLOODWAY BOUNDARY

70' SETBACK LINE

PROPOSED BUILDING

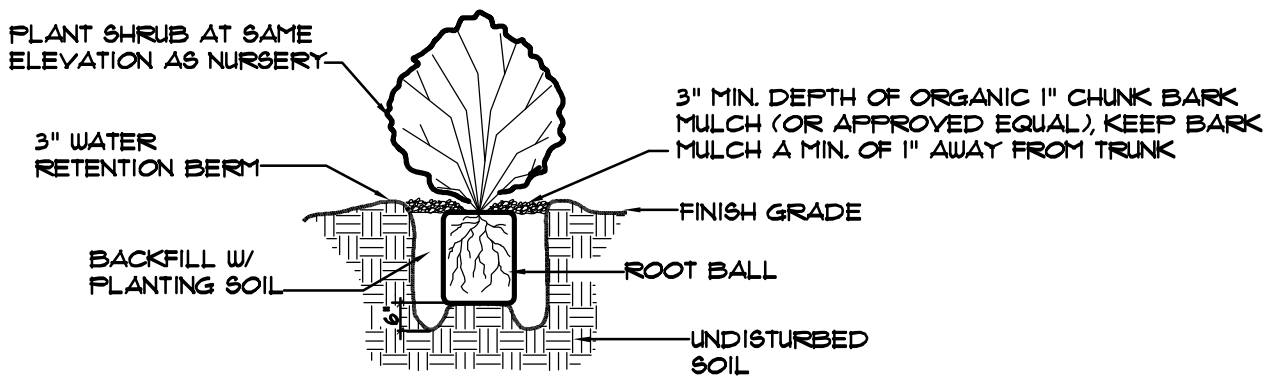
W. ROYAL BLVD

PLANT SCHEDULE (NOTE: ALL TREES TO BE GRADE #1)

QTY.	KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	TREE CLASS	MATURE SIZE
TREES					
6	AG	Acer glabrate 'Flame'	2" B4/B	I	15' hgt. 13' wide
4	AP	Acer platanoides 'Parkway'	2" B4/B	II	35' hgt. 15' wide
5	BN	Betula nigra 'Clump'	2" B4/B	II	35' hgt. 25' wide
1	GT	Gleditsia triacanthos 'Shademaster'	2" B4/B	II	35' hgt. 25' wide
5	PC	Prunus cerasifera 'Krauer Vesuvius'	2" B4/B	I	20' hgt. 15' wide
8	PF	Pyrus calleryana 'Capital'	2" B4/B	I	25' hgt. 15' wide
3	FB	Picea pungens 'Bachari'	5-6" hgt. B4/B	CONIF.	12' hgt. 6' wide
32 TOTAL TREES					
SHRUBS					
BB		Euonymus alatus 'Compactus'	2 Gal.	4' hgt. 4' width	
BT		Berberis thunbergii 'Crimson Pygmy'	2 Gal.	3' hgt. 3' width	
BX		Buxus x 'Green Ice'	2 Gal.	3' hgt. 3' width	
CO		Cornus alba 'Ivory Halo'	5 Gal.	4' hgt. 4' width	
JH		Juniperus horizontalis 'Blue Chip'	2 Gal.	6" hgt. 4' width	
RR		Rosa 'Merlot'	2 Gal.	4' hgt. 4' width	
PF		Potentilla fruticosa 'Gold Star'	2 Gal.	4' hgt. 4' width	
SJ		Spiraea japonica 'Neon Flash'	2 Gal.	3' hgt. 3' width	
GROUND COVERS, PERENNIALS & GRASSES					
CA		Calamagrostis x scutiflora 'Overdam'	1 Gal.	4' hgt. 2' width	
CK		Calamagrostis scutiflora 'Karl Foerster'	1 Gal.	4' hgt. 2' width	
DD		Dianthus x 'Frosty Fire'	1 Gal. * 36" O.C.	2' hgt. 2' width	
FO		Festuca ovina glauca 'Elijah'	1 Gal. * 36" O.C.	2' hgt. 2' width	
HH		Hemerocallis x 'Happy Returns'	1 Gal.	2' hgt. 2' width	
HO		Hosta sieboldiana 'Frances Williams'	1 Gal.	2' hgt. 2' width	
LA		Lavandula angustifolia 'Thumbelina Leigh'	1 Gal. * 36" O.C.	2' hgt. 2' width	
PA		Pennisetum alopecuroides 'Little Bump'	1 Gal.	2' hgt. 2' width	
VM		Vinca minor 'Jekyll's White'	4" Pot. * 24" O.C.	6" hgt. 2' width	

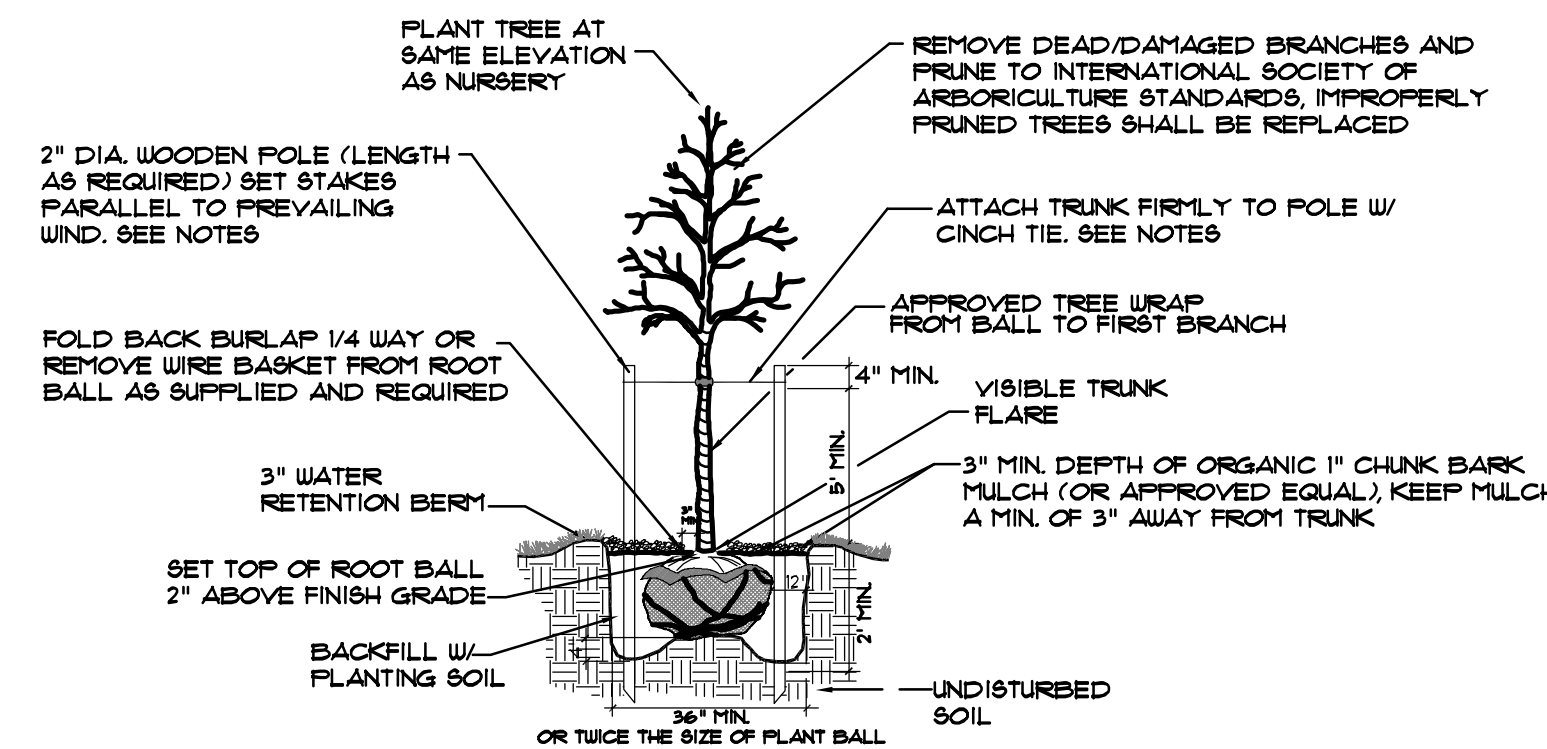
LANDSCAPE NOTES

- All plant material shall conform to the American Nurseryman Standards for type and size shown.
- All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1/4" diameter) bark chips.
- All lawn areas shall be sodded to match existing Greenbelt Turf.
- All planting beds shall have 18" of topsoil.
- All landscaped areas shall have an automatic underground sprinkler system which insures complete coverage and properly zoned for required water uses.
- Retain and protect all existing trees to remain through out construction (see plans). Retain and protect existing trees to remain per Boise City Forester's Recommendations.



