



Planning & Development Services

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2

Summary for DRH12-00013

Staff's Recommendation

Approval with Conditions

Summary

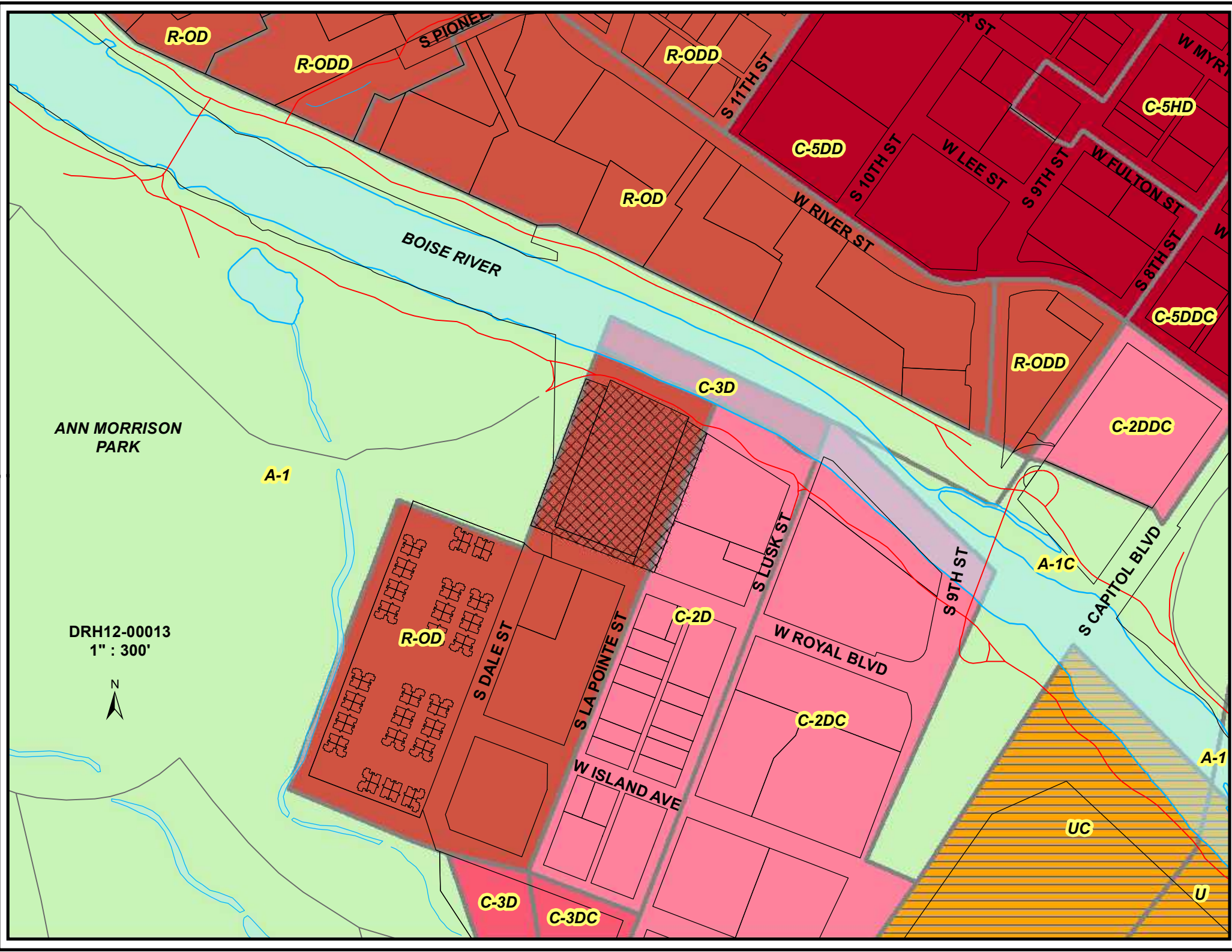
The Michaels Organization / Nick Zaferes is requesting design review approval of a five-story apartment building to be located at 1004 Royal Boulevard in an R-OD (Residential Office with Design Review) zone.

The project has an associated conditional use permit with it for a height exception as well as a Boise River System Permit for its adjacency to the Greenbelt and a floodplain permit. These items are to be heard by the Planning and Zoning Commission on February 6, 2012. Staff is anticipating a recommendation of approval with conditions and will provide the Committee with a copy of the formal action at the hearing.

The building is located along Royal Boulevard with parking located to the rear of the office and common spaces of the development. For the most part, the parking is part of the structure with gated entry and exit. Access from the development to the Greenbelt is provided and a wide detached sidewalk is located along Royal Boulevard for pedestrian access to the Ann Morrison Park entry a couple hundred feet to the west.

The building design includes modulation of the upper floor wall planes, parapet modulation and differentiation, changes in materials and colors as well as balconies for some of the units. Staff has recommended a condition of approval requiring additional modulation for the first floor of the building along Royal Boulevard. All additional conditions of approval recommended by staff are minor and are related to site design and landscape.

Staff recommends this application be approved. With the Conditions of Approval, staff believes that the project complies with the Objectives, Findings and Consideration of Sections 11-7-3.1, 11-7-3.2 and 11-7-3.3 of the Boise City Zoning Ordinance and the design related goals and policies of the Boise City Comprehensive Plan.



R-OD

R-ODD

R-ODD

C-5DD

R-OD

C-5HD

C-5DDC

R-ODD

C-2DDC

C-3D

A-1

A-1C

R-OD

C-2D

C-2DC

C-3D

C-3DC

A-1

UC

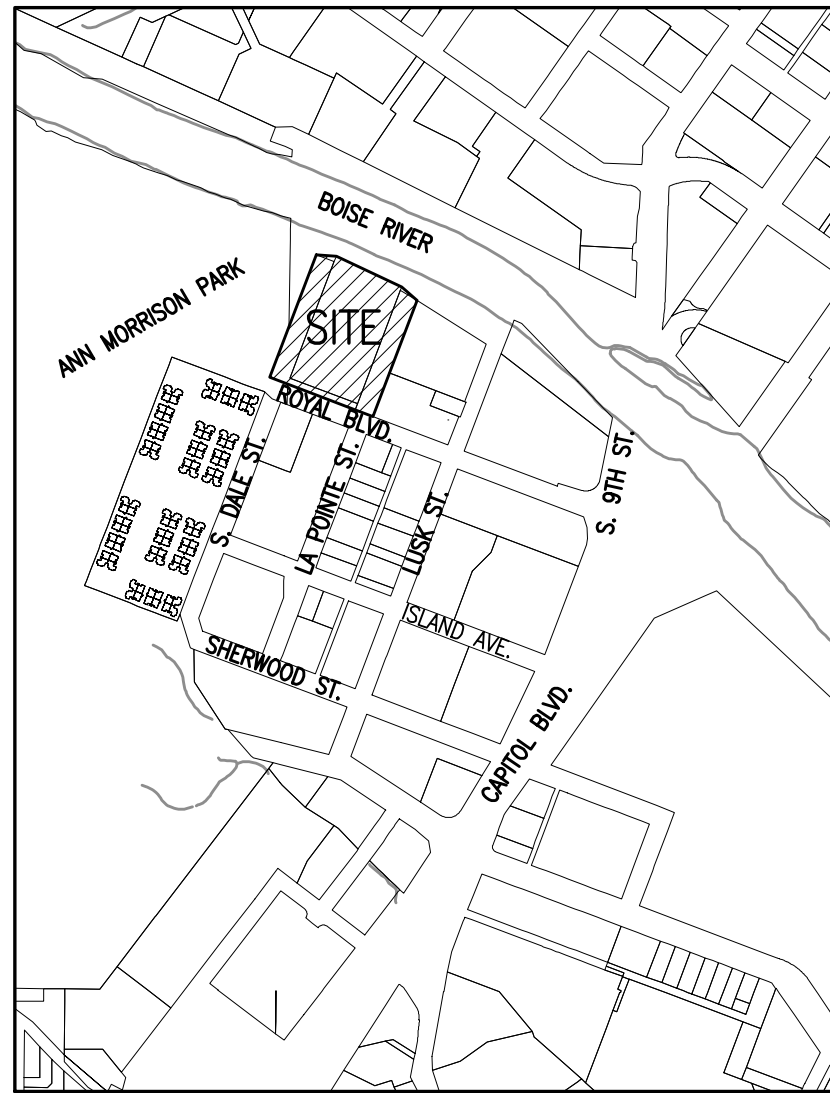
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ANN MORRISON
PARK

DRH12-00013
1" : 300'



