

#161: Design Review Application

Case #: DRH16-00014

Property Information

Address

Street Number: 1808	Prefix: W	Street Name: BOISE AVE	Unit #: 			
Subdivision name: SOUTH BOISE 1ST SUB	Block: 2	Lot: 0	Section: 15	Township: 3	Range: 2	Zoning: C-1D
Parcel Number: R8048010125	Additional Parcel Numbers: r804810120, r8048010062, r8048010080, r8048010100					

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

Agent/Representative Applicant Owner

Applicant Information

First Name: Eran	Last Name: Fields		
Company: FH Broncos, LLC			
Address: 3954 Hopevale Dr.	City: Sherman Oaks	State: CA	Zip: 91403
E-mail: efields@fieldsholdings.com	Phone Number: (310) 903-3141	Cell: (310) 903-3141	Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: David	Last Name: Ruby		
Company: The Architects Office, PLLC			
Address: 499 Main Street	City: Boise	State: ID	Zip: 83702
E-mail: david@taoidaho.com	Phone Number: (208) 639-6406	Cell: (208) 412-9955	Fax:

Owner Information

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

First Name: 	Last Name: 		
Company: 			
Address: 	City: 	State: ID	Zip:
E-mail: 	Phone Number: 	Cell: 	Fax:

Project Information

Is this a Modification application? Yes No File number being modified:

1. Neighborhood Association:

Southeast Boise

2. Comprehensive Planning Area:

Southeast

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

Remove dilapidated residential structures and construct new multi-family housing facility containing a structured parking garage podium with four levels of housing above. New sidewalks and streetscape will be provided on all three street frontages.

4. Size of Property:

1.15 Acres Square Feet

5. Water Issues:

A. What are you fire flow requirements? (See International Fire Code):

1500 gpm

B. Number of hydrants (show location on site plan):
Note: Any new hydrants/hydrant piping require United Water approval.

Number of Existing: 3 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):

1500 gpm

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

Three existing single-family homes and one detached garage/shop.

7. Is the project intended to be phased? Please explain:

The project is intended to be split into separate podium and housing packages, but they will be constructed consecutively with no lag time.

8. Adjacent property information:

Building types and/or uses	Zone
North: BSU Campus	North: (U) University
South: Multi-family complex	South: (R-3D) Multi_Family Residential w/
East: Single-family, bar	East: (C-1D) Neighborhood Commercial
West: Gas Station	West: (C-1D) Neighborhood Commercial

9. Proposed Structures:

A. Number of Structures: Use:

Square footage of proposed structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>

B. Maximum proposed structure height(s):

C. Number of stories:

D. Number of seats (if restaurant, tavern or lounge):

E. Number of residential units (if applicable):

10. Existing Structures:

Square footage of existing structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text"/>
2nd Floor	<input type="text"/>
3rd Floor	<input type="text"/>
4th Floor	<input type="text"/>

11. Building Exterior:

	Materials	Colors
Roof:	<input type="text" value="Single ply membrane"/>	<input type="text" value="White"/>
Walls:	<input type="text" value="Stucco"/>	<input type="text" value="Creamy, Beige, Light Yellow"/>
Windows/Doors:	<input type="text" value="Alumunum, Hollow metal, Vinyl"/>	<input type="text" value="Clear Anodized, light grey, light grey"/>
Fascia, Trim, etc:	<input type="text" value="Pre-finished metal"/>	<input type="text" value="Light grey"/>
Other:	<input type="text" value="Metal Panels, Wood soffit"/>	<input type="text" value="Light grey, natural cedar"/>

12. Setbacks:

Note: Plans that are not graphically dimensioned will not be accepted.

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	<input type="text" value="10"/>	<input type="text" value="12', 8', 19'"/>	<input type="text" value="na"/>	<input type="text" value="na"/>
Rear:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Side 1:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Side 2:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

13. Site Design:

	Site Percentage Devoted to	Square Feet
Building Coverage:	65 %	36108
Landscaping:	23 %	12952
Paving:		
Other Uses:	11 %	6300
Describe Other Uses:	perimeter sidewalk	

14. Parking:

	Required	Proposed
Accessible Spaces:	4	4
Parking Spaces:	100	83
Bicycle Spaces:	98	98
Proposed compact spaces:		30

Are you proposing off-site parking? Yes No

If yes, how many spaces?

Are you requesting shared parking or a parking reduction? Yes No

If yes, how many spaces?

Restricted parking? Yes No

15. Landscaping:

A. Are there any prominent trees or areas of vegetation on the property? Yes No

B. Type:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

17.Solid Waste:

A. Type of trash receptacles:

- Individual Can/Residential
- 3 Yd. Dumpster
- 6 Yd. Dumpster
- 8 Yd. Dumpster
- Compactor

B. Number of trash receptacles:

5

C. Proposed screening method:

Indoor with roll-up door

D. Is the proposed location accessible for collection?
(Contact Boise Public Works at 384-3901.)

Yes No

E. Is recycling proposed?

Yes No

18.Irrigation Ditches/Canals:

A. Are there any irrigation ditches or canals on or adjacent to the property?

Yes No

B. Location:

Box at corner of Boise Ave/Oakland, with pipe running NW along E

C. Size:

TBD

19.Fencing:

Proposed

Existing to Remain

Type:

Height:

Location:

20.Loading Facilities (if proposed, for commercial uses only):

Number:

Location:

Size:

Screening:

21.Drainage:

Proposed method of on-site retention:

Underground seepage bed

22.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.

23.Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

No Area A Area B Area B1 Area C

Licensed Architect Information

Zoning Ordinance Section 11-07-02 requires a licensed architect for new buildings and additions over 200 sq. ft.

Is the project's Architect listed on the first page? Yes No (If yes, leave this section blank.)

First Name:	Last Name:		
<input type="text"/>	<input type="text"/>		
Company:			
<input type="text"/>			
Address:	City:	State:	Zip:
<input type="text"/>	<input type="text"/>	ID <input type="text"/>	<input type="text"/>
E-mail:	Phone Number:	Cell:	Fax:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Professional License #:			
<input type="text"/>			

Landscape Professional Information

Is the project's Landscape Professional listed on the first page? Yes No (If yes, leave this section blank.)

First Name:	Last Name:		
Will	Howard		
Company:			
The Stackrock Group			
Address:	City:	State:	Zip:
405 S. 8th St., Ste. 321	Boise	ID <input type="text"/>	83702
E-mail:	Phone Number:	Cell:	Fax:
will@stackrockgroup.com	(208) 345-0500	(208) 859-9408	<input type="text"/>
Professional License #:			
LA-16377			

Verification of Legal Lot or Parcel Status

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:	<input type="text"/>
Date:	<input type="text"/>