SHRUB PLANTING DETAIL

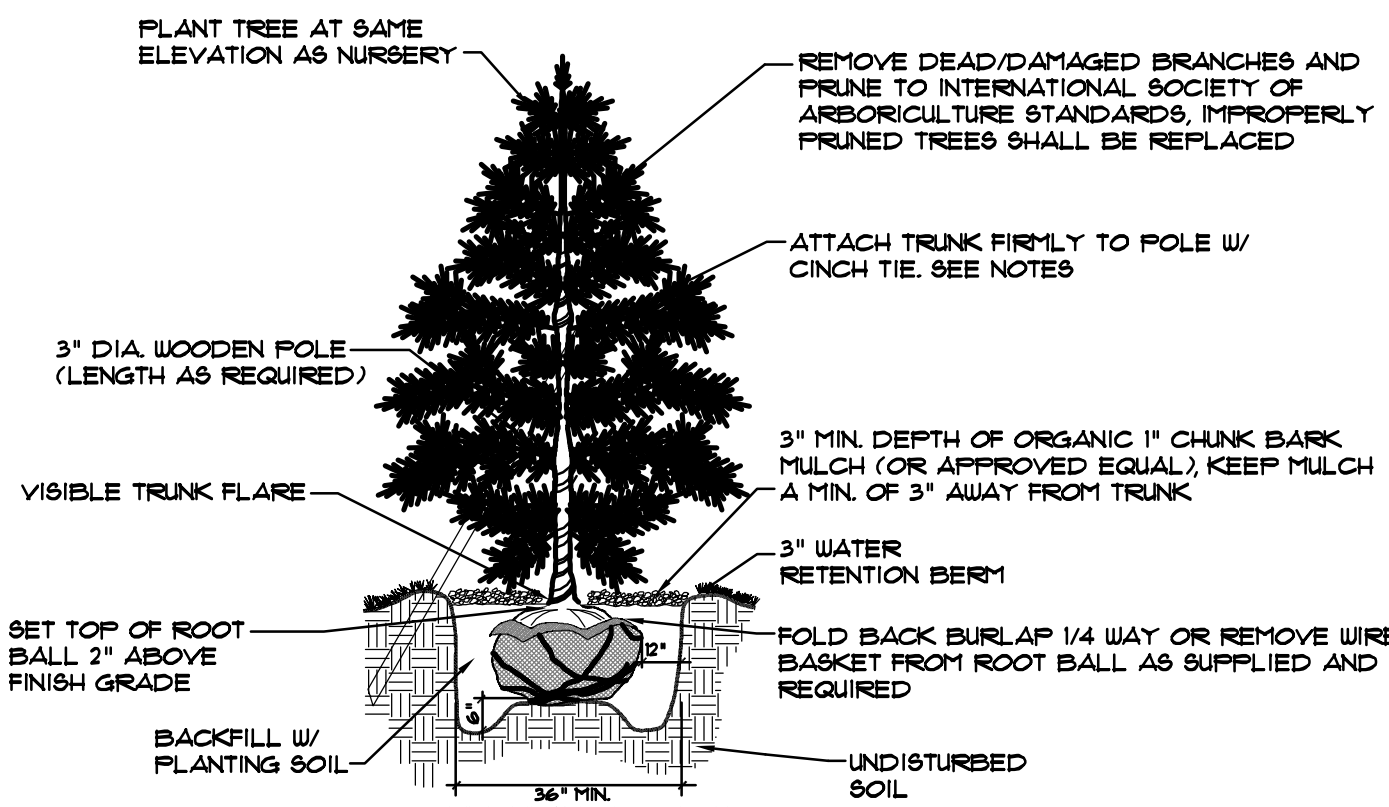
NO SCALE



- NOTES:
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
 - WRAP RUBBER GINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
 - WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
 - DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

DECIDUOUS TREE PLANTING DETAIL

NO SCALE



- NOTES:
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
 - WRAP RUBBER GINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
 - WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
 - DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

CONIFEROUS TREE PLANTING DETAIL

NO SCALE

STAMP:
SEAL OF THE STATE OF IDAHO
LANDSCAPE ARCHITECT
LA-157

DATE:
11-29-11

CONSULTANT:
South
LANDSCAPE ARCHITECTURE, P.C.
2002 S. VISTA AVE.
BOISE, IDAHO 83705
(208) 342-2998
FAX (208) 342-2993

ENGINEERING
SOLUTIONS
UP

1029 N. ROSARIO ST., STE. 100
MERIDIAN, IDAHO 83542
Phone (208) 338-9880 Fax (208) 338-0841

REVISIONS:

RIVER EDGE APARTMENTS
1004 ROYAL BOULEVARD
IDAHO
BOISE

DRAWN BY:
TLB

CHECKED BY:
JDR

PROPERTY NUMBER:
-

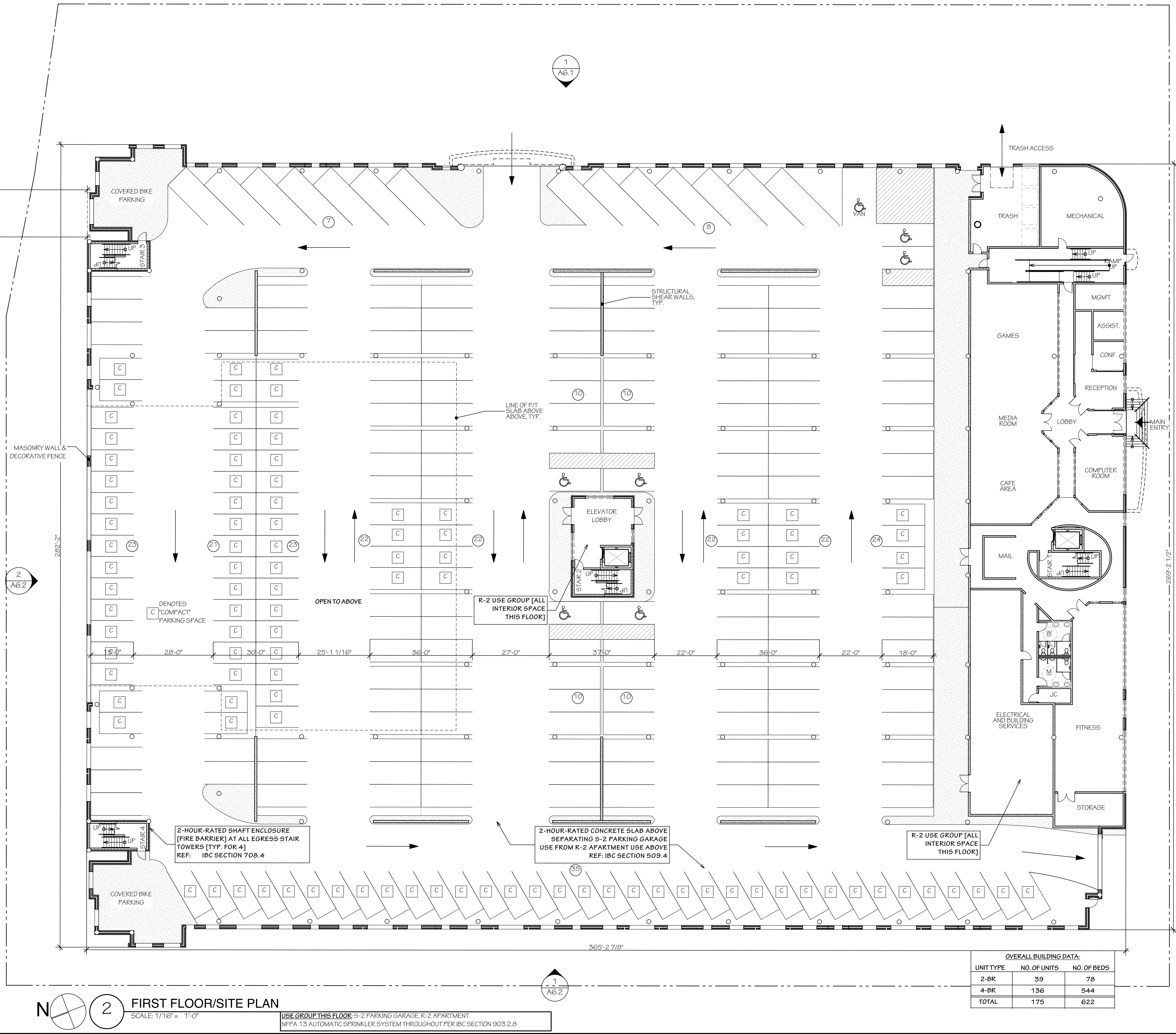
DEVEL. NUMBER:
-

SHEET:
L1.0

6500 CFS WATER LINE PER BOISE CITY

~ BOISE RIVER ~

PROPERTY LINE



2 FIRST FLOOR/SITE PLAN

SCALE: 1/16" = 1'-0"

USE GROUP THIS FLOOR: S-2 PARKING GARAGE, R-2 APARTMENT
NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT PER IBC SECTION 903.2.8

OVERALL BUILDING DATA:		
UNIT TYPE	NO. OF UNITS	NO. OF BEDS
2-BR	39	78
4-BR	136	544
TOTAL	175	622

ROYAL BOULEVARD

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

River Edge Apartments

1004 W. Royal Boulevard
Boise, ID 83706

Kitchen & Associates Architectural Services, PA
Architecture
Engineering
Planning
Interior Design
Collingswood, NJ
756 Haddon Avenue - 08108
Tel: 856.854.1880
Philadelphia, PA
8 Penn Center
1628 John F. Kennedy Blvd. 19103
Suite 1600
Tel: 215.985.0111
On the Web
www.kitchenandassociates.com

Date	11/29/11
Job	11211
Drawn	TPB
Revision	Date
11211_composite	[bimserv-k2a]

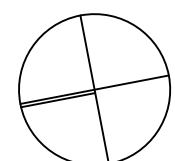


A1

FIRST FLOOR PLAN

teamwork\j\binserv-k2a\11211_composite SECOND FLOOR PLAN Monday, November 28, 2011 2:04 PM