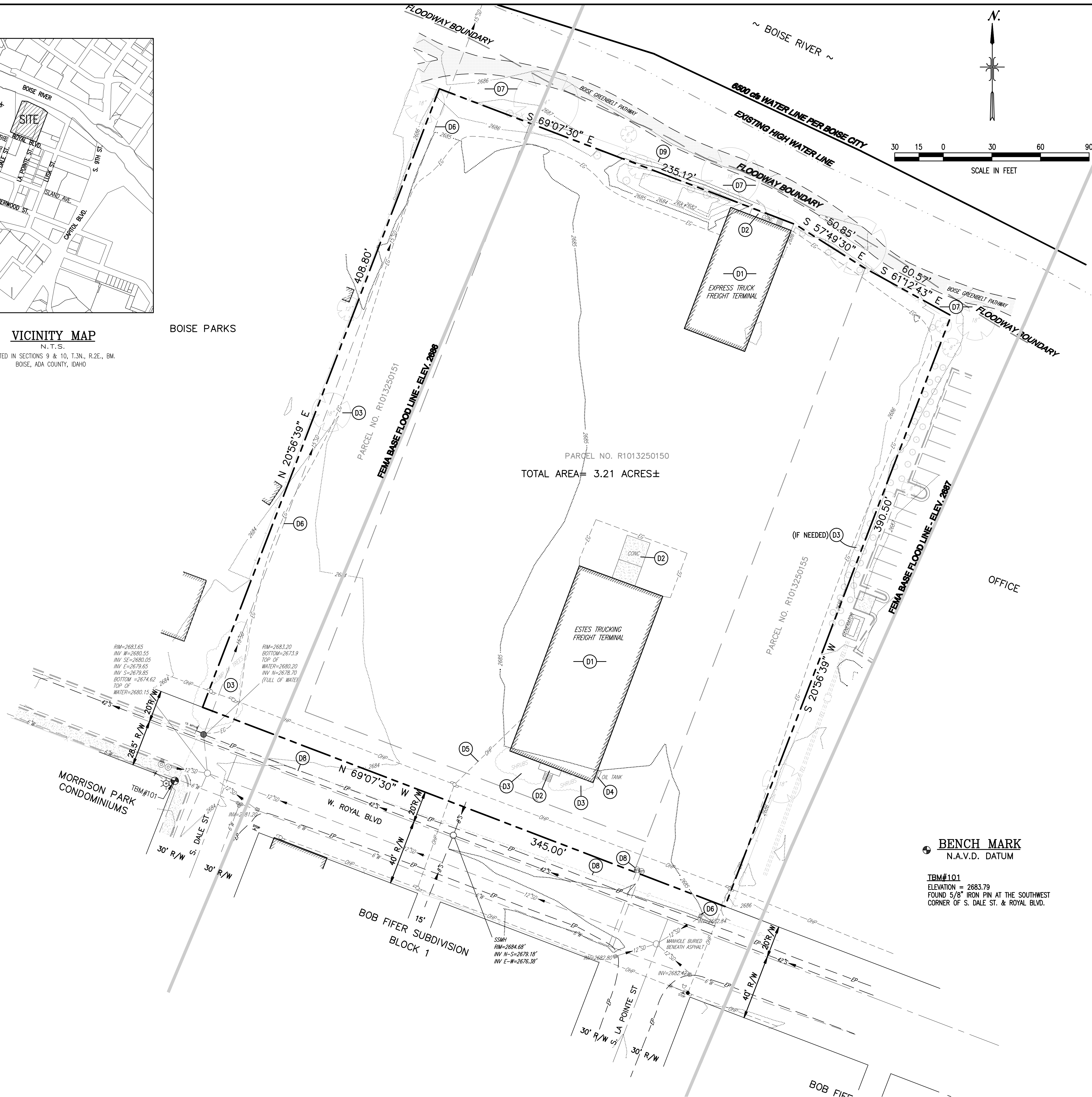




VICINITY MAP

N.T.S.
LOCATED IN SECTIONS 9 & 10, T.3N., R.2E., BM.
BOISE, ADA COUNTY, IDAHO

BOISE PARKS



LEGEND

	SURVEY BOUNDARY LINE
	RIGHT-OF-WAY LINE
	PARCEL LINE
	FEMA BASE FLOOD LINE
	BENCHMARK
	UTILITY POLE
	TELEPHONE RISER
	CABLE TV RISER
	FIBER OPTIC BOX
	POWER TRANSFORMER ON CONCRETE PAD
	VALVE
	TRAFFIC SIGN
	DROP INLET
	SAND & GREASE TRAP
	FIRE HYDRANT
	WATER METER
	LIGHT POLE
	EXISTING OVERHEAD POWER LINE
	EXISTING PRESSURE IRRIGATION LINE WITH SIZE
	EXISTING PRESSURE IRRIGATION SERVICE
	EXISTING GRAVITY IRRIGATION LINE WITH SIZE
	EXISTING SEWER LINE WITH SIZE
	EXISTING WATER LINE WITH SIZE
	EXISTING STORM DRAIN LINE WITH SIZE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB, GUTTER, AND SIDEWALK

PRE-CONSTRUCTION PLAN KEY NOTES

- (D1) REMOVE AND DISPOSE OF EXISTING STRUCTURE.
- (D2) REMOVE AND DISPOSE OF CONCRETE SIDEWALKS, DRIVEWAYS, ETC., ADJACENT TO EXISTING STRUCTURES.
- (D3) REMOVE AND DISPOSE OF ALL TREES, SHRUBS, BRUSH, ETC., LOCATED ON SITE ONLY.
- (D4) REMOVE AND DISPOSE OF EXISTING OIL TANK.
- (D5) REMOVE AND DISPOSE OF UNDERGROUND AND OVERHEAD POWER SERVING SITE. COORDINATE THIS WORK WITH IDAHO POWER COMPANY.
- (D6) PROTECT AND RETAIN ALL ACHD STORM DRAIN FACILITIES LOCATED ON SITE.
- (D7) PROTECT AND RETAIN ALL BOISE CITY FACILITIES (GREENBELT - TREES, LANDSCAPING, PATHWAYS, ETC.) LYING ADJACENT TO THIS SITE.
- (D8) PROTECT AND RETAIN ALL UNDERGROUND UTILITIES LYING ADJACENT TO THIS SITE.
- (D9) INSTALL OR LEAVE EXISTING CHAIN LINK FENCING ALONG THE ENTIRE LENGTH OF THE PROJECT ADJACENT TO THE GREENBELT DURING CONSTRUCTION.

NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIG LINE AT 1-800-342-1585 PRIOR TO ANY EXCAVATION.
2. SEE RECORD OF SURVEY NO. 9028, RECORDS OF ADA COUNTY, FOR ADDITIONAL INFORMATION.
3. NO EQUIPMENT STAGING WILL BE ALLOWED ON PARK OWNED OR MAINTAINED PROPERTY.
4. ANY AREAS DISTURBED WITHIN THE 70-FOOT GREENBELT SETBACK SHALL BE RETURNED TO A SIMILAR CONDITION POST CONSTRUCTION.
5. THIS ENTIRE PROPERTY LIES IN THE BOISE RIVER 100-YEAR FLOODPLAIN. SEE FEMA MAP NUMBER 16001C0277 H FOR ADDITIONAL INFORMATION.

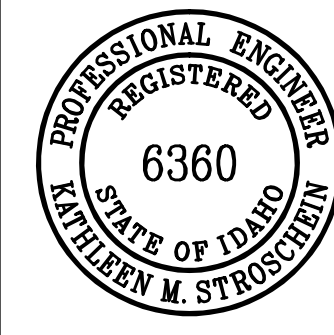
BENCH MARK

N.A.V.D. DATUM
BENCH MARK
ELEVATION = 2683.79
FOUND 5/8" IRON PIN AT THE SOUTHWEST CORNER OF S. DALE ST. & ROYAL BLVD.

SHEET INDEX

1 OF 3	C1.0	= TOPOGRAPHY & PRE-CONSTRUCTION PLAN
2 OF 3	C1.1	= SITE & DIMENSIONING PLAN
3 OF 3	C1.2	= SITE GRADING & UTILITY PLAN

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



REVISIONS
07/10/12

ENGINEERING
Solutions
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
TOPOGRAPHY &
PRE-CONSTRUCTION PLAN

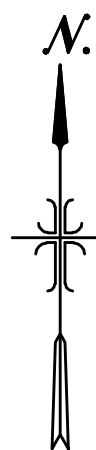
SCALE	1"=30'	N/A
DWG. DATE	11/29/11	
PROJ. NO.	110801	
SHEET	1 OF 3	
C1.0		
/SHEETS/C1.0_TOPO.DWG		

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



30 15 0 30 60 90

SCALE IN FEET

OFFICE

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.



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 = 25,893 sf
TOTAL PAVING % OF SITE = 18.50%

SIDEWALK AREA
(Concrete Pedestrian Pathways/Sidewalks)
TOTAL SIDEWALK AREA = 4,776 sf
TOTAL SIDEWALK AREA % OF SITE = 3.41%
(Additional Detached Sidewalk in Right-Of-Way = 1,251 sf)

LANDSCAPED AREA
(Including Infiltration Swales)
TOTAL LANDSCAPED AREA = 26,490 sf
TOTAL LANDSCAPED AREA % OF SITE = 18.93%
(Additional Landscaping in Right-Of-Way = 689 sf)

BUILDING AREA
(Excluding Open Parking)
TOTAL BUILDING AREA = 82,780 sf
TOTAL BUILDING AREA % OF SITE = 59.16%

PROPOSED BUILDING HEIGHT = 58 FEET
EXISTING ZONING: R-O(D)
GROSS DENSITY: 54.517 DWELLING UNITS/ACRE

PARKING DATA
TOTAL PARKING: 280 SPACES
COMPACT PARKING: 112 SPACES
HANDICAPPED PARKING: 7 SPACES
OTHER PARKING: 161 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
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MARLTON, NJ 08053
(856) 596-3008



REVISIONS
07/10/12

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

SCALE 1"=30'
HORIZ. VERT.

