Planning & Development Services

Boise City Hall, 2nd Floor
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Boise, Idaho 83701-0500

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2

Summary/Reason Statement for DRH16-00014

Summary

FH Broncos, LLC – Eran Fields requests Design Review approval to construct a five-story multi-family residential building with 98-units within the current C-1D zone (General Commercial with Design Review Overlay) zone. The parcel is currently in the process of being rezoned to the R-OD (Residential Office with Design Review Overlay) zone. The parcel is triangular in shape and is bound by Boise Avenue, Beacon Avenue and Oakland Avenue. The property is identified as Mixed-Use within the Boise Comprehensive Plan and designated within the Design Review Guidelines as Commercial/Mixed-Use. The site is located within the Southeast Planning Area.

The applicant is proposing to construct a five-story multi-family residential building with structured parking integrated into the building. The building is proposed to be 60-feet in height and has a modern architectural design with a flat roof and minimal ornamentation. The building contains a simple palette of materials and modulated building masses to define the overall form of the building. There is a covered entrance located at the northeast corner of the site on the corner of Beacon Avenue and Oakland Avenue. On-site amenities and open space includes: a lounge, recreation room, fitness center, study room and a 5th floor roof deck along with individual balconies.

Overall, the design contains appropriate colors and materials, fenestration, and modulation. Each of these elements assists to break up the massing of the structure, provides an additional depth of character through shading and relief and provides architectural design interest to the building. The applicant's proposal will integrate well with the other developments around the Boise State University campus. The new multi-family building will complement the existing single-family and multi-family uses that are adjacent to the development.

Staff has recommended the applicant: consolidate the lots into a single buildable lot, provide a 3-foot modulation within the wall plane on Oakland Avenue, eliminate the existing driveways on Boise Avenue and Beacon Avenue, integrate an additional building material into the materials palette, recess the vinyl widows a minimum of two inches in depth, all exterior lighting fixtures shall be submitted for final approval and the mechanical units on the roof shall be full-height screened by the parapet wall or mechanical screens. These Conditions of Approval have been recommended to comply with the Objectives, Findings and Considerations of the Zoning Ordinance, the Design Review Guidelines and the goals and policies of the Boise City Comprehensive Plan.

Staff Recommends approval of the Design Review Committee:

- Move to approve DRH16-00014 as recommended in Findings of Fact, Conclusions of Law and the Recommended Conditions of Approval noted in the project report.

OR

- Move to approve DRH15-00014 as recommended in Findings of Fact, Conclusions of Law and the Recommended Conditions of Approval noted in the project report with the following modifications.

PROJECT LETTER

499 Main Street
Boise, Idaho 83702
(208) 343-2931
www.taoidaho.com

Date: December 12 10, 2016

To: City of Boise
Planning & Development
150 N. Capitol Blvd
Boise, ID 83702

Project: 1401 Idaho

Job No. 15-621

Subject: Letter of explanation

From: David Ruby, AIA

Dear Staff,

The following is an explanation of our design intent for the proposed Identity Boise project.

The project site is located at a key juncture between different neighborhoods and the Boise State University campus. The site geometry is triangular, which presents unique challenges and opportunities. One key goal of the project is to enliven the ground floor as much as possible, while still serving the project with adequate parking and the site amenities required for the residents. We have accomplished this by screening the parked cars at grade with a variety of treatments creating an interesting rhythm. We are tying the entire perimeter together with unifying elements, while also adjusting them to react to the changing topography. The concrete base is substantial, and denotes permanence and stability. This base steps down to maintain a comfortable scale for pedestrians as the grade of the site changes. In tune with the modulating rhythm of the building above, the screening elements for the parked cars changes from perforated ribbed metal panels at the recessed bays, to green screen infills at the popped out bays. These different treatments offer variety and continuity to the building, while functionally allowing fresh air into and out of the parking area.

Identity will engage the pedestrian in several ways. Metal canopies are utilized to create shade and shelter from the elements, and to soften the buildings mass for pedestrians walking nearby. The entire perimeter of the site and building is also softened with landscaping. This is done with a detached sidewalk with class 2 trees along the street, and softer and more colorful pedestrian scaled plantings up against the building.