N

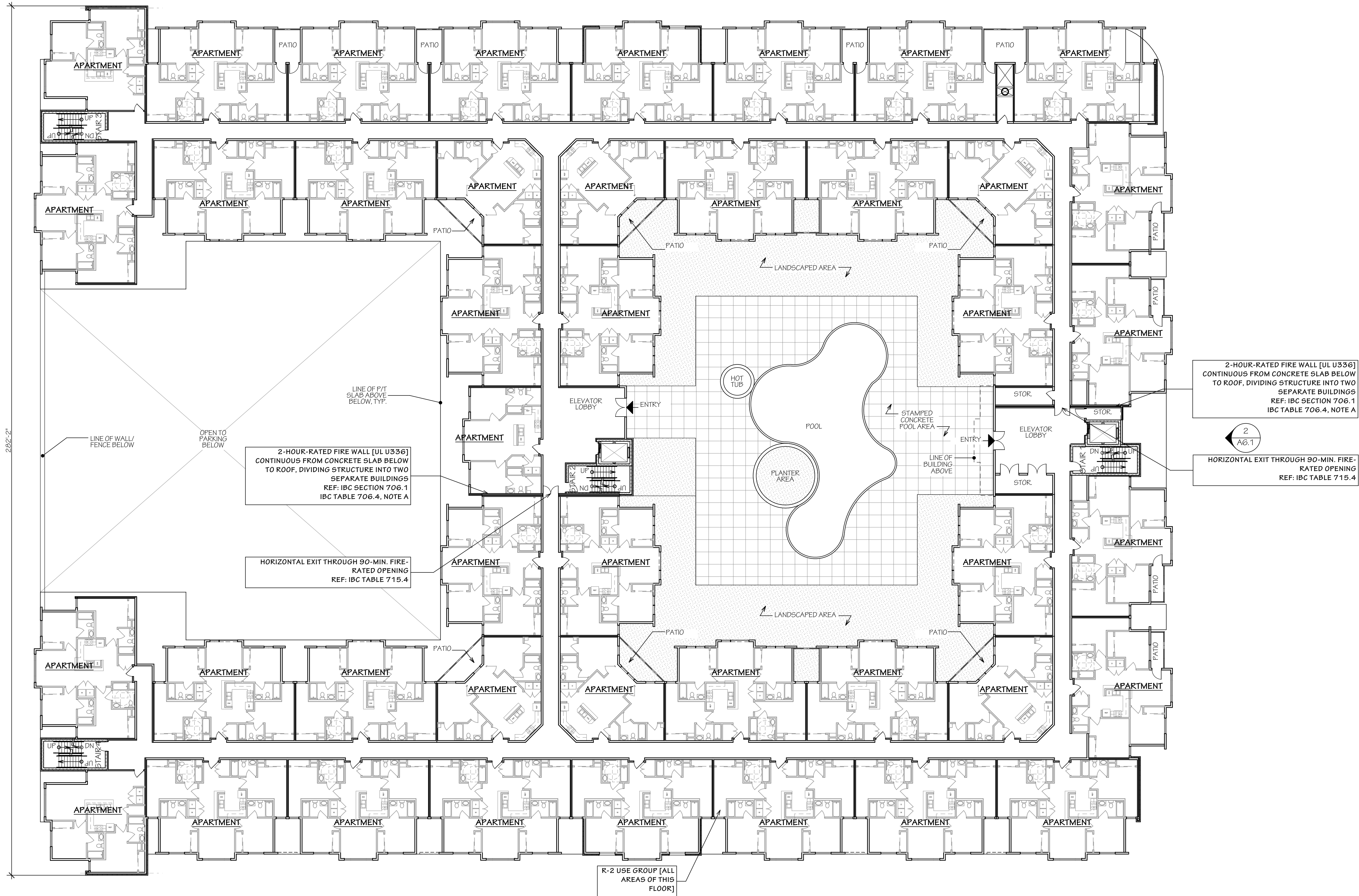


1

SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

USE GROUP THIS FLOOR: R-2 APARTMENT
NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT PER IBC SECTION 903.2.6



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

Date	11/29/11
Job	11211
Drawn	TPB
Revision	Date

11211_composite [binserv-k2a]



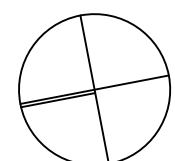
River Edge Apartments
1004 W. Royal Boulevard
Boise, ID 83706

A2

SECOND FLOOR
PLAN

teamwork\k2a\11211_composite\TYPICAL FLOOR PLAN Monday, November 28, 2011 2:04 PM

N

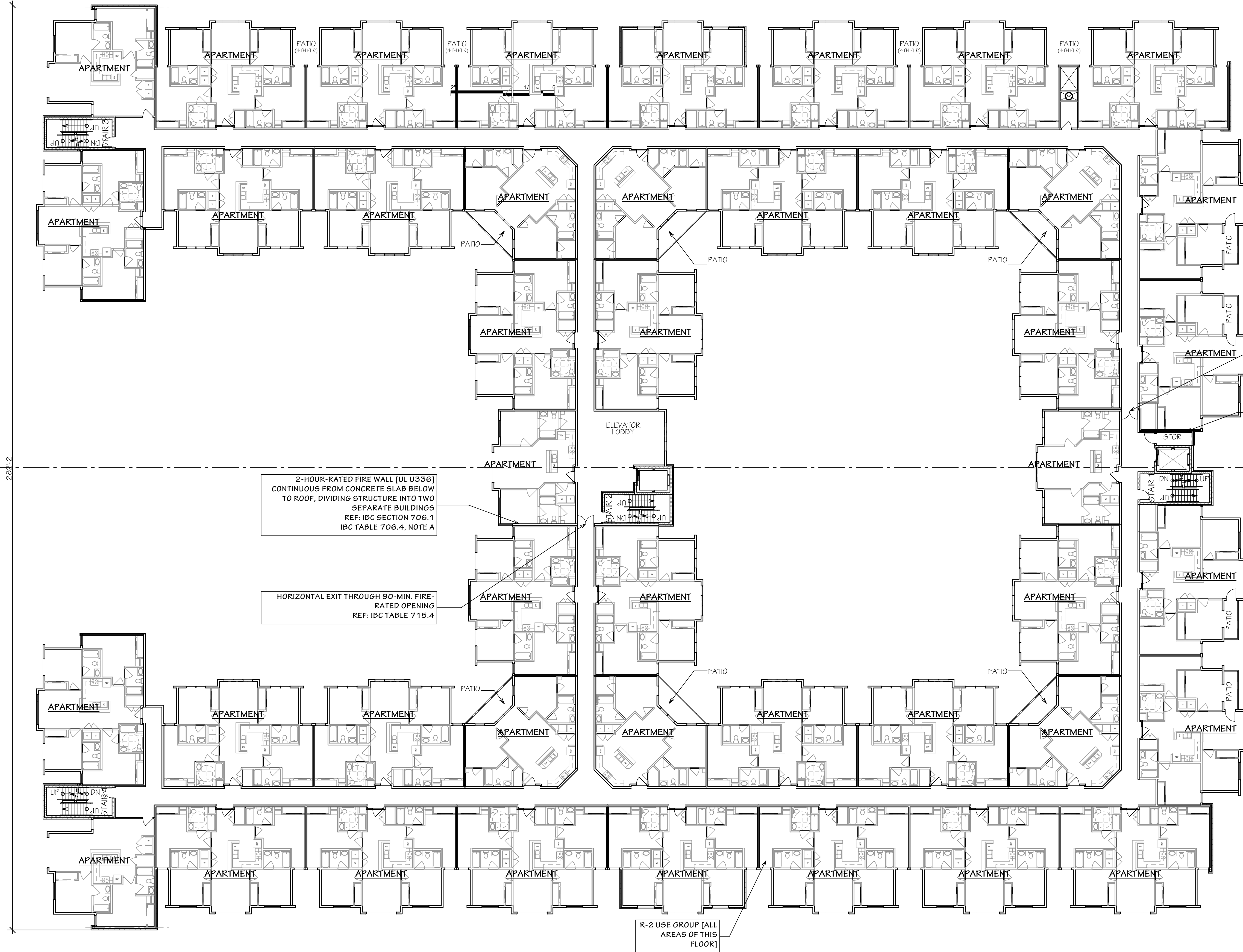


1

TYPICAL FLOOR PLAN (3RD THRU 5TH)

SCALE: 1/16" = 1'-0"

USE GROUP THESE FLOORS: R-2 APARTMENT
4 STORIES OF R-2 USE GROUP ABOVE S-2 PARKING PER IBC 509.4
NFPA 13 AUTOMATIC SPRINKLER SYSTEM THROUGHOUT PER IBC SECTION 903.2.8



HORIZONTAL EXIT THROUGH 90-MIN. FIRE-RATED OPENING
REF: IBC TABLE 715.4

2-HOUR-RATED FIRE WALL [UL U336]
CONTINUOUS FROM CONCRETE SLAB BELOW TO ROOF, DIVIDING STRUCTURE INTO TWO SEPARATE BUILDINGS
REF: IBC SECTION 706.1
IBC TABLE 706.4, NOTE A

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

Kitchen & Associates Architectural Services, PA
Architecture
Engineering
Planning
Interior Design

Collingswood, NJ
756 Haddon Avenue - 08108
Tel: 856.854.1880
Philadelphia, PA
8 Penn Center
1628 John F Kennedy Blvd- 19103
Suite 1600
Tel: 215.985.0111

On the Web
www.kitchenandassociates.com

Date	11/29/11
Job	11211
Drawn	TPB
Revision	Date

11211_composite [bimserv.k2a]

Michaels ORGANIZATION
Together We Build Communities

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

A3

TYPICAL FLOOR
PLAN



1

EAST ELEVATION

SCALE: 1/16" = 1'-0"



2

SOUTH ELEVATION (ROYAL BLVD. ELEVATION)

SCALE: 1/16" = 1'-0"

Date	11/29/11
Job	11211
Drawn	TPB
Revision	Date
11211_composite [Bimserve]	



River Edge Apartments

A6.1

COLOR ELEVATIONS



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION (GREENBELT ELEVATION)
SCALE: 1/16" = 1'-0"