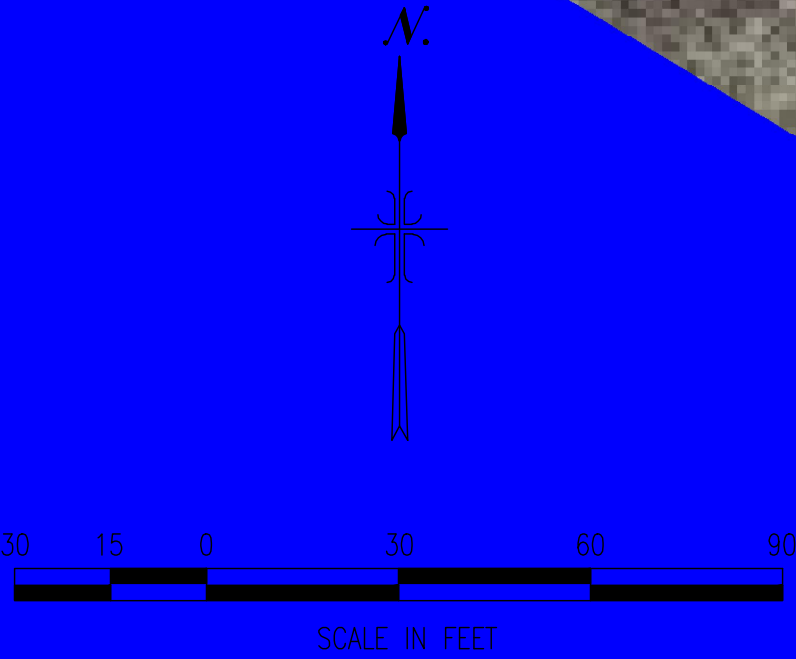
DWG. DATE 11/29/11

PROJ. NO. 110801

SHEET 2 OF 3

C1.1

/SHEETS/C1.1_SITE_DIM.DWG



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 MARLTON, NJ 08053 (856) 596-3008	
REVISIONS 01/10/12	<small>THE DRAWING IS THE PROPERTY OF ENGINEERING SOLUTIONS, LLP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF ENGINEERING SOLUTIONS, LLP.</small>
ENGINEERING SOLUTIONS^{LLP} 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	CONTEXT PLAN
SCALE 1"=30' HORIZ N/A VERT	
DWG. DATE 1/10/12	
PROJ. NO. 110801	
SHEET 1 OF 1	
CNTXT	
/SHEETS/110801-CNTXT.DWG	

6500 cfs WATER LINE PER BOISE CITY



NOTE: ALL PRINTS OR COPIES SHALL BE PRINTED AT 100% SCALE TO INSURE PROPER SCALING OF THE DRAWINGS. THE LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE SCALE OF THE DRAWINGS ONCE THEY HAVE BEEN REPRODUCED, COPIED, SCANNED OR PRINTED BY ANY OTHER ENTITY



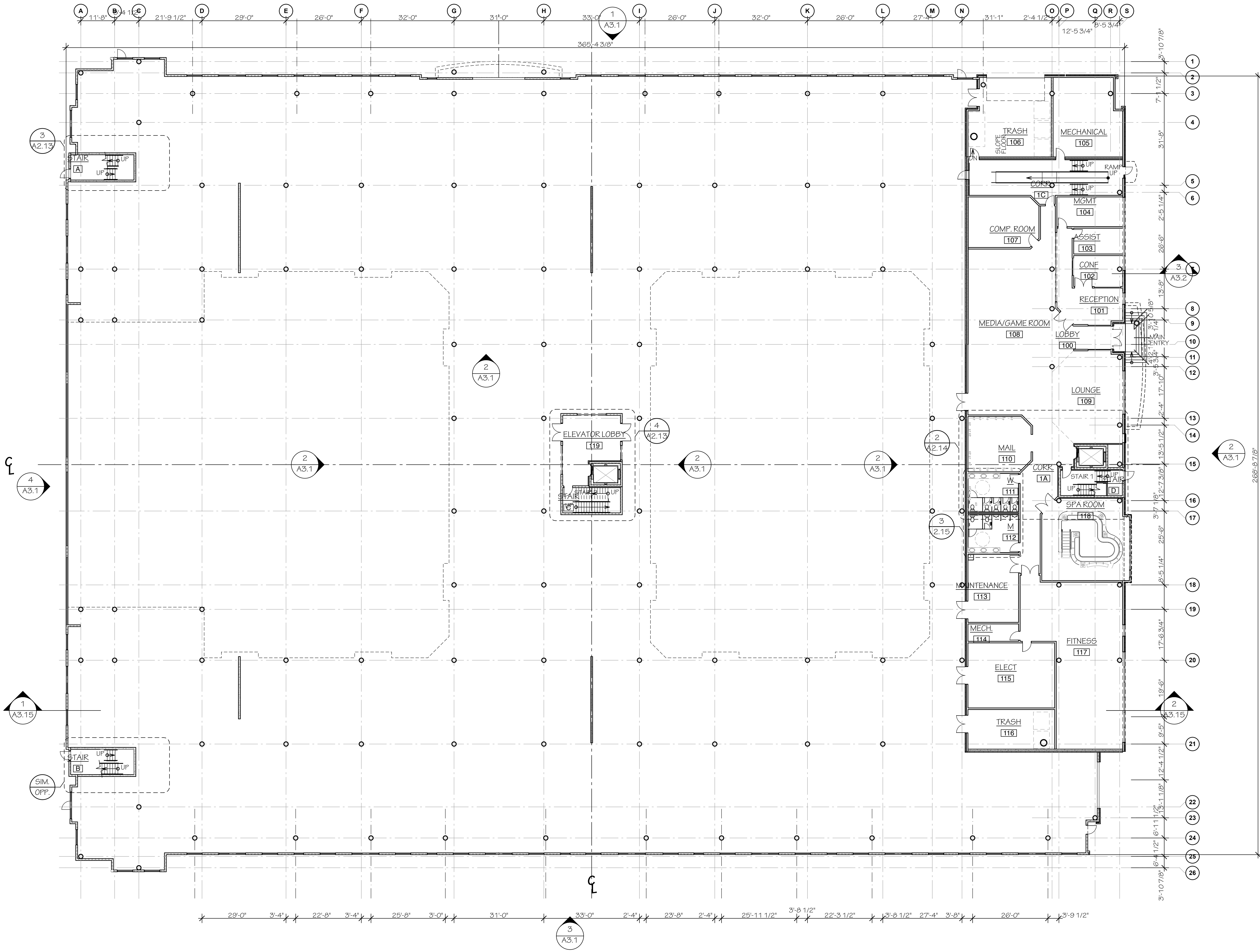
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1

FIRST FLOOR PLAN

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



Architecture

Engineering

Planning

Interior Design

Collingswood, NJ

756 Haddon Avenue - 08108

Tel: 856.854.1880

Philadelphia, PA

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On the Web

www.kitchenandassociates.com

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Job	11211
Drawn	
Revision	Date
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Michael's