Storefront is utilized at the corners, and along the majority of the north façade of the building facing campus to create clean, crisp street level transparency. Pedestrians and motorists alike will be able to see the residents inside, and residents will be energized by the action of this active corner location.

The mass at the corners of the building raise higher than the surrounding facades, and are topped with large overhangs to accentuate their stature. Each corner of the site is unique as it relates to the changing traffic patterns, both vehicular and pedestrian, so the building corners are also unique. Taking cues off the site, the corners are each detailed with similar unifying elements (raised roofs, storefront glazing up on the upper levels, sun shade devices, and darker tones), but have unique forms and characteristics based on the uses inside the building and the geometries of the site at that location.

THE ARCHITECTS OFFICE PLLC
PRICE SANDERS RHEES RUBY

PROJECT LETTER

The facade areas between the corners are similar on all three sides, reflecting the similar residential uses beyond. The main stucco finish material is cleanly detailed with small reveal joints to create interest and careful geometries. Colors are subdued and elegant, rather than trying to be bold and trendy. Parapet heights vary in response to the rhythm of the building, further defining the commercial mixed-use nature of this site.

The east side of the site currently faces a street that is still being used primarily for single-family residences. While this area is zoned commercial, we still felt that our design should reflect the different nature of this context as opposed to the other two sides which front directly on busy streets with commercial and/or higher density uses. For the Oakland façade, we opted to remove units from the top floor in the middle of the block area, so the building mass could step back. This not only changes the visual mass of the building, but it also creates additional variety and interest more appropriate to this slower paced environment.

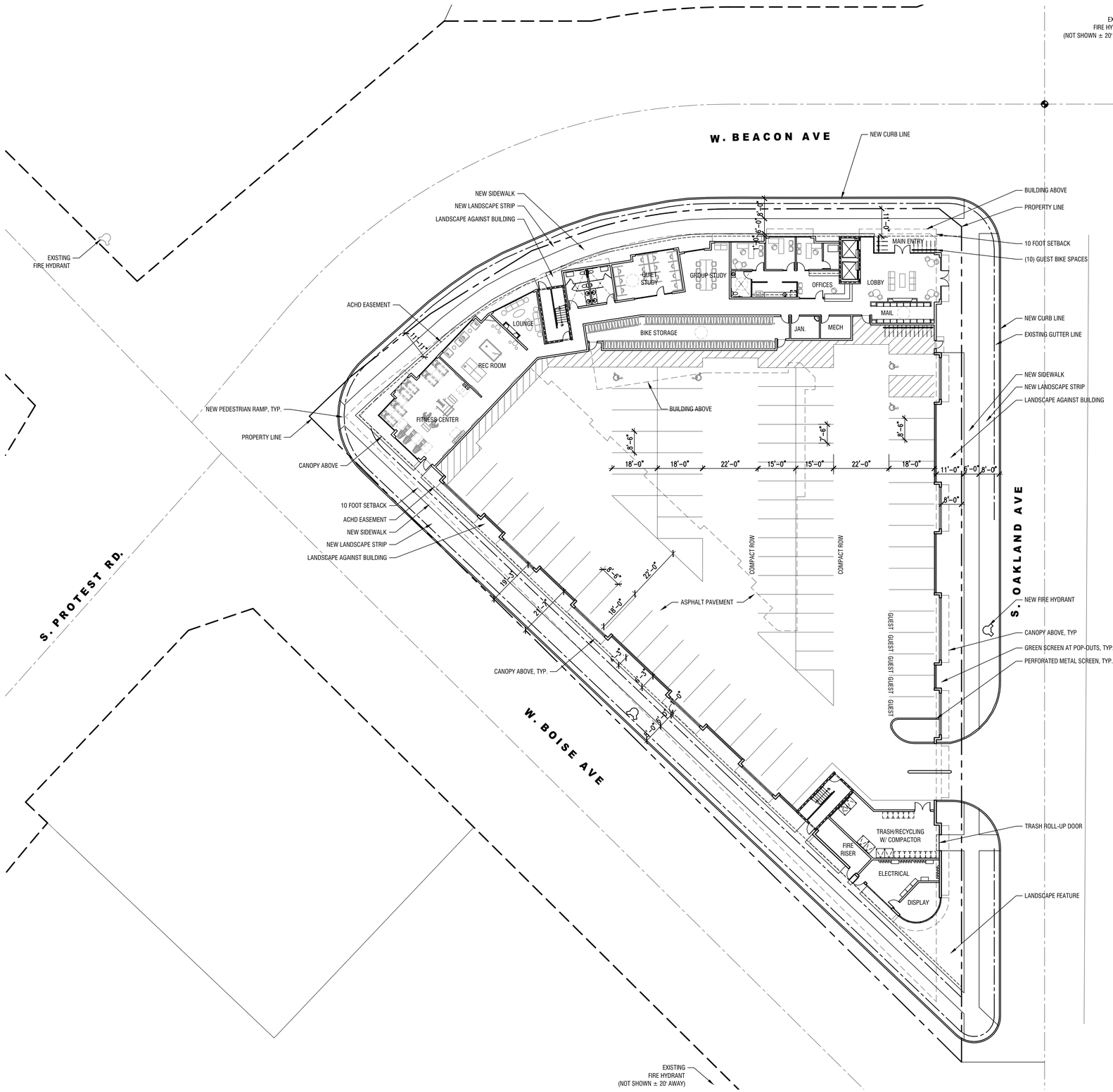
An additional design feature of the building, is the openness in the center of the plan. The concrete podium does not extend over the open area in the center, allowing light and air to penetrate deep into the building. This is not only a feature that is beneficial to the residents of the interior units, but it also allows daylight down into the parking level, so that views into the parking area are not dark and foreboding. Natural sunlight will draw your eye into and through the building.