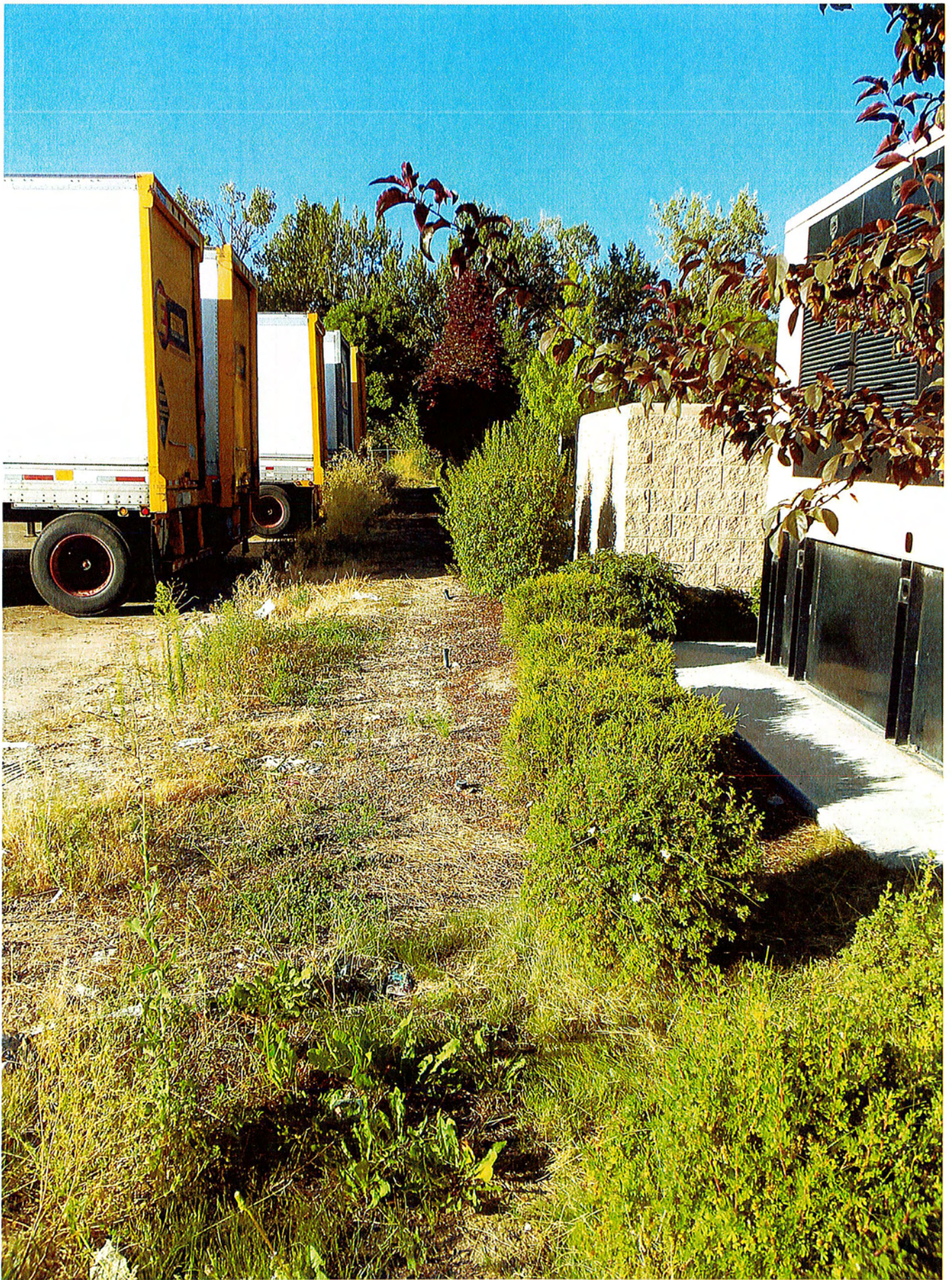
11/29/11 CONDITIONAL USE APPLICATION / BOISE RIVER SYSTEM APPLICATION - NOT FOR CONSTRUCTION

Date	11/29/11
Job	11211
Drawn	TPB
Revision	Date
11211_composite	[Bimserv-k2a]

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



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

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 (Morrison Park Condominiums), industrial uses (proposed multi-family) and offices.

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

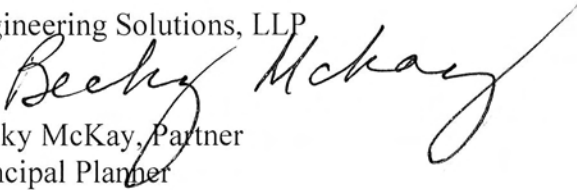
structure will be screened from the Boise River Greenbelt with wrought iron fencing, decorative pillars and vegetation.

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

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:	<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 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?	<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>	_____

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

Boise River System Application

This box for office use only

File #: _____ Fee: _____

Cross Referenced File(s): _____ Zone(s): _____

Are Pre-Application materials attached? ☒ 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).

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

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

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.



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

9

Planning Division Staff Report

File Number	CUP11-00090 & CFH11-00036
Applicant	The Michaels Organization
Property Address	1004 West Royal Boulevard
Public Hearing Date	February 6, 2012
Heard by	Planning and Zoning Commission
Analyst	Joshua Johnson
Reviewed by	Cody Riddle

Public Notification

Neighborhood meeting conducted: November 10, 2011
Newspaper notification published on: January 21, 2012
Radius notices mailed to properties within 300 feet on: January 20, 2012
Staff posted notice on site on: January 6, 2012

Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Project Proposal	3
4. Zoning Ordinance	3
5. Comprehensive Plan	4
6. Transportation Data	4
7. Analysis and Findings	5
8. Recommended Conditions of Approval	11

Exhibits

Public Works Comments
Parks Comments
ACHD Comments
Fire Comments

1. Project Data and Facts

Project Data	
Applicant	The Michaels Organization
Architect/Representative	Becky McKay / Engineering Solutions
Location of Property	1004 West Royal Boulevard
Size of Property	± 3.42 Acres
Zoning	R-OD (Residential Office with Design Review Overlay)
Comprehensive Plan Designation	Mixed Use
Planning Area	Central Bench
Neighborhood Association/Contact	N/A
Procedure	Planning and Zoning Commission decision that can be appealed to City Council.

Current Land Use/ Site Characteristics
The site is located directly to the south of the Boise River and to the east of Ann Morrison Park. It contains two trucking terminal buildings with gravel surfacing.

Description of Applicant's Request
The applicant proposes to construct a five-story multi-family apartment building that is 351,900 square feet in size and 58' in height. The height limit for the R-O zone is 35'.

2. Land Use

Description and Character of Surrounding Area
The surrounding area is comprised of a wide variety of uses including an auto body shop, restaurants, and retail uses. The project site is just south of the Boise River.

Adjacent Land Uses and Zoning

North:	Boise River and Greenbelt / C-3D
South:	Royal Boulevard then Industrial / R-OD
East:	Office / C-2D
West:	Park / A-1

3. Project Proposal

Parking

Proposed		Required	
Handicapped spaces proposed:	7	Handicapped spaces required:	7
Total parking spaces proposed:	280	Total parking spaces required:	280
Number of compact spaces proposed:	108	Number of compact spaces allowed:	112
Bicycle parking spaces proposed:	48	Bicycle parking spaces required:	28
Parking Reduction requested?	No	Shared Parking	No

Setbacks

Yard	Required	Proposed for Building	Proposed for Parking*
Front (Royal)	10' (bldg.) 20' (prkg.)	15'	**7'
Side (East)	0' (bldg.) 5' (prkg.)	49'	5'
Side (West)	15' (bldg.) 5' (prkg.)	18'	5'
Rear (South)	5' (bldg.) 5' (prkg.)	20'	20'

*Parking is located under the building structure

**Addressed through a condition of approval

4. Zoning Ordinance

Section	Description
11-04-05.03	Regulations for the Residential Office District
11-06-04	Conditional Use Permits
11-10-01	Off-Street Parking Requirements
11-16	Boise River System Ordinance

5. Comprehensive Plan

CHAPTER	GOALS, OBJECTIVES & POLICIES
CHAPTER 6-TRANSPORTATION	Objective 6.1.2 Policy 6.1.2.1 Objective 6.1.4 Policy 6.1.4.4
CHAPTER 7-COMMUNITY QUALITY	Goal 7.2 Objective 7.2.1 Objective 7.2.6 Policy 7.2.6.2
CHAPTER 8-LAND USE	Policy 8.1.17.3 Policy 8.1.17.6

6. Transportation Data

Roadway	Frontage	Functional Classification	Traffic Count ADT	Level of Service	Acceptable Level of Service
Royal Boulevard	350-feet	Commercial	E/O Lusk Street was 2,200 in 8/2011	C	C
Capitol Boulevard	None	Principal Arterial	S/O University Avenue was 32,432 in 4/211	C	E
University Drive	None	Collector	E/O Capitol Boulevard was 12,575 in 4/2011	F	D
9 th Street	None	Principal Arterial	At the Boise River was 20,667 in 12/2010	C	E
Boise Avenue	None	Principal Arterial	East of Capitol Boulevard was 7,332 in 6/2009	C	E
Ann Morrison Park Drive	None	Commercial	E/O Lusk Street was 5,637 in 8/2011	C	C
LaPointe Drive	None	Commercial	N/O Island Avenue was 262 in 8/2011	C	C
Island Avenue	None	Commercial	E/O Lusk Street was 366 in 8/2011	C	C
Sherwood Drive	None	Commercial	N/O Lusk Street was 401 in 8/2011	C	C
Dale Street	None	Commercial	N/O Island Avenue was 1,115 in 8/2011	C	C

7. Analysis/Findings

The applicant is proposing a five-story apartment building consisting of 175 units in the R-OD zone. The multi-family use is allowed in the base zone. The Conditional Use Permit is required because the height limit of the zone is 35 feet where the applicant is requesting 58 feet. The main façade along Royal is 54 feet in height, however, the fire escape stairs extend up to 58 feet. This 35 foot limit is unusual as the R-O zone is intended as a mixed use urban development zone. The project is designed to serve the student population of BSU but is being constructed as multi-family units not dormitories. Since a River System Permit is included in this application Boise City Parks has commented on the height exception. Their letter states that the building height should be limited to 55 feet along the greenbelt. The legal advertisement for this project states that the requested height exception is for a five-story building. The elements of this building that reach above 58 feet are fire escape stairs along the Royal Blvd façade. Along the greenbelt the limit of 55 feet is obeyed. Staff sent Parks planner Cheyne Weston an email confirming that Parks was in agreement with building elements along Royal Blvd exceeding 55 feet in height. This correspondence is attached to this report as agency comments. Parking has been an important issue for many business owners in this area. Other applications that have requested parking reductions were opposed by surrounding property owners. This application meets the City mandated parking requirements for a multi-family development. The R-O zone's intent is to emphasize buildings in order to create a pedestrian friendly environment. To this end, the applicant has located the parking underneath the building.

The River System Permit is necessary because parts of the site are within the floodplain associated with the Boise River. The subject property is considered a Class "C" land due to its industrial use as a trucking terminal. There is a required 70 foot setback from the 6500 Cubic Feet per Second (CFS) flow line of the river. The building obeys this standard and will not disturb any riparian habitat. There are no eagle perch trees or heron rookeries in the vicinity of the site. Some landscape improvements will occur at the edge of the 70 foot setback but the greenbelt in this area is already established and will not be disturbed with this project. Since the project is partially in the floodplain, a staff level Floodplain Permit will be required if the conditional use permit is approved. The applicant has designed a public access that will allow pedestrians to access the greenbelt from Royal Blvd. There is a point where crossing the primary service drive is necessary to get to the greenbelt. To improve safety staff, is recommending that a striped crosswalk be installed.