ORGANIZATION

Together We Build Communities

01/10/12 - DESIGN REVIEW APPLICATION

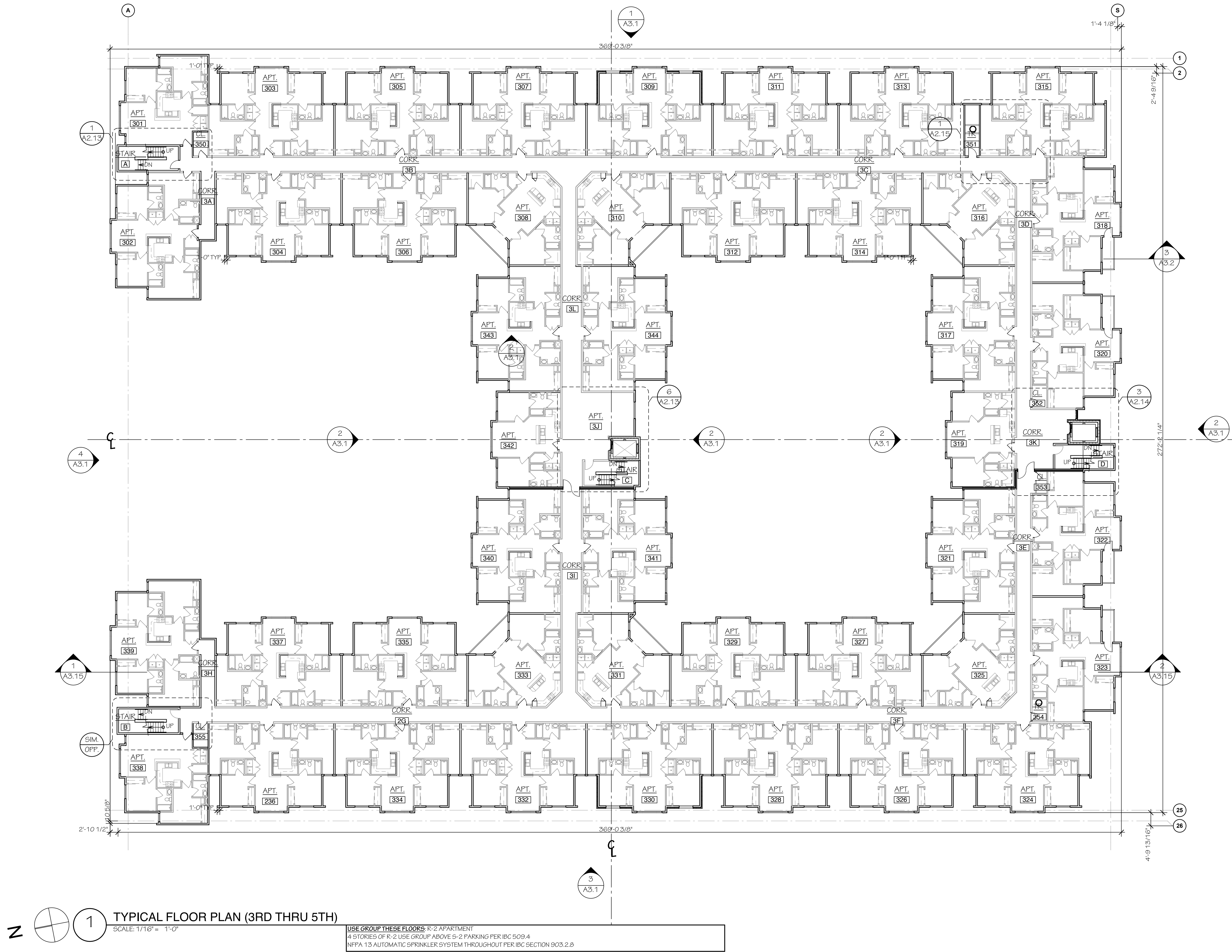
RIVER EDGE APARTMENTS
1004 W. Royal Boulevard
Boise, ID 83706

A1.1

FIRST FLOOR PLAN



teamwork\k\lmserv-k2a\11211_composite\TYPICAL FLOOR PLAN.Friday, January 20, 2012 4:48 PM



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Revision	Date



01/10/12 - DESIGN REVIEW APPLICATION

RIVER EDGE APARTMENTS

1004 W. Royal Boulevard
Boise, ID 83706

A1.3

TYPICAL FLOOR
PLAN

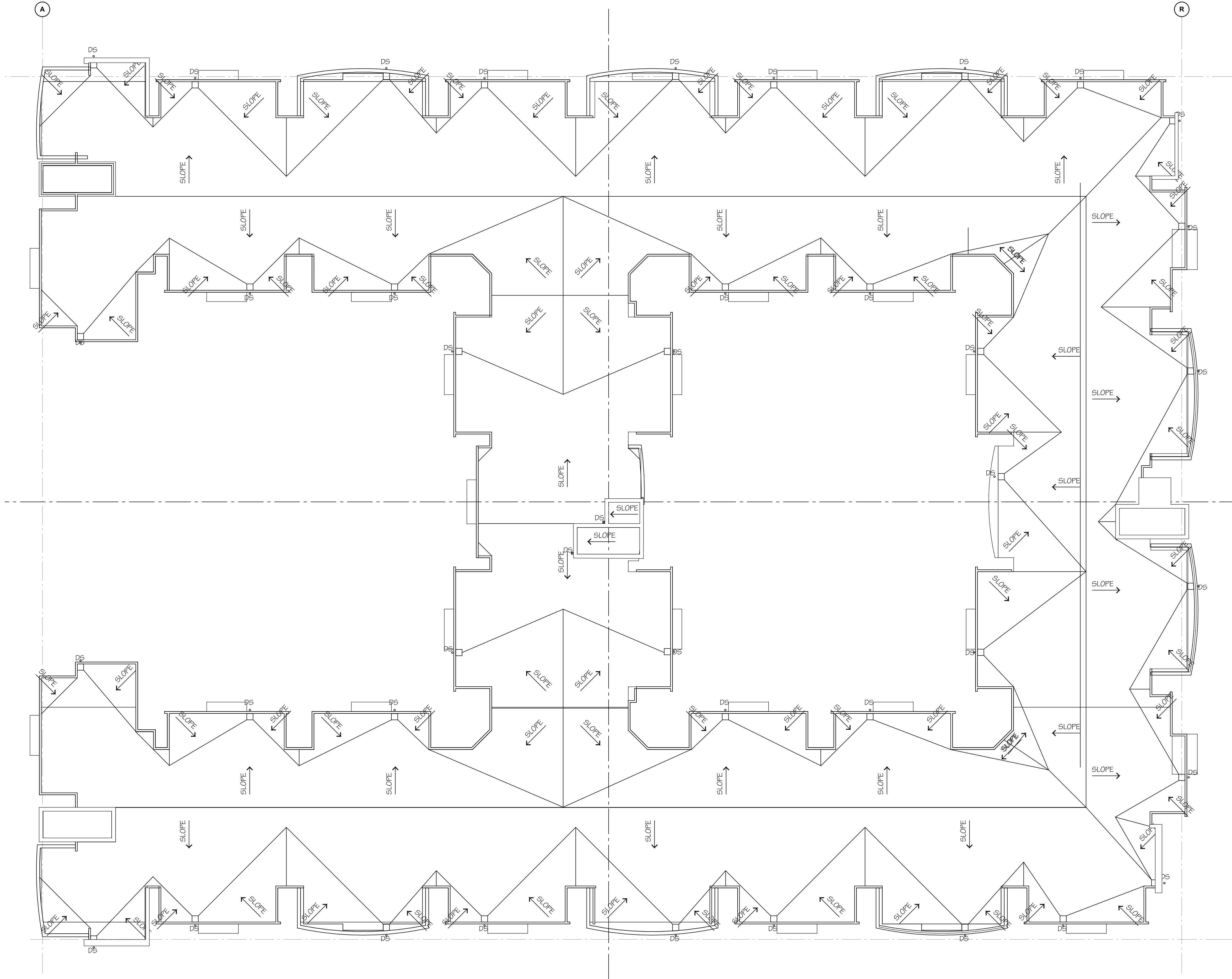
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ROOF PLAN

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



01/10/12 - DESIGN REVIEW APPLICATION

RIVER EDGE APARTMENTS

1004 W. Royal Boulevard
Boise, ID 83706

A1.4

ROOF PLAN

Kitchen & Associates Architectural Services, PA

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Engineering
Planning
Interior Design

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1628 John F Kennedy Blvd- 19103
Suite 1600
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On the Web

www.kitchenandassociates.com

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Job	11211
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Revision	Date
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Date	01/20/12
Job	11211
Drawn	
Revision	Date
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ELEVATION KEY NOTES

DIVISION 4 – MASONRY

- 4.1. BRICK TYPE "A"
- 4.2. BRICK TYPE "B"
- 4.3. ACCENT SILL
- 4.4. ACCENT HEAD
- 4.5. ACCENT TRIM
- 4.6. CONCRETE MASONRY UNIT TYPE "A"

DIVISION 5 – METAL

- 5.1. DECORATIVE METAL SECURITY GRILLE (BLACK)
- 5.2. ALUMINUM FASCIA TRIM
- 5.3. ALUMINUM BALCONY GUARDRAIL
- 5.4. DECORATIVE METAL GATE (BLACK)

DIVISION 6 – WOODS AND PLASTICS

- 6.1. FIBER CEMENT PANEL AND REVEAL SYSTEM
- 6.2. FIBER CEMENT CORNER TRIM
- 6.3. WINDOW TRIM
- 6.4. NOT USED
- 6.5. FIBER CEMENT CLAPBOARD SIDING & TRIM

DIVISION 7 – THERMAL & MOISTURE PROTECTION

- 7.1. CEMENT PLASTER (STUCCO) TYPE "A"
- 7.2. CEMENT PLASTER (STUCCO) TYPE "B"
- 7.3. CEMENT FLASHER (STUCCO) TYPE "C"
- 7.4. ALUMINUM GUTTER
- 7.5. ALUMINUM DOWNSPOUT

DIVISION 8 – DOORS & WINDOWS

- 8.1. EXTERIOR INSULATED DOOR & FRAME ASSEMBLY
- 8.2. ALUMINUM STOREFRONT DOOR
- 8.3. VINYL WINDOW
- 8.4. ALUMINUM STOREFRONT WINDOW