Thank you for your consideration, and please feel free to call with any questions or concerns, 639-6406.

Sincerely,

David Ruby, AIA
The Architects Office, PLLC

IDENTITY HOUSING CONTEXT IMAGES



1 SITE PLAN

SCALE: 1" = 20'-0"

NORTH

PROJECT SUMMARY

LOT AREA:.....±50,094 S.F. (1.15 ACRES)

ZONING (CURRENT/PROPOSED):.....C1-D/R-OD

SUBDIVISION: SOUTH BOISE 1ST SUB

PARCEL No.:.....R8048010125, R8048010120, R8048010062, R8048010080, R8048010100
TOWNSHIP/RANGE/SECTION:.....T3NE15

FRONT YARD SETBACK:.....10 FT.
STREET SIDE YARD SETBACK:.....10 FT.
REAR YARD SETBACK:.....10 FT.

MAXIMUM BUILDING HEIGHT:.....60 FT.
ACTUAL BUILDING HEIGHT:.....60 FT.

TOTAL BUILDINGS:.....1

TOTAL UNITS:.....98
STUDIO:.....9 (9%)
2 BDRM 2 BATH:.....31 (32%)
3 BDRM 3 BATH:.....23 (23%)
4 BDRM 4 BATH:.....31 (32%)
5 BDRM 3 BATH:.....4 (4%)

TOTAL BEDS:.....284

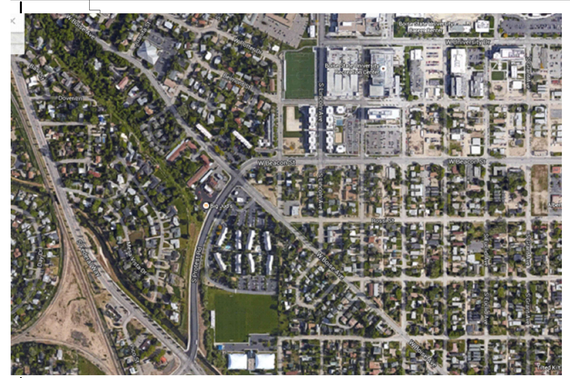
PROPOSED PARKING:

TOTAL PARKING STALLS REQUIRED/PROVIDED:.....100/83
TOTAL ACCESSIBLE STALLS REQ'D/PROVIDED:.....4/4
TOTAL COMPACT STALLS:.....40%
TOTAL GUEST STALLS REQ'D/PROVIDED:.....5/5

BICYCLE PARKING REQUIRED/PROVIDED:.....98/98
ENCLOSED:.....120

REFERENCE FILES: CAR15-00031 & CUP15-00088, 1808 W. BOISE AVE.