Royal Boulevard acts as a gateway to Ann Morrison Park. As such new developments in this area are required to provide detached sidewalks with an eight foot planter strip. The applicant's site plan shows an attached sidewalk with a planter strip adjacent to the building. Staff has discussed changing the current design with the applicant to accommodate the City's desired streetscape and they have agreed to make appropriate changes. A modified site plan reflecting the detached sidewalk will be provided at the Design Review phase of the project. There are also some overhead power lines that run along the front of the site. The applicant has stated that they do not wish to bury these utilities due to cost. Since this street is a gateway to the park, staff is recommending that these utilities be buried.

FINDINGS

Section 11-06-04.13 Criteria and Findings

The Commission, following the procedures outlined below, may approve a conditional use permit when the evidence presented at the hearing is such as to establish:

A. That the proposed use is compatible to other uses in the general neighborhood.

The height exception is compatible with other uses in the general neighborhood. Adjacent uses are mostly office and industrial in nature. There is an office building directly to the east that is 56 feet in height, where the applicant is proposing 55 for the façade and 58 feet for some elements such as the top of the fire escape stairs. There are also some three-story apartment buildings to the southwest. The impact to these structures will be reduced due to the distance created by Royal Boulevard and setbacks. It is also important to note that the view to the riparian zone from Royal Boulevard would be just as impeded with a 35 foot tall building, an allowed height.

B. That the proposed use will not place an undue burden on transportation and other public facilities in the vicinity.

According to the submitted traffic impact study, the site is currently occupied by a commercial trucking and storage facility that generates approximately 270 vehicle trips per day. The 175 multi-family residential dwellings that are proposed are anticipated to generate 1,055 vehicle trips per day, which is an increase of 785 vehicle trips per day. Of the 1,055 vehicle trips per day, 79 of those trips will be in the a.m. peak hour, while 94 of those trips will be in the p.m. peak hour.

The Capitol Boulevard and University Drive intersection is currently a signalized intersection that operates at a level of service C during the am peak hour and a level of service F during the pm peak hour. This development is anticipated to represent 1.8% of the total traffic utilizing this intersection. Based on the statistics that have been provided, this intersection currently needs improvements. The traffic engineer has recommended that the westbound through lane on University Drive be converted into a westbound right turn lane in order to improve the level of service of this intersection to a level of service C in the am peak hour and a level of service E during the pm peak hour. Even with the conversion of this through lane, the anticipated regional growth in this area suggests that in the year 2016 this intersection would operate at a level of service D in the am peak hour and a level of service F during the pm peak hour without the extra vehicle trips per day that this site would generate. Unfortunately, the traffic engineer has stated that there is no apparent solution to improve this scenario other than widening Capitol Boulevard to provide additional through lanes.

The forecast build out volumes (2016) on Capitol Boulevard, 9th Street, University Drive, Boise Avenue, Ann Morrison Park Drive, Island Avenue, LaPointe Street, Royal Boulevard and Sherwood Street during the peak hour are lower than the planning development thresholds in the vicinity. As such, the roadways will not require any additional improvements to accommodate the vehicle trips per day that are generated by this development. Although there are substantial traffic impacts associated with this development, they may be mitigated by the fact that the site is served by many modes of transportation. BSU provides bus service only one block away. Also, there is access to the greenbelt that provides both pedestrian and bicycle access to the BSU campus located ¼ mile to the east without having to cross 9th Street and Capitol Blvd.

In a letter, dated December 22, 2011, ACHD stated that they agreed with the findings of the traffic study. They are also requiring detached sidewalk with an eight foot planter strip and that the applicant dedicate a sidewalk easement to the district.

In a December 14, 2011 memo, the Fire Department stated that the project would need to upgrade the existing water line in order to meet fire flow requirements. United Water has indicated there is enough capacity to meet fire safety standards.

Public Works, in a memo dated December 6, 2011, provided standard comments regarding the conditional use permit aspect of the application. Their detailed comments for the associated floodplain permit will be reviewed when that application is processed. The Solid Waste Division made some general comments regarding the trash enclosures and required height clearances. The applicant met with City staff regarding this issue and determined that there are slight adjustments required for the site plan to accommodate the level of waste disposal associated with this project. One parking space near the waste disposal area will be eliminated to create more room to maneuver a garbage truck. An additional space can be added to the building interior by maxing out the projects available compact spaces.

Boise City Parks has commented on the River System Permit, which will be discussed later in the report.

Other than those listed above, no public agency has voiced concerns with this request.

C. That the site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls and fences, parking, loading, landscaping and such other features as are required by this title.

The project meets the setback requirements of the R-O zone. Window pop-outs protrude two feet into the front setback. The R-O allows such encroachment in order to encourage visual interest on facades. The subject property is made up of three separate parcels.

These will have to be combined prior to issuance of a building permit. Parking requirements have been met through at-grade parking located under the building. There are some open air parking spaces at the rear of the site but no planter islands will be required as there is a perimeter fence that screens this parking area from the greenbelt. Design Review staff was consulted and additional trees near the fence will be required to provide buffering of the parking lot from the greenbelt. Landscaping will be reviewed in detail by the Design Review Committee. However, there are some other issues with the plan. During a recent land use hearing located across the street, City Council stated that they wanted to see a detached sidewalk on Royal Blvd. The landscaping depicted along the road should be moved into a planter strip along Royal. This change will be reflected in a revised site plan to be presented at a Design Review hearing. Boise City Parks, through their River System review, noted that the proposed landscaping would blend harmoniously with the greenbelt. They also stated that the landscape plan must be approved by Parks for final review. The project contains three amenities for residents, a pool, a fitness center and a computer/game room. These enhance the project's livability.

D. That the proposed use, if it complies with all conditions imposed, will not adversely affect other property of the vicinity.

The requested height exception will not adversely affect the surrounding neighborhood. The additional height is not allowing for enough dwelling units where a parking reduction is necessary. This should prevent overflow parking from spilling into the neighborhood. Views of the riparian habitat will be blocked from Royal Blvd and other surrounding streets. However, a building of 35 feet, the allowed height, would also block a pedestrian's view of the river. The applicant is mitigating this by providing pedestrian access to the greenbelt through their development. The operating characteristics of the multi-family development do not conflict with surrounding uses. The area is comprised of other multi-family developments, office, and industrial uses that are of similar or greater intensity to the applicant's proposal. There will be a substantial increase in traffic. This is offset by the potential for existing businesses to capitalize on the increase in customers to the surrounding neighborhood as well as access to bus stops and the greenbelt.

E. That the proposed use is in compliance with and supports the goals and objectives of the Comprehensive Plan.

The proposed use is supported by the general goals, objectives and policies of the Comprehensive Plan. This project will provide possible student housing for BSU, which is situated nearby. Currently, there is a lack of on campus housing. The height exception allows for the applicant to maximize the number of units, while providing adequate parking. *Objective 7.1.2* calls for opportunities for residents of Boise to find housing in the neighborhood of their choice. This project will allow for prospective students to find housing near the university.

The lack of BSU dormitories has also created a situation where there are many single-family residential homes in historic neighborhoods being rented out to students. This has produced problems with compatibility in older sections of town. The applicant's project reduces the demand for conversion of existing housing stock into rentals in conformance with *Objective 7.2.1*. Although the project is single-use in nature, the height exception creates a large supply of housing in a mixed use part of town where there are many commercial businesses that can take advantage of the increase in customers within the area. (*Objective 8.1.3*)

- F. Multiple family buildings (any building containing more than 2 residential units) must be designed to include features which add to the visual and aesthetic appearance of the structure and help prevent a sterile, box-like appearance. Such features may include the use of brick or stone, roof or facade modulation, planter boxes, bay windows, balconies, porches, etc.***
The Commission or committee must make a finding that specific design features have been added to enhance the physical appearance of such multiple-family residential structures.

The building design contains the necessary features to prevent a sterile box-like appearance. The façade contains substantial material changes that add visual interest. Vertical elements within the building design are given different colors. This creates an appearance of additional depth. The façade is modulated through recessed balconies and window pop-outs. Staff does have some minor concerns that can be addressed through the Design Review process. While the number of differing materials is good, there has been little specificity about what is being used. The applicant and Design Review staff will have to insure that high quality materials are chosen. Another issue is the roof line. Currently the roof line is mostly flat, which can contribute to a box-like appearance. Staff is recommending that Design Review staff pursue a stepped parapet that doesn't exceed the requested height exception of 58 feet to break up the roof line.

River System

Section 11-16-05.06 Conclusions of Law

A. The findings of fact and conclusions of law to support decisions on Boise River System Development Permit applications must be based upon compliance with the Boise River System Ordinance. A Boise River System Development Permit may be approved when the evidence presented meets all of the following conclusions of law:

- 1. That the proposed development is in compliance with the applicable Standards for Uses in Class A, B or C lands and waters (Section 11-16-03).***

The subject property is considered Class C lands and waters. The site is home to an industrial use, a trucking terminal.

One definition of Class C lands are former industrial sites. The project only requires a River System Permit because part of the site is within the floodplain of the Boise River. No riparian habitat will be impacted with this development as the project obeys the 70 foot setback from the 6500 cfs line for the greenbelt. Class C lands permit all conditional and allowed uses in the base zone. In this case the multi-family use and height exception are permitted within the River System Ordinance.

2. ***That the proposed development complies with all the policies and standards of the Boise Comprehensive Plan, the Boise River Plan, the Floodplain Ordinance (Chapter 12), and the Boise River System Ordinance (Chapter 16).***

The project complies with the Boise Comprehensive Plan. *Objective 3.4.2* states that bald eagle habitat should be protected as a unique feature of the City. There are no bald eagle perch trees or heron rookeries in the general vicinity of the project. The applicant is providing pedestrian access to the greenbelt from Royal Blvd. Also, the project will not interfere with citizen's enjoyment of the greenbelt. The plan encourages enhancement and maintenance of the City's greenbelt system through *Policy 5.1.5.6*. The project will comply with the City's Floodplain Ordinance. Public Works has commented that the building and parking lot need to be elevated one foot above base flood elevation. The applicant's site and grading plan reflect that they have already been designing with this in mind. This will reduce the chance of hazards during flood events.