DIVISION 9 – FINISHES

- 9.1. NOT USED

DIVISION 10 – SPECIALTIES

- 10.1. PERFORATED METAL SCREEN SIGNAGE WITH LED LIGHTING
BEHIND ON CEMENT PLASTER (STUCCO) WALL

01/10/12 - DESIGN REVIEW APPLICATION



RIVER EDGE APARTMENTS
1004 W. Royal Boulevard
Boise, ID 83706

A3.1
ELEVATIONS

teamwork/bimserv-k2a/11211_composite.118 NORTH EXTERIOR ELEVATIONS.Friday, January 20, 2012 4:59 PM



1 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

- DIVISION 4 - MASONRY**
4.1. BRICK TYPE "A"
4.2. BRICK TYPE "B"
4.3. ACCENT SILL
4.4. ACCENT HEAD
4.5. ACCENT TRIM
4.6. CONCRETE MASONRY UNIT TYPE "A"
- DIVISION 5 - METALS**
5.1. DECORATIVE METAL SECURITY GRILLE (BLACK)
5.2. ALUMINUM FASCIA TRIM
5.3. ALUMINUM BALCONY GUARDRAIL
5.4. DECORATIVE METAL GATE (BLACK)
5.5. ALUMINUM SUNSHADE
- DIVISION 6 - WOODS AND PLASTICS**
6.1. FIBER CEMENT PANEL AND REVEAL SYSTEM
6.2. FIBER CEMENT CORNER TRIM
6.3. WINDOW TRIM
6.4. NOT USED
6.5. FIBER CEMENT CLAPBOARD SIDING & TRIM
- DIVISION 7 - THERMAL & MOISTURE PROTECTION**
7.1. CEMENT PLASTER (STUCCO) TYPE "A"
7.2. CEMENT PLASTER (STUCCO) TYPE "B"
7.3. CEMENT PLASTER (STUCCO) TYPE "C"
7.4. ALUMINUM GUTTER
7.5. ALUMINUM DOWNSPOUT
- DIVISION 8 - DOORS & WINDOWS**
8.1. EXTERIOR INSULATED DOOR & FRAME ASSEMBLY
8.2. ALUMINUM STOREFRONT WINDOW
8.3. VINYL WINDOW
8.4. ALUMINUM STOREFRONT DOOR
- DIVISION 9 - FINISHES**
9.1. NOT USED
- DIVISION 10 - SPECIALTIES**
10.1. PERFORATED METAL SCREEN SIGNAGE WITH LED LIGHTING BEHIND ON CEMENT PLASTER (STUCCO) WALL

01/10/12 - DESIGN REVIEW APPLICATION

RIVER EDGE APARTMENTS
1004 W. Royal Boulevard
Boise, ID 83706

A3.5
1/8 NORTH
EXTERIOR
ELEVATIONS

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teamwork\jimbiserv-k2a\11211_composite.1/8 SOUTH EXTERIOR ELEVATIONS.Friday, January 20, 2012 4:59 PM



1 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

DIVISION 4 - MASONRY

- 4.1. BRICK TYPE "A"
- 4.2. BRICK TYPE "B"
- 4.3. ACCENT SILL
- 4.4. ACCENT HEAD
- 4.5. ACCENT TRIM
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- 5.3. ALUMINUM BALCONY GUARDRAIL
- 5.4. DECORATIVE METAL GATE (BLACK)
- 5.5. ALUMINUM SUNSHADE

DIVISION 6 - WOODS AND PLASTICS

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DIVISION 7 - THERMAL & MOISTURE PROTECTION

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- 7.5. ALUMINUM DOWNSPOUT

DIVISION 8 - DOORS & WINDOWS

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- 8.2. ALUMINUM STOREFRONT WINDOW
- 8.3. VINYL WINDOW
- 8.4. ALUMINUM STOREFRONT DOOR

DIVISION 9 - FINISHES

- 9.1. NOT USED

DIVISION 10 - SPECIALTIES

- 10.1. PERFORATED METAL SCREEN SIGNAGE WITH LED LIGHTING BEHIND ON CEMENT PLASTER (STUCCO) WALL

Date	01/20/12
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Revision	Date
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teamwork/bimserv-k2a/11211_composite.1/8 EAST EXTERIOR ELEVATIONS.Friday, January 20, 2012, 4:59 PM



1 PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

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- 7.5. ALUMINUM DOWNSPOUT

DIVISION 8 - DOORS & WINDOWS

- 8.1. EXTERIOR INSULATED DOOR & FRAME ASSEMBLY
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- 9.1. NOT USED

DIVISION 10 - SPECIALTIES

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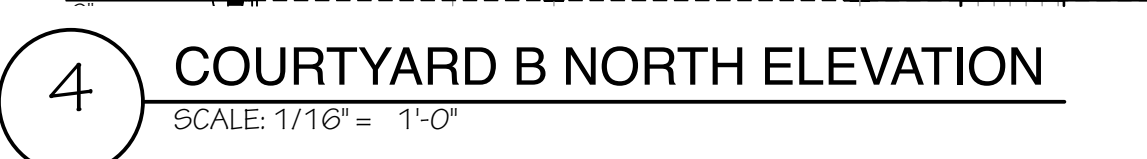
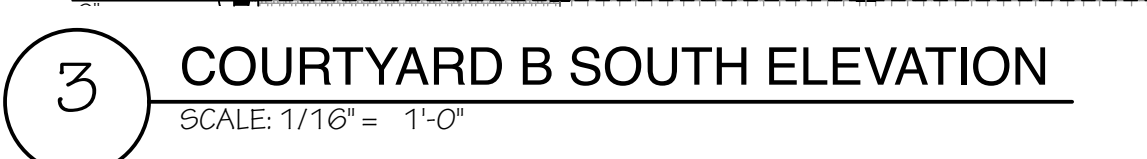
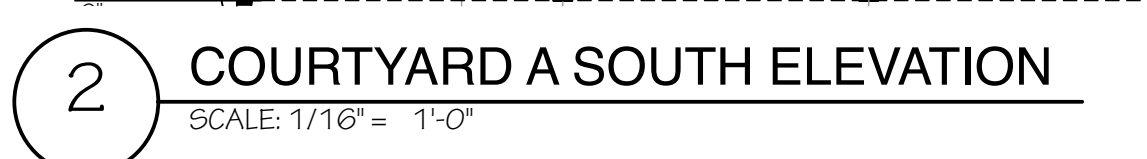
01/10/12 - DESIGN REVIEW APPLICATION

RIVER EDGE APARTMENTS

1004 W. Royal Boulevard
Boise, ID 83706

A3.6

1/8 WEST EXTERIOR ELEVATIONS



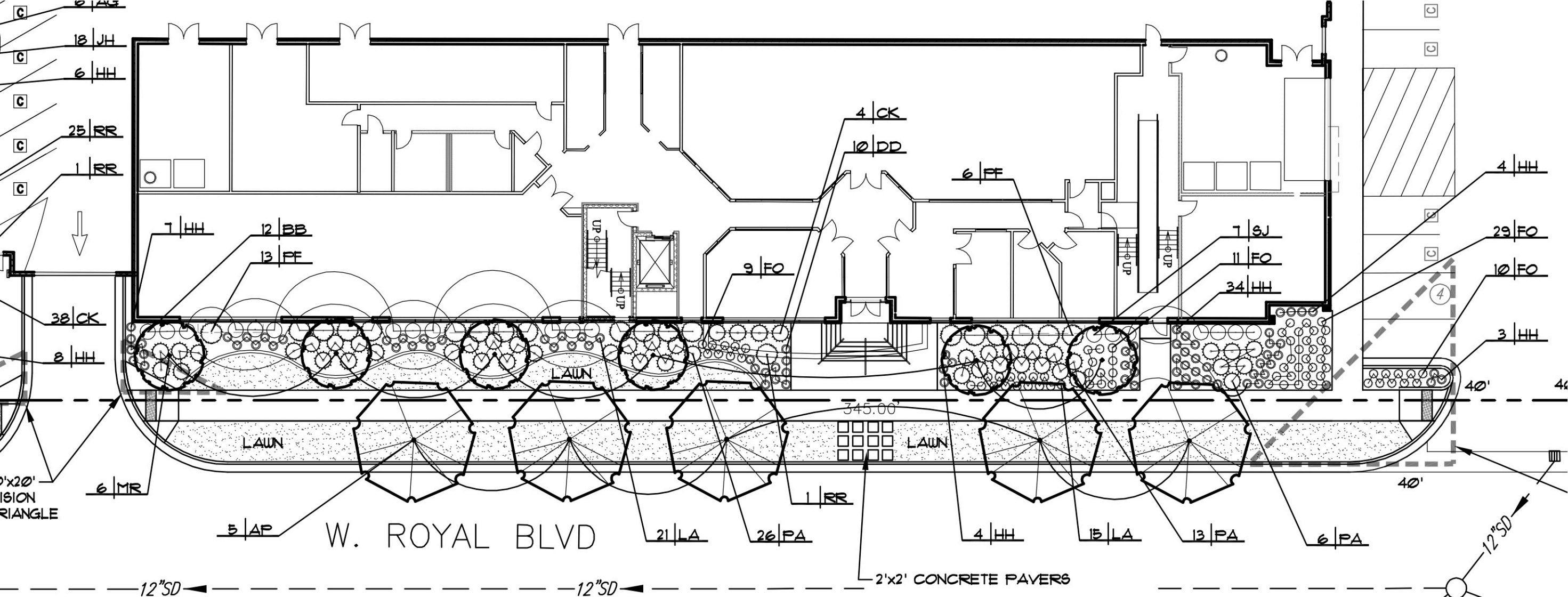


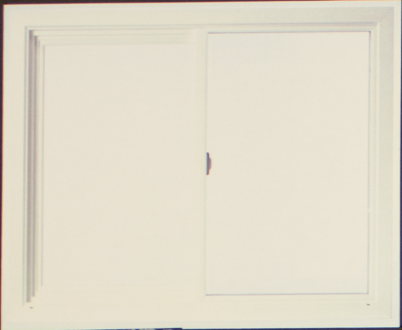
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VINYL SLIDING WINDOW



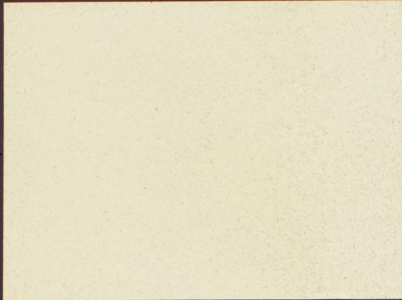
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VINYL CASEMENT WINDOW



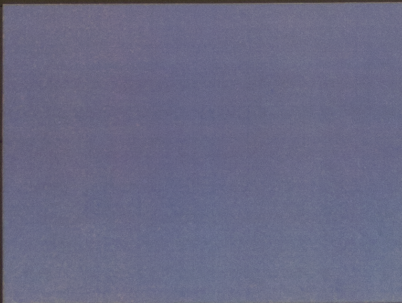
CLEAR ANODIZED ALUMINUM STOREFRONT



STUCCO TYPE "A", STO "WHITE LINEN"



METAL BALCONY RAILING SYSTEM



STUCCO TYPE "B", STO "3533X"



FIBER CEMENT PANEL REVEAL SYSTEM "ARCTIC WHITE"



BRICK TYPE "A", INTERSTATE BRICK "COPPERSTONE"



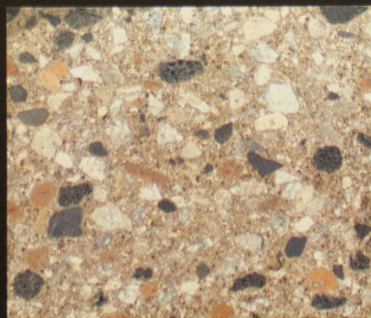
WALL ACCENTS, "SANDSTONE"



FIBER CEMENT LAP SIDING, "HARRIS CREAM"



BRICK TYPE "B", INTERSTATE BRICK "IRONSTONE"



CONCRETE MASONRY UNIT TYPE "A", BASALITE DESERT SAND GROUND FACE



DECORATIVE METAL FENCE, GARAGE WALL OPENINGS

RIVER EDGE APARTMENTS

1004 WEST ROYAL BOULEVARD
BOISE, ID 83706

THE MICHAELS ORGANIZATION
DESIGN REVIEW APPLICATION
JANUARY 10, 2012



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



BUILDING EAST OF PROPOSED SITE – WEST ELEVATION



BUILDING EAST OF PROPOSED SITE – SOUTH ELEVATION



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

2

Planning Division Staff Report

File Number	DRH12-00013
Applicant	The Michaels Organization
Property Address	1004 W. Royal Boulevard
Public Hearing Date	February 8, 2012
Heard by	Design Review Committee
Analyst	Sarah Schafer

Public Notification

Newspaper notification published on:
Radius notices mailed to properties within 300 feet on:
Staff posted notice on site on: January 20, 2012

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1. Project Data and Facts

Applicant/Status	The Michaels Organization
Architect/Representative	Becky McKay / Engineering Solutions, LLP
Location of Property	1004 W. Royal Boulevard
Size of Property	3.21 acres
Present Zoning and Land Use	R-OD (Residential Office with Design Review) / Vacant
Description of Applicant's Request	The application is for the construction of a 175 – unit apartment complex in five-stories with at grade parking as part of the structure and related site improvements.

2. Land Use

Description and Character of Surrounding Area
The area is currently developed with truck/bus operations. There are minimal improvements to the public right-of-way and lack of landscape in the area. In early 2000 the property to the southwest was developed with apartment buildings. These apartments were required to improve the right-of-way with curb, gutter, sidewalk and landscape. There are overhead power lines along Royal Boulevard.

Adjacent Land Uses and Zoning

North:	Boise River and Greenbelt with office space further north / A-1 (Open Land) and R-OD (Residential Office with Design Review)
South:	Unused industrial storage buildings / R-OD (Residential Office with Design Review)
East:	Office / C-2DC (General Commercial with Design Review and Capitol Blvd overlay)
West:	Ann Morrison Park / A-1 (Open Land)

Site Characteristics
The site slopes from the road down to the Boise River along its north boundary. There are overhead power lines which run along Royal Boulevard. Royal Boulevard is also a main entry into Ann Morrison Park.
Special Considerations
Setbacks and vegetation along the north property line are going to be important because of the adjacent river and Greenbelt. The streetscape along Royal Boulevard will also be important in order to make this an attractive and safe pedestrian access to Ann Morrison Park. The property is also within the floodplain.
History of Previous Actions
CUP11-00090 – Height Exception to allow a five story building CFH11-00036 - River system permit for portions of the building within the Boise River floodplain.

3. Project Proposal

Site Design

Land Use	
Percentage of the site devoted to building coverage:	59.16%
Percentage of the site devoted to paving:	18.93%
Percentage of the site devoted to landscaping:	18.50%
Other (sidewalks):	3.41%
TOTAL	100%

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	Off-site Parking requested?	No

Setbacks

Yard	Building		Parking	
	Required	Proposed	Required	Proposed
Front (Royal Boulevard)	10'	13'	10'	7'
Side (East)	0' – 15'	49'	5'*	5'
Side (West)	0' - 15'	18'	0' – 15'***	20'
Rear (South)	5'	20'	5'	20'

*Section 11-04-05.06 H states: *Open-air parking areas (including access driveways) shall be allowed within interior side yards provided a minimum five foot (5') wide landscaped area is maintained along the side property line. The street side yard setback area shall be landscaped to screen such parking areas.*

** Structured parking is required to meet building setbacks.

Fencing

Along the north edge of the building a six foot masonry screen wall with wrought iron fencing above to a height of ten feet is proposed. The six foot masonry screen wall will deter anyone entering the parking area from the Greenbelt with the additional wrought iron fencing making it even more difficult to gain access.

Outdoor Lighting

No information has been provided regarding outdoor lighting. In conversations with Curt Crum, Boise City Police, CPTED standards should be followed in regards to lighting levels for the parking and the exterior pathways. Within the garage five foot candles of light should be maintained and along all exterior footpaths one foot candle shall be supplied.

Structure(s) Design	
Number/ Proposed Use of Buildings	One building to be used as apartments
Maximum Building Height	63'
Number of Stories	Five
Square Footage	356,200

4. Zoning Ordinance and Comprehensive Plan

Zoning Ordinance Sections	
11-7-3.1	Objective – Site Design A - E
11-7-3.2	Objective – Structure Design A - F
11-7-3.3	Adopted Plans and Design Guidelines
11-4-5.3	Regulations for Residential Office (R-O) Districts
11-13	Landscape Ordinance
11-10	Parking Ordinance

Comprehensive Plan Sections	
Goal DT-CCN 3	Encourage redevelopment of surface parking lots and other underutilized properties.
Goal DT-C 2	Continue to develop a framework of streets, paths and open spaces that build upon existing networks and strengthen connections to the Boise River and Downtown sub districts.
Goal GDP-MU.4a	Pedestrian Access and Orientation
Goal GDP-MU.5	Distinct Identity

5. Analysis / Findings

The applicant is proposing a five-story apartment building consisting of 175 units, 39 two-bedroom and 136 four-bedroom within the R-OD zone. The multi-family use is allowed in the base zone however the project height exceeds the 35' limit of the zone but is anticipated to receive conditional use permit approval (CUP11-00090) through the Planning and Zoning Commission at their February 6, 2012 hearing. The project is designed to serve the student population of BSU.

The Surrounding Area

The surrounding area has a mix of uses that can be advantageous to the proposed project. The park offices are located directly to the west of the project with one of the main entries to downtown's Ann Morrison Park within a couple hundred feet of this developments entry.

To the north of the property is the Boise River and Greenbelt easily accessible from this property and a wonderful amenity to the residents.

To the east is the three-story Keynetics office building. This building was permitted in 2004 and constructed in 2005. This building received a height exception to allow construction to 56' and is a total of 27,870 GSF. This building has a beige E.I.F.S finish with a flat roof and aluminum storefront.

There are a number of other uses located within the area. There are small businesses located along LaPointe to the southeast of the site. These businesses are smaller storefronts finished in stucco or painted CMU and currently include businesses such as Fraser Vineyards, an architectural office and House of Wheels Inc. To the southwest of the site there are 13 two-story with basement buildings containing approximately 140 apartment units. This project was constructed in 2001 and is almost identical to a project constructed directly to the south in 1993/1994. The apartments are finished with beige hardboard lap siding, white vinyl windows and pitched roofs with asphalt shingles.