3. ***That the proposed development includes measures designed to insure that natural resources functions and values are preserved or enhanced and maintained.***

The Boise City Parks and Recreation Commission reviewed this project at a November 17, 2011 meeting. They determined that the project area consisted of Class C Lands and waters. And that the project is not expected to degrade riparian habitat or water quality. Parks has included several conditions to reduce construction impacts on the Boise River system. These include fencing to separate construction activities from the greenbelt and stipulating that trees within the existing 70 foot greenbelt setback be protected. The proposed use triggered a River System Permit because part of the site in the floodplain of the Boise River, not due to any habitat impacts or degradation due to construction.

4. ***That the proposed development complies with or shall comply with all local, State and Federal laws and regulations.***

A recommended condition of approval shall require that the applicant comply with all local, state and federal laws and regulations. To date, no agencies have voiced opposition to this request.

8. Recommended Conditions of Approval

Site Specific

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received **November 29, 2011**, except as expressly modified by the Design Review Committee or staff and the following conditions:
2. Comply with the requirements of the Boise City Public Works Solid Waste Division as specified in the attached memo dated **December 1, 2011**.
3. Comply with Boise City Parks comments dated **November 21, 2011**.
4. Comply with the requirements of the Boise City Fire Department as specified in the attached memo dated **December 14, 2011**.
5. All utilities along Royal Blvd. shall be relocated underground.
6. A crosswalk shall be installed across the main service drive on the eastern portion of the site to provide greenbelt access.
7. Comply with the requirements of the Boise City Public Works Department (BCPW) for drainage, sewers, Solid Waste/Ground Water Manager, and street lights as specified in the attached comments dated **December 8, 2011**. Please contact BCPW at 384-3900. All items required by BCPW shall be included on the plans/specifications that are submitted for a Building Permit. Please note that any changes or modifications by the owner to the approved Storm Water Plan must be resubmitted to BCPW for approval.
8. Comply with the requirements of the Ada County Highway District as specified in the attached letter dated December 22, 2011.
9. The applicant shall comply with all local, state and federal laws and regulations.
10. The applicant shall combine the three parcels that make up the project area prior to issuance of a building permit.
11. The site plan submitted to Design Review staff shall include the following:
 - a. Detached sidewalks along Royal Blvd.
 - b. Trash pickup shall be moved to the south and slightly expanded. This will eliminate one parking space on the exterior of the building that will be replaced with a compact space on the building's interior. Public Works Solid Waste division will review these changes.

- c. Additional trees shall be added along the north façade to provide additional buffering to the fence wall associated with the open air parking.
- d. A stepped parapet should be added to break up the roof line.
- e. Adjust site plan to provide a 20' setback for open air parking.

Standard Conditions of Approval

12. A Building Permit approval is contingent upon the determination that the site is in conformance with the Boise City Subdivision Ordinance. Contact the Planning and Development Services Subdivision Section at 384-3998 regarding questions pertaining to this condition.
13. Vision Triangles as defined under Section 11-1-3 and Section 11-10-4.4G of the Boise City Code shall remain clear of sight obstructions.
14. Any outside lighting shall be reflected away from adjacent property and streets. The illumination level of all light fixtures shall not exceed two (2) footcandles as measured one (1) foot above the ground at property lines shared with residentially zoned or used parcels.
15. Trash receptacles and on-grade and rooftop mechanical fixtures and equipment shall be concealed from public view by use of an approved sight-obscuring method. All screening materials shall be compatible with the building materials/design.
16. Utility services shall be installed underground.
17. An Occupancy Permit will not be issued by the Planning and Development Services Department until all of these conditions have been met. In the event a condition(s) cannot be met by the desired date of occupancy, the Planning Director will determine whether the condition(s) is bondable or should be completed, and if determined to be bondable, a bond or other surety acceptable to Boise City will be required in the amount of 110% of the value of the condition(s) that is incomplete.
18. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his authorized representative and an authorized representative of Boise City. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Boise City.
19. Any change by the applicant in the planned use of the property, which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant, or successors of interest, advise Boise City of intent to change the planned use of the property described herein, unless a variance in said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.

-
20. Failure to abide by any condition of this approval shall be grounds for revocation by the Boise City Planning and Zoning Commission.
 21. This Permit shall be valid for a period not to exceed two (2) years from the date of approval by the Planning and Zoning Commission. Within this period, the holder of the permit must commence the use permitted by the permits in accordance with the conditions of approval.
 22. Prior to the expiration of this conditional use, the Commission may, upon written request by the holder, grant a two-year time extension. A maximum of two (2) extensions may be granted.

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

To: Boise City Planning & Zoning

Re: CUP 11-00090; 1004 W. Royal Blvd.

Date: December 6, 2011

RECEIVED
DEC - 8 2011
DEVELOPMENT
SERVICES

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

Upon development of the property, connection to central sanitary sewer is required. Sewers are available in W. Royal Blvd (384-3900).

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

DRAINAGE / STORM WATER CONDITIONS – BRIAN MURPHY (384-3752)

A drainage plan must be submitted and approved by Public Works prior to issuance of a building permit.

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

No comment.

PERSON MAKING OTHER COMMENTS – JIM WYLLIE (384-3925)

OTHER COMMENTS –

See attached memo.


PUBLIC WORKS REPRESENTATIVE


PUBLIC WORKS REPRESENTATIVE


cc: Applicant

CITY OF BOISE

INTRA-DEPARTMENT CORRESPONDENCE

Date: December 5, 2011

To: Rob Bousfield

From: Jim Wyllie 

Subject: River Edge Apartments
Floodplain Review Comments
CFH11-00035
FPR 999

I have reviewed the Floodplain Review Application for River Edge Apartments and have the following comments:

1. The subject project is located in the floodplain of the Boise River. Property development is subject to the regulations and requirements of Chapter 12, Boise City Zoning Ordinance.
2. If this project is approved:
 - a. Three Elevation Certificates will be required for building construction. One is required for issuance of a building permit, another is required prior to obtaining a framing inspection, and a third is required that is based upon finished construction.
 - b. Minimum finish floor elevation of all apartment units and other occupied areas shall be no less than 1.0 feet above the base flood elevation (BFE).
 - c. Recommend that finish floor of the garage area be elevated to the same level as for item (b) above. If this cannot be accomplished, recommend that the garage floor be elevated to or slightly above the BFE.
 - d. Building utilities shall be elevated above the base flood elevation or floodproofed to prevent entry of flood waters into building utility systems.
 - e. Recommend that the structure be constructed with a slab-on-grade foundation.

Call if you have questions.

cc:

sf FPR 999 2.4

FPR999CFH11-00035RiverEdgeApts

Memo

To: Planning and Development Services
From: Peter McCullough, Public Works Department
Date: 12/1/11
Re: Solid Waste Comments- CUP11-0090, 1004 Royal Blvd.

City of Boise Solid Waste staff has reviewed the application for this project and has the following comments:

1. Trash enclosures/containers will be required to comply with all Solid Waste Ordinance requirements detailed at:

http://curbit.cityofboise.org/Trash/Commercial/Commercial_Trash_Home/page51871.aspx

2. 6-yard containers can not be moved by hand (they are not on wheels) so they likely can not be stored inside the building unless 25' of overhead clearance, and all other clearances, are provided.
3. Show details of enclosures/solid waste area (including required access dimensions and containers) in all future plans.

The applicant may contact me with any questions at 384-3906.



Boise Parks & Recreation

James R. Hall

Director

Parks & Recreation

1104 Royal Boulevard
Boise, Idaho 83706-2840

Phone

208/608-7600

Fax

208/608-7648

TDD/TTY

800/377-3529

Web

www.cityofboise.org/parks

Mayor

David H. Bieter

City Council

President

Maryanne Jordan

Council Pro Tem

Alon W. Shealy

Elaine Clegg

David Eberle

Lauren McLean

TJ Thomson

November 21, 2011

Cody Riddle, PDS Planner III

150 N. Capitol Blvd.

Boise, Id 83702

RE: Park Commission Action Letter – Royal Blvd. Apartments

Dear Cody:

The Boise Parks & Recreation Commission at a regularly scheduled meeting held Thursday November 17, 2011 voted to **approve** a request for a Boise River System Ordinance permit to construct an apartment complex for approximately 600 students on approximately 3.21 acres in an R-OD zone. Below are the findings and recommended conditions of approval.

Boise Parks & Recreation Commission Findings:

The Parks, Trails & Open Space Sub Committee met to discuss the proposed development on Thursday October 27, 2011.

1. The project adequately addresses the need to conserve aesthetic views along the river as viewed from the Greenbelt.
2. Water quality will not be adversely affected.
3. Greenbelt Safety will be enhanced by construction of a concrete pathway connection on the north side of the property from the apartments through the Greenbelt Setback Area to the Greenbelt and second, auxiliary path/sidewalk from La Pointe driveway access on the east side through to the Greenbelt.
4. There will be no discernable adverse noise impacts resulting from development of the project.
5. The project falls within the category of Class C Lands and Water and therefore has no adverse effect upon the protection of bald eagles or other threatened or endangered species.
6. No significant cultural or geologic landmarks as viewed from within the Greenbelt corridor will be adversely affected.
7. Unique and/or special conditions will be listed in the recommended conditions of approval including flood plain approval by City Public Works Dept.
8. PDS will regulate the height of the building with the understanding that the Boise Parks & Recreation Commission recognizes that the building should not exceed 55 feet in height to coincide with buildings currently in the same area.
9. The Fire Department reviewed the applicants plans and requested a

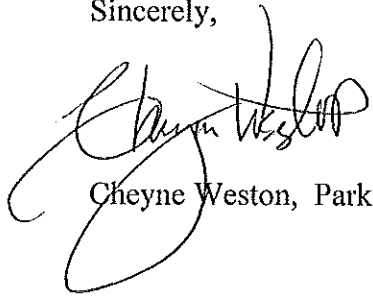
150' concrete fire lane 20' wide on the west side of the proposed apartment building. After further review by the Boise Parks & Recreation Commission an option was provided to the Applicant to extend a 20 ft wide fire access (and pathway) north from the existing culdesac at BPR's maintenance yard to the edge of the applicant's property and at the confluence with the existing Greenbelt. The difference in cost between constructing the approved fire access road on-site and developing the fire access off-site on BPR owned property shall be paid to BPR for use as youth scholarships.