Site Layout and Circulation/ Parking/ Pedestrian and Bicycle Facilities

The building is located along Royal Boulevard with the parking sitting in behind the at grade uses along the street. The site takes access off of Royal Boulevard through a drive along the east property line to an at-grade structured parking area and approximately 18 open air surface parking stalls. After the open air parking, the drive aisle becomes a one-way drive to a secured (gated) parking area. Some additional paving will be needed for any vehicles reaching this point and needing to turn around because of the garage door being closed and no surface parking available.

Along the east and west walls of the parking garage there are angled parking, requiring the drive aisles to be one-way along the perimeter of the garage. The remainder of the parking is all 90° with the typical stall width of 8' and 18' length. The compact spaces are 7.5' feet in width and 15 feet in depth. All stall lengths and depths meet the ordinance requirements. Staff does recommend one accessible stall is placed in the open air parking area.

The public sidewalk along Royal Boulevard is detached from the curb eight feet to allow for the installation of street trees. The sidewalk is proposed at six feet wide, it should be increased to eight feet in order to accommodate the high amount of foot traffic in the area for entry into the adjoining park as well as those accessing the Greenbelt. This is the same standard along Royal Boulevard required for the Royal Cubes application directly to the south of this project. A sidewalk should also be added from the door exiting the stair tower to the west of the main entry to the public sidewalk.

There is a six foot wide sidewalk along the face of the open-air parking leading from the public sidewalk back to where the Greenbelt can be accessed at the north end of the property. After crossing the drive aisle to the parking area, the sidewalk increases in width to eight feet. Crosswalk striping shall be installed in this area to delineate a pedestrian crossing.

There are stair towers and bike parking areas located in the northeast and northwest corners of the building. Where these uses exit the building on the northwest corner of the site, they connect with a sidewalk leading to the Greenbelt. From the bike storage area on the northeast corner of the building there is also a sidewalk leading to the Greenbelt however there is only a six foot by five foot concrete pad at the exit from the stair tower. This concrete pad shall continue into a sidewalk connecting up with the one leading to the Greenbelt and back around to the front of the building.

River System Permit

The project will be reviewed by the Planning and Zoning Commission for compliance with the Boise River System Ordinance. Section 11-16-04.02 F requires structures located along the Greenbelt and Boise River to have a landscape screen which reaches a height of at least twenty feet within ten years. It further requires parking areas which are between the River or Greenbelt to be screened at the time of construction to a height of at least five feet.

The landscape is further discussed below however, based on the above referenced ordinance section, staff believes a couple of additional trees along the north wall would meet the ordinance requirements. Staff suggests the installation of some Amur Maples, two to three, on either side of the proposed Red Sunset Maples. The Park and Recreation Commissioners supported the project and did not have any additional landscape requirements. Over the years more attention has been given to security along the Greenbelt and the need for dense screening – especially in the more urban part of the river such as this site – has not been strictly enforced. This area along the Greenbelt currently has lawn and deciduous trees which will remain.

The screening of the parking is done through a six foot masonry wall with four feet of wrought iron on top. Masonry columns to a height of ten feet are spaced approximately every 28' on center. Plantings with a mixture of shrubs and trees will soften this wall for those using the Greenbelt.

Landscaping

The landscape design provides for a mixture of year round color, screening of portions of the base and blending with the Greenbelt. The landscape ordinance requires one tree for every 40 lineal feet of property boundary. Approximately 37 trees are required and 39 trees have been proposed. The minimum of four species is required within those 39 trees. There are 10 different species shown on the landscape plan. There are mostly deciduous trees proposed though there are 4 Bachari Spruce proposed at the northeast corner of the building.

The majority of the winter color and screening is through the use of decorative grasses. There are Blue Chip Junipers proposed for along the west and east property lines. Potentilla and Burning Bush will provide some fall color along with the decorative grasses. The Ivory Halo Dogwoods will add some interest in the winter.

The only suggestion to the landscape plan, in addition to the trees required above, is the need for two more trees. The first tree would be located at the southeast corner of the building. Installing an additional Sentinel Crabapple at the corner of the building will finish out the spacing established through the current design and anchor the building. The other location is in the planter adjacent to the garage entry. This should be a Shademaster Honeylocust as provided in the other parking lot planter. Since this is a one way drive aisle at this location, staff does not anticipate any vision triangle concerns.

There are a couple conditions of approval which will affect the landscape plan such as moving of the transformers on the southwest corner of the site, the addition of some pavement in order to accommodate for turnaround of vehicles at the garage entry and the addition of sidewalk from the northeast and southwest stair towers. Staff believes these items can all be easily accommodated without harming the integrity of the design intent.

Trash Enclosures and Mechanical Units

The larger trash room is to be located within the building at the southeast corner of the site. There is an additional location on the southwest corner of the building. On the application the applicant has indicated they will be using four, eight-yard trash containers and will be participating in the recycling programs. Peter McCullough with Boise City Public Works has reviewed the proposal and indicates only one of the locations proposed has adequate accessibility and only the three-yard dumpsters have wheels.

The applicant will be required to work with Public Works to provide adequate accommodations for solid waste removal. Revised plans shall be submitted showing all requirements are met.

There are to be 181 roof mounted and interior mechanical units for the structure. The mechanical units on the roof will be screened by the parapet walls.

There are three transformers located on the southwest corner of the site. They are currently within 5 – 6 feet of the front property line and only a foot off of the side property line. With the property to the west being Boise City Parks land, there is little concern about the adjacency to the west property line however, staff would like to see the transformers set off of the front property line by the required ten feet. This will help with clear sight lines in exiting the parking area. Since this is a major entry point into the park, keeping the sight lines open is important.

Materials

Building Location	Type/Color
Roof:	TPO Roof Membrane / White
Exterior Walls:	Brick /Copperstone and Ironstone CMU / Basalite Desert Sand Ground Face Stucco / Burgundy, Blue and Sandstone Fiber Cement / Harris Creme
Accents/ Trim:	Aluminum and Fiber Cement / Grey and White
Windows/ Doors:	Aluminum Storefront – First Floor / Grey Vinyl – Floors 2 – 5 / White
Mechanical Equipment:	Located behind parapet walls

Building Design

The building is located along Royal Boulevard with the main pedestrian entry near the midpoint of the structure. The building is located within the floodplain requiring an elevated first floor height. Along Royal Boulevard there are steps up to the main front entry where the service pieces of the project are located such as the mailroom, lounge, media/game room, reception area, computer, mechanical, trash and fitness facility. This first level is finished with two tones of brick along the Royal Boulevard elevation with a red brick, Ironstone, at the lower level and then a brick with an orange tone, Copperstone, above. Nine foot tall aluminum storefront windows start approximately three and a half feet above grade to help break up the wall plane. An offset canopy covers the front entry and the windows to the west. A smaller canopy of approximately four feet in depth covers the door entering into the stair tower to the east of the main entry.

There is an additional door shown on the front elevation which is a solid metal door for another stair tower. Staff would suggest this door be designed to match the one at the east end of the south elevation with a glass door and canopy to further break up the facade.

The upper levels of the south façade are finished in stucco and fiber cement board in blue, burgundy and crème colors. The materials and the colors are appropriate for the area in which the building is being constructed. The windows for this portion of the project are vinyl.

Along east, west and north sides of the building the base is finished with a concrete masonry unit, Basalite Desert Sand, with a ground face finish. The colors located within this material have been pulled to the upper levels to provide the overall color palette for the building.

Massing/ Proportions

The massing and proportions of the structure are appropriate for the area. The residential project located to the southwest of the site uses multiple buildings of approximately ten units each creating pods throughout the site.

The proposed structure will have a much larger presence along the street than any of the other buildings in the area however, the design is appropriate for the urban density the City is looking to achieve. The building is located up along the street emphasizing the mass of the structure on Royal Boulevard but minimizing its impact on the Greenbelt by placing the open portion of the structure to the north.

The façade is broken up into appropriate proportions through the stepping of the wall planes, changing of materials and colors. The facades for the building are long but the design elements provided will help to reduce their visual impact.

Shadow Relief/ Design Interest

The upper levels of the building provide for shadow relief and design interest through the stepping of the wall planes, changes in color and material, variation of the parapet design and the addition of balconies.

There is some concern with the design interest of the first level. The front wall plane does have windows with canopies over them however the canopies over the windows are approximately two feet in depth. Given the south portion of the first floor is office space and not parking, staff believes it would be appropriate for the wall plane to step similar to the upper levels. Other possible options for adding interest on the south elevations would be the installation of raised planters at the base of the building, trellis, larger canopies, or other non-structural design items could be considered. With the west and east portions of the at grade structure housing parking, it is understandable why those walls are not able to step and maintain functional space.