RECOMMENDATION: The Boise Parks & Recreation Commission recommends **approval** of the proposed apartments with the following conditions:

Recommended Conditions of Approval

1. Comply with all conditions listed under Sections 11-16-04.2 Setback Lands and Water Standards under the Boise River System Ordinance.
2. Provide two (2) paved pathway/sidewalk connections to the Boise River Greenbelt as shown on the Applicant's Site Plan.
3. Final Landscape Plan shall be designed to BPR specifications and requires final approval by BPR Design staff and City Forester.
4. Install or leave existing chain link fencing along the entire length of the project adjacent to the Greenbelt during construction.
5. Coordinate with BPR's G.R.O.W. unit when installing irrigation to prevent disruption of service.
6. The building structure shall install non-reflective glass to prevent glare as viewed from Greenbelt pathway system.
7. No equipment staging will be allowed on park/owned or maintained property.
8. Existing trees with the 70' Greenbelt setback shall be protected during construction.
9. Any areas disturbed within the 70' Greenbelt setback shall be returned to it's original condition prior to construction.
10. The proposed site plan and apartment building will be substantially designed to reflect the drawings and plan elevations submitted.
11. The parking area will be screened sufficiently from public view as seen from the Greenb
12. PDS will regulate the height of the building with the understanding that the Boise Parks & Recreation Commission recognizes that the building should not exceed 55 feet in height to coincide with buildings currently in the same area.
13. An approved fire lane will constructed to the satisfaction of Fire Department on both the east and west side of the apartment complex.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cheyne Weston'. The signature is stylized with a large, sweeping initial 'C' and a long, horizontal stroke extending to the right.

Cheyne Weston, Park Planner

From: Cheyne Weston
To: Josh Johnson
Date: 12/6/2011 9:50 AM
Subject: Re: Royal Blvd Apartments

Josh;

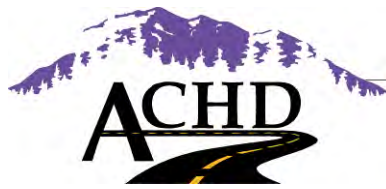
The Riparian Setback Area and the Greenbelt Setback Area are described in the Boise River System Ordinance. Boise Parks & Recreation Commission makes recommendation on Boise River System Ordinance permits when structure are either in or adjoin these described areas. In regards to Royal Blvd. Apts. the Commission made recommendation that the building structure not exceed 55' in height. This recommendation was made to insure the apartment building as viewed from the Greenbelt does not overwhelm the pathway user. BPR's authority to comment only concerns structures within these setback areas. Thank you for allowing BPR to comment.

Cheyne

Cheyne Weston
BPR Park Planner
(208) 6087637 phone
(208) 489-2039 fax
>>> Josh Johnson 12/6/2011 9:29 AM >>>
Cheyne,

We have to advertise a height exception that is over the 55' mentioned in your river system letter for this project. This is due to the height of the building at Royal Blvd. Where the building interfaces with the river it is 55' as measured from adjacent grade. I don't think this should change your comments. Could you just send me back an email indicating that you are okay with this or not?

Joshua Johnson
Planner II
City of Boise
Planning and Development Services
Second Floor, City Hall
150 N. Capitol Blvd.
Boise, ID 83702
Phone: (208) 384-3830
Fax: (208) 433-5688



Committed to Service

Project/File: CUP11-00090

This is a conditional-use permit application for the construction of a 175-unit apartment complex. Also being requested is a height exception of 55-feet. The site is located at 1004 W. Royal Boulevard in Boise, Idaho.

Lead Agency: City of Boise

Site address: 1004 W. Royal Boulevard

Commission: January 11, 2012

Hearing: Consent Agenda

Applicant: Nick Zaferes
The Michaels Organization
3 E. Stow Road, Suite 100
Marlton, NJ 08053

Representative: Becky McKay
Engineering Solutions, LLP
1029 N. Rosario Street, Suite 100
Meridian, ID 83642

Staff Contact: Jarom Wagoner
Phone: 387-6174
E-mail: jwagoner@achdidaho.org



Tech Review: December 22, 2011

A. Findings of Fact

1. **Description of Application:** The applicant is proposing to construct a 175-unit apartment complex. The proposed structure will be five stories with podium parking.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Boise River	A-1
South	Residential Office District	R-OD
East	General Commercial District	C-2D
West	Ann Morrison Park	A-1

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Royal Cubes Apartments, 108-unit apartment/residential office project, located directly south of the site, was reviewed and approved by the District on June 20, 2011.

5. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
6. **Capital Improvements Plan (CIP)/Five Year Work Plan (FYWP):**
There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Five Year Work Program or the District's Capital Improvement Plan (CIP).

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 785 additional vehicle trips per day (270 existing); 72 additional vehicle trips per hour in the PM peak hour (22 existing), based on the traffic impact study.

2. **Traffic Impact Study**

Bailey Engineers prepared a traffic impact study for the proposed Riverwalk Apartments. Below is an executive summary of the findings **as presented by Bailey Engineers**. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

The proposed Riverwalk Apartments is a multi-family development located north of Royal Boulevard and west of Capitol Boulevard / 9th Street in Boise, Idaho. This project is planned to include up to 180 multi-family units. The site was previously occupied by a commercial trucking and storage facility.

The following are the **principal conclusions** of the traffic analysis for the Royal Boulevard development.

- 1) The proposed development is projected to generate an average daily traffic (ADT) volume of 1,055 vehicles of which the a.m. and p.m. peak hour traffic is 79 and 94 vehicles per hour respectively. When compared to the previous trucking terminal's traffic volumes, this is an increase of 785 daily trips and an increase of 55 and 72 vehicles per hour during the a.m. and p.m. peak hours respectively.
- 2) As a result of the site build-out, traffic on the area roadways is expected to increase in the vicinity. Traffic on Capitol Boulevard / 9th Street may increase by 633 trips per day north of University Drive. Traffic on Capitol Boulevard may increase by 211 trips per day south of University Drive. Traffic on Ann Morrison Park Drive may increase by 1,055 trips per day west of Capitol Boulevard. Traffic on University Drive may increase by 211 trips per day east of Capitol Boulevard. Boise Avenue traffic may increase by 53 trips per day east of University Drive.
- 3) The intersection of **Capitol Boulevard and University Drive** is a signal controlled intersection. Boise Avenue also intersects the Capitol/University intersection, but ACHD recently reconstructed the Boise Avenue approaches to create a standard four-legged intersection.

Capitol and 9th Street form a one-way couplet north of the University Drive intersection. Both roadways provide four travel lanes in each direction. The southbound approach has dual left turn lanes. The Capitol Drive roadway has three travel lanes for each direction south of University Drive. The northbound approach has a single left turn lane. Ann Morrison Park Drive is a four lane roadway west of Capitol Boulevard with an added left turn lane at the Capitol Boulevard intersection. University Drive provides four travel lanes and adds dual left turn lanes on the westbound approach to Capitol Boulevard.

This intersection currently operates at LOS C and F during the a.m. and p.m. peak hours respectively. **Improvements are needed to accommodate the existing traffic volumes.** The conversion of the westbound University Drive approach to provide a separate right turn lane can improve the intersection's LOS to C and E during the a.m. and p.m. peak hours respectively.

With the improvements identified to mitigate the existing conditions, the Year 2016 background conditions (i.e., regional growth but without the site-generated traffic), are forecast to operate at LOS D and F during the a.m. and p.m. peak hours respectively. **Additional improvements are needed to accommodate the background traffic volumes.** No apparent solution is available other than widening Capitol Boulevard to provide additional through lanes.

With the improvement identified to mitigate the existing conditions, the Year 2016 build out condition (i.e., background regional growth plus the site-generated traffic), is forecast to operate at LOS D and F during the a.m. and p.m. peak hours. **Additional improvements are needed to accommodate the existing traffic volumes.** No apparent solution is available other than widening Capitol Boulevard to provide additional through lanes. The traffic from the Riverwalk Apartments project represents only 1.8% of the intersection traffic volumes during the p.m. peak hour.

- 4) The intersection of **Boise Avenue with Protest Road / Beacon Street** is currently a signal controlled intersection. All four approaches provide two through travel lanes plus an added left turn lane. This intersection currently operates at LOS B and C during the a.m. and p.m. peak hours respectively. For the Year 2016 background condition (i.e., regional growth but without the site-generated traffic), the intersection will continue to operate at LOS B and C during the a.m. and p.m. peak hours. **No improvements are needed to accommodate the existing or background traffic volumes.**

For the year 2016 build out condition (i.e., background regional growth plus the site-generated traffic), the intersection is forecast to operate at LOS B and C during the a.m. and p.m. peak hours. **No additional improvements are needed to accommodate the build out traffic volumes.**

- 5) The forecast peak hour, build-out volumes (Year 2016) for Capitol Boulevard, 9th Street, University Drive, Boise Avenue and Ann Morrison Park Drive area is lower than the planning development thresholds in the vicinity of the project. **None of the study area roadways will require further expansion to accommodate the site generated traffic volumes.**
- 6) ACHD has provided additional traffic counts on Island Avenue, La Pointe Street, Royal Boulevard and Sherwood Street. The build out traffic volumes on each of these streets is well below the planning thresholds for a two lane local commercial street. **None of these roadways will require further expansion to accommodate the site generated traffic volumes.**
- 7) This project is expected to generate approximately \$314,000 in impact fee revenues to the Ada County Highway District under the requirements of Ordinance 208.