6. Conclusion and Recommended Conditions

Staff finds the project complies with Sections 11-7-3.1, 11-7-3.2 and 11-7-3.3 of the Zoning Ordinance and the goals and policies of the Boise City Comprehensive Plan and would recommend **approval** subject to the following conditions:

Site Specific Conditions

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received **January 10, 2012 for the site plan and landscape plan and January 23, 2012 for elevations, perspectives, materials and colors**, except as expressly modified by the following conditions:
 - a. Comply with all requirements of CUP11-00090, CFH11-00035 and CFH11-00036.

- b. The applicant shall enter into and provide planning staff a copy of license agreement with ACHD for the portion of the public sidewalk along Royal Boulevard on the applicant's property.
- c. The transformers at the southwest corner of the site shall be set at the 10' setback line.
- d. Provide a 10' setback from Royal Street for the open-air parking.
- e. One accessible parking stall shall be located in the open-air parking area.
- f. Along Royal Boulevard the sidewalk shall be eight feet wide and shall be detached from the curb eight feet.
- g. At the entry to the garage on the east side of the structure, the pedestrian path shall be striped.
- h. A sidewalk from the exit of the northeast stair tower shall be constructed to connect with the sidewalk leading to the Greenbelt to the east.
- i. A sidewalk from the exit of the stair tower located to the west of the main entry shall be constructed to the public sidewalk.
- j. The site plan shall show the location of the entry pad location for accessing the structured parking area.
- k. On the east elevation, after the open-air parking stalls where the drive aisle becomes one-way, a small amount of additional paving shall be added to allow for vehicles to turn around who can't get through the garage gate.
- l. A sign shall be located on the west exit from the parking garage indicating it is not an entry point.
- m. Clear markings shall be made within the parking garage indicating the traffic circulation pattern.
- n. Provide one additional Sentinel Crabapple tree at the southwest corner of the building in the planter adjacent to the building.
- o. Provide a Shademaster Honeylocust tree in the parking lot planter at the mid-point of the building on the east side.
- p. Provide two to three Flame Maples, or similar tree, on either side of the grouping of three Red Sunset Maple trees, along the north elevation of the building.
- q. The door on the stair tower to the west of the main entry shall be glass with canopy to match the door on the east end of the south façade.
- r. Step the south wall plan, similar to the upper levels in order to provide shadow relief and design interest along the most visible portion of the building at street level.

Revised plans indicating compliance with the above conditions shall be submitted to Planning Staff for approval prior to application for any construction permits.

Responsible Agencies and Other Boise City Departments

- 2. 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.

3. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW) for drainage, sewers and street lights per department comments dated **January 17, 2012**, and per memorandum from the Solid Waste/Ground Water Manager dated **January 17, 2012**. 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.
4. A Building Permit is contingent upon approval from Boise City Community Forestry for tree planting within right-of-ways, per Title 9, Chapter 16, Section 09-16-05.2. Contact Boise City Community Forestry at 384-4083 with questions regarding this condition.
5. Compliance with requirements as requested by the Ada County Highway District (ACHD).
6. The applicant shall comply with the Boise City Fire Code as required by the Boise Fire Department as outlined in the memo dated **January 12, 2012**.

General Conditions

7. All landscaping areas shall be provided with an underground irrigation system. Landscaping shall be maintained according to current accepted industry standards to promote good plant health, and any dead or diseased plants shall be replaced. All landscape areas with shrubs shall have approved mulch such as bark or soil aid.
8. All landscape trees shall be pruned in accordance with the American National Standards Institute's Standard Practices for Tree Care Operations (ANSI A300 - latest edition). No trees on the site shall be topped, headed back, rounded over or otherwise disfigured. Contact Boise City Community Forestry at 384-4083 for information regarding tree care operations.
9. 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.
10. In compliance with Title 9, Chapter 16, Boise City Code, anyone planting, pruning, removing or trenching/excavating near any tree(s) on ACHD or State right-of-ways must obtain a permit from Boise City Community Forestry at least one (1) week in advance of such work by calling 384-4083. Species shall be selected from the Boise City Tree Selection Guide.
11. Deciduous trees shall be not less than 2" to 2 1/2" inch caliper size at the time of planting, evergreen trees 5' to 6' in height, and shrubs 1 to 5 gallons, as approved by staff. All plants are to conform to the American Association of Nurseryman Standards in terms of size and quality.
12. All signs will require approval from the Planning and Development Services Department prior to installation.

13. Utility services shall be installed underground.
14. 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.
15. 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.
16. 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.



January 10, 2012

Design Review Committee and Staff
Planning & Development Services
City of Boise
150 North Capitol Boulevard
Boise, Idaho 83701

REF: River Edge Apartments – Royal Boulevard
K&A Project Number 11211

SUB: Design Review Application – Letter of Design Intent

Dear Members of the Design Review Committee and Staff:

We are pleased to submit the accompanying Design Review Application on behalf of The Michaels Organization for the River Edge Apartments.

The intent of the project is to provide 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 Morison Park, the property is currently utilized for industrial purposes by Estes Trucking and Express Freight.

The proposed development consists of a 5-story, multifamily structure approximately 356,200 square feet in size. The ground floor level and site includes a lobby, residential amenities (media, fitness and computer rooms) and 280 parking spaces. Two enclosed bicycle parking areas (48 spaces) will be 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 four upper floors of the building 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 materials and practices.

The building has been designed to be the optimum size necessary to provide the vibrant amenities and living spaces that the University student population demands in an economically feasible fashion. After evaluating several alternatives, it was determined that placing the apartments above ground-level parking was the only viable design solution. 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 building exterior will include a variety of planes and materials in the façade, which serves to divide the large façade areas into smaller sections. The exterior materials, including a mixture of brick, fiber cement panels, fiber cement siding, concrete masonry units, stucco, and fiber cement trim, have been selected based on several attributes including appearance, color, texture, durability, maintainability, and sustainability. The design has also been developed to have a variety of roofline profiles and heights, which enhances the overall appearance of the proposed "flat" roof. We have endeavored to create a building with a clean and modern appearance, while respecting the surrounding context of the Greenbelt, Ann Morison Park, and Downtown.

Principals

Stephen L. Schoch, AIA*
Eugene F. Schiavo, AIA, PP*
Mary M. Johannesen, AIA*
Roger Keyser, AIA
Jay Appleton, PE
Stephen Finkelman, PE, CEM*

Senior Associates

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Milton D. Smith, RA
Susan C. Nurge, AIA*

Associates

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Christopher Panella
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January 9, 2012

Design Review Committee and Staff – Design Review Application Letter of Intent

River Edge Apartments – Royal Boulevard K&A Project Number

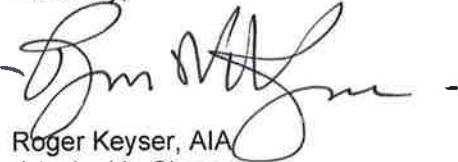
11211

Page 2 of 2

A Conditional Use Application has been submitted for this project [CUP11-00001 and CFH11-00036] and has received a recommendation for approval from Planning Division Staff.

Thank you for your consideration of this proposed development. We look forward to working with you to create vibrant new housing for students in the City.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Keyser", followed by a horizontal line.

Roger Keyser, AIA
Principal in Charge

cc: Nicholas Zaferes, Michaels Organization
Project Design and Construction Team



Dennis Doan
Chief

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Mayor
David H. Bieter

City Council
President
Maryanne Jordan

Council Pro Tem
Alan W. Shealy

Elaine Clegg
David Eberle
Lauren McLean
TJ Thomson

Fire Department

January 12, 2012

Sarah Schafer
PDS – Design Review

Re: Design Review Application – River Edge Apartment; DRH12-00013
1004 W. Royal Blvd.

Dear Sarah,

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



Independent School District of Boise City #1

Boundaries, Transportation, and Traffic Safety

8169 W Victory Rd - Boise, ID 83709

(208) 854-4167 Fax (208) 854-4011

RESPONSE TO PLANNING & DEVELOPMENT SERVICES

DATE: January 23, 2012

TO: PDSTransmittals@cityofboise.org

RE: DRH12-00013 River Edge Apts

At the present time, the Developer and/or Owner have made arrangements to comply with all requirements of the Boise School District.

The schools currently assigned to the proposed project area are:

Elementary School: **Garfield**

Junior High School: **North**

High School: **Boise**

Comments Regarding Traffic Impact: **None**

Comments Regarding Safe Routes to School Impact: **None**

If you have any further questions, please feel free to contact this office.

Lanette Daw, Supervisor
Traffic Safety and Transportation

LD/pkw

Memo

To: Planning and Development Services
From: Peter McCullough, Public Works Department
Date: 1/17/11
Re: Solid Waste Comments- DRH12-00013, River Edge Apartments

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

1. The site plan shows two interior "Trash Rooms" however only one of these rooms provides the required vehicular access.
2. The application indicates 8-yard trash containers will be utilized, however only 3-yard containers have wheels and can be moved out of the room for collection.
3. If 3-yard compactors are proposed, specifications for the compactors are required for review prior to approval and compactors must be moved outside the building for collection by building staff.
4. The path from the Trash Room to the parking/loading area must be flat and paved with no curbs or other obstructions.
5. 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

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