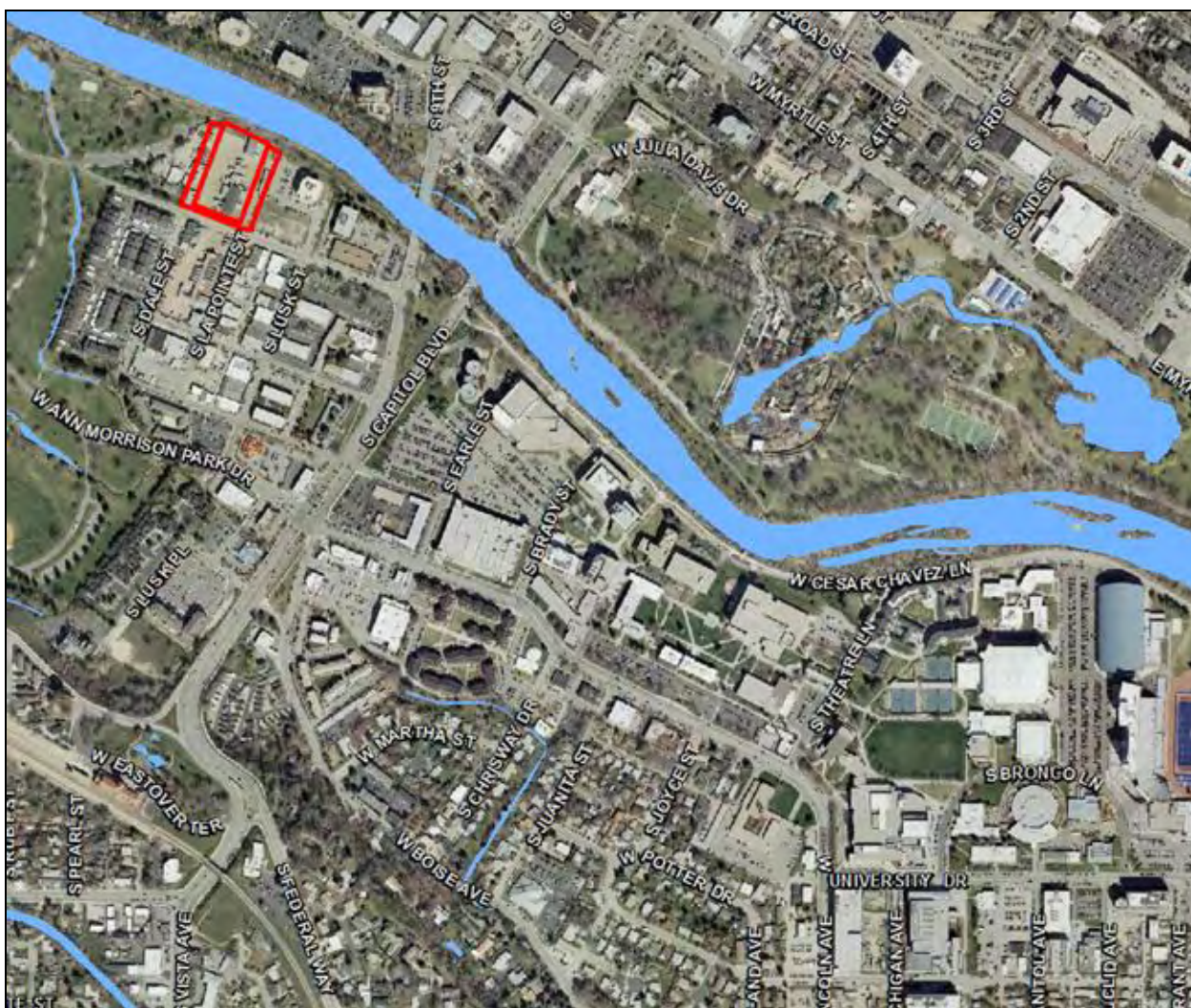
Following are the **transportation-related improvements needed to accommodate the traffic volumes** generated by the Royal Boulevard development:

- No traffic-related improvements have been identified with this analysis.

The following improvement is needed to increase capacity at the Capitol Boulevard / University Drive intersection but is not required by the traffic generated by the proposed development.

- Convert one of the westbound through lanes into a westbound right turn lane. This conversion will allow more green time for the right turning traffic and improve the overall level of service at the intersection.

Area of Influence



Staff Comments/Recommendations: Staff has reviewed the revised Traffic Impact Study; dated December 14, 2011; and agrees with the findings of the report as presented.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project	Future Level of Service
Royal Boulevard	350-feet	Local	101	N/A	N/A	N/A

4. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Royal Boulevard east of Lusk Street was 2,225 on September 1, 2011.

5. Signalized Intersection

LT = Left Turn Lane TH = Thru Lane RT = Right Turn Lane

Boise Ave. / Beacon St.	NB LT	NB TH	NB RT	SB LT	SB TH	SB RT	EB LT	EB TH	EB RT	WB LT	WB TH	WB RT	Over All
Current V/C Ratio	.33	.40	-	.06	.50	-	.23	.68	-	.72	.26	-	.40
Existing Plus Project	.51	.49	-	.09	.60	-	.22	.84	-	.70	.33	-	.47
Future V/C Ratio	.50	.48	-	.09	.60	-	.22	.83	-	.70	.32	-	.47

*An acceptable level of service for an intersection has an overall V/C ratio of 0.9 or less and lane group V/C ratio of 1.0 or less.

University / Capitol	NB LT	NB TH	NB RT	SB LT	SB TH	SB RT	EB LT	EB TH	EB RT	WB LT	WB TH	WB RT	OverAll
Current V/C Ratio	1.15	1.04	-	.98	.62	-	1.91	0.71	-	.90	.43	.52	.92
Existing Plus Project	1.29	1.01	-	1.16	.68	-	1.62	1.13	-	.70	.72	.49	.98
Future V/C Ratio	1.21	1.0	-	1.14	.65	-	1.64	1.05	-	.77	.65	.48	.95

*An acceptable level of service for an intersection has an overall V/C ratio of 0.9 or less and lane group V/C ratio of 1.0 or less.

C. Findings for Consideration

1. Royal Boulevard

a. **Existing Conditions:** Royal Boulevard is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 60-feet of right-of-way for Royal Boulevard (30-feet from centerline).

b. **Policy:**

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

Sidewalk Policy: District Policy 7208.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all commercial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased

safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

Appropriate easements shall be provided if public sidewalks are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

- c. **Applicant's Proposal:** The applicant is proposing to construct vertical curb, gutter, an 8-foot parkway strip and a 6-foot wide detached concrete sidewalk. The sidewalk is proposed to be constructed outside of the right-of-way, within an easement.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed. The applicant should be required to enter into a license agreement with the District regarding landscaping proposed within the right-of-way.

The applicant should provide the District with a sidewalk easement for the sidewalk located outside of the right-of-way.

2. Driveways

2.1 Royal Boulevard

- a. **Existing Conditions:** There are no defined driveways abutting the site, the entire frontage is used for ingress and egress.

b. **Policy:**

Driveway Location Policy: District Policy 7208.4.1 requires driveways located near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest street intersection.

Successive Driveways: District Policy 7208.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District Policy 7208.4.3 restricts commercial driveways to a maximum width of 40-feet. Most commercial driveways will be constructed as curb-cut type facilities.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7208.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

- c. **Applicant's Proposal:** The applicant is proposing two driveways on Royal Boulevard. They are located as follows:

- 26-foot wide enter-only driveway offset approximately 15-feet east of the centerline of La Pointe Street (measured centerline-to-centerline).
- 20-foot wide exit-only driveway offset approximately 10-feet east of the centerline of Dale Street (measured centerline-to-centerline).

- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Driveway Location Policy; which requires driveways to either offset a minimum of 75-feet or be in alignment with existing driveways/streets. The two driveways are not in direct alignment with the La Pointe Street and Dale Street, to the south. Staff, however, recommends a modification of policy to allow the driveways to remain, as proposed. This is due to the fact that the western driveway is constrained by a drainage swale abutting the western property line and the eastern driveway is located along the east property line to facility parking.

Additionally, traffic services reviewed the proposed driveway locations and had no concerns due to the restricted enter-only and exit-only nature of the driveways.

3. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

4. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

D. Site-Specific Conditions of Approval

1. Construct vertical curb, gutter and 6-foot wide detached concrete sidewalk with an 8-foot parkway strip on Royal Boulevard abutting the site, as proposed.
2. Construct a 26-foot wide enter-only driveway located approximately 15-feet east of the intersection of Royal Boulevard and La Pointe Street (measured centerline-to-centerline), as proposed. Pave the driveway its entire width and at least 30-feet into the site beyond the edge of pavement. Coordinate a signage program for the driveway (enter only) with District Traffic Services and Development Review staff.
3. Construct a 20-foot wide exit-only driveway located approximately 10-feet east of the intersection of Royal Boulevard and Dale Street (measured centerline-to-centerline), as proposed. Pave the driveway its entire width and at least 30-feet into the site beyond the edge of pavement. Coordinate a signage program for the driveway (exit only) with District Traffic Services and Development Review staff.
4. Provide the District with a sidewalk easement for the sidewalk on Royal Boulevard located outside of the right-of-way, abutting the site.
5. Payments of impact fees are due prior to issuance of a building permit.
6. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way.
2. Private sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines



Fire Department

Dennis Doan
Chief

City Hall West
333 N. Mark Stall Place
Boise, Idaho 83704-0644

Phone
208/570-6500

Fax
208/570-6586

TDD/TTY
800/377-3529

Web
www.cityofboise.org/fire



Mayor
David H. Bieter

City Council
President
Maryanne Jordan

Council Pro Tem
Alan W. Shealy

Elaine Clegg
David Eberle
Lauren McLean
TJ Thomson

December 14, 2011

Joshua Johnson
PDS – Current Planning

Re: Conditional Use Permit – River Edge Apartment; CUP11-00090
1004 W. Royal Blvd.

Dear Josh,

This is request for a conditional use permit for a five-story, multifamily structure of approximately 351,900 square feet.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all of the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by Ordinance 6308.

Comments:

1. It is anticipated that the waterline from Capital Blvd. to Dale St. will need to be upgraded to support this project. Required fire flows for the structure may be up to 4,000 gallons per minute (gpm) based upon final building design. United Water has indicated that 2,000 gpm is currently available and with the waterline upgrades up to 4,000 gpm would be available.

General Requirement:

Specific building construction requirements of the International Building Code, International Fire Code, International Residential Code and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at building permit application.

Please feel free to have the applicant contact Romeo Gervais at 570-6567 if they have any questions.

Regards,

Romeo P. Gervais, P.E.
Deputy Chief – Fire Marshal
Boise Fire Department