AERIAL VIEW



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PROJECT

IDENTITY

BOISE AVE/BEACON STREET/OAKLAND AVE.
BOISE, IDAHO

SEAL

FILE

DATE
DECEMBER 12, 2015

FILE NO.
15-215 A1.0

DRAWN:
DAVID RUBY, AIA

REVISIONS

SHEET

A1.0

ARCHITECTURAL SITE PLAN

TABLE OF CONTENTS:

LANDSCAPE REQUIREMENTS:

(PER BOISE CITY CODE)

SCREENING & BUFFERING:

STREETS & PROPERTY PERIMETER:
STREETSCAPE TREES: 1 TREE 40LF (CLASS II OR III)
**NO TREES WITHIN 10' OF ACHD STORM STRUCTURES
**NO TREES OR SHRUBS OVER 36" WITHIN CLEAR VISION TRIANGLE
INTERSECTIONS: 40'x40' ALONG CURBS
DRIVEWAY-ALLEY: 10' FROM BACK OF SIDEWALK, 20' ALONG SIDEWALK
BED SPACE COVERAGE IS GREATER THAN 50 % - YES

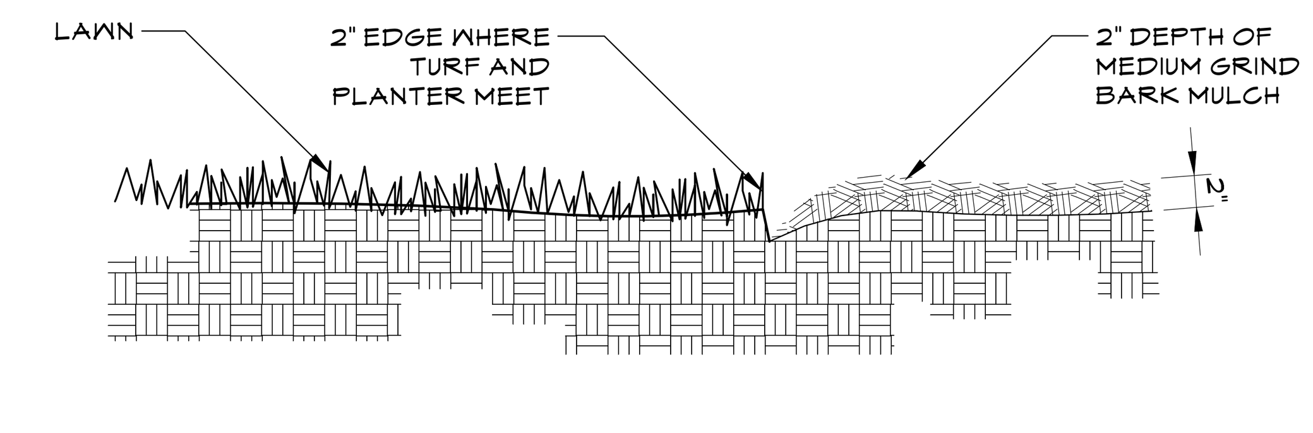
PERIMETER:	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
BOISE AVE	369'	9	9
OAKLAND	335'	8	8
BEACON	304'	8	8

TREE MITIGATION:
TOTAL CALIPER INCHES EXISTING TO BE MITIGATED - REPLACED: 142
TOTAL CALIPER INCHES REQUIRED NEW PERIMETER SCREEN: 50
TOTAL CALIPER INCHES OVERALL TO BE MITIGATED - REPLACED: 192
TOTAL CALIPER INCHES PROVIDED: 87.5

CONTEXT MAP:

LANDSCAPE NOTES:

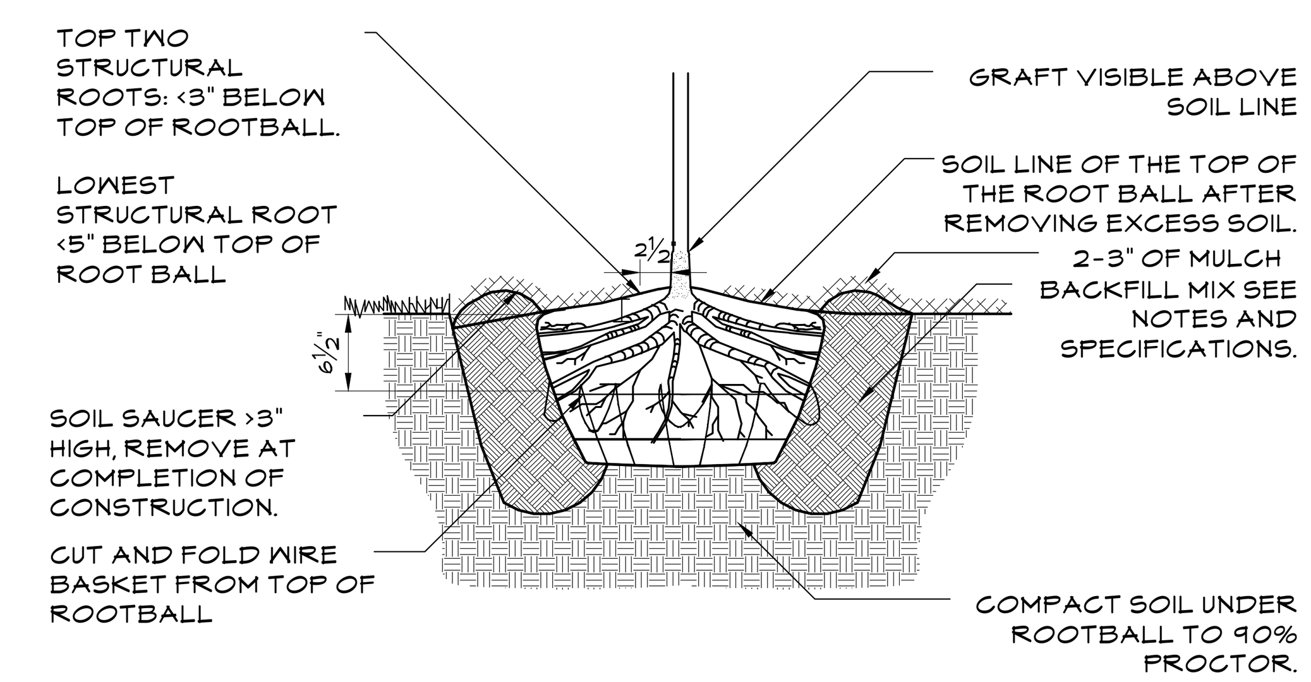
1. REGULATIONS & STANDARDS
   1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2015; and City of Boise, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   2.1. See Engineer's plans for information about existing features.
3. GRADING & SITE PREPARATION
   3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   3.2. All gravel over prep to be removed and disposed of off site.
   3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
      2.1.1. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   2.2. No pooling or standing water will be accepted per industry standards.
3. SOILS
   3.1. Reuse of existing topsoil that has been stockpiled on site is permitted if:
      3.1.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And
      3.1.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
      3.1.3. Topsoil should have a ph of 5.5 to 7.0.
      3.1.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the Landscape Architect.
   3.2. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.
   3.3. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
4. RESTORATION AREAS
   4.1. If planters or lawn areas are disturbed the following notes apply:
      4.1.1. All disturbed planter beds to receive a minimum of 18" depth of screened topsoil.
      4.1.2. All disturbed lawn areas to receive a minimum depth of 12" screened topsoil. Spread, compact, and fine grade topsoil to a smooth and uniform grade 2" below adjacent surfaces of planter bed areas, 1 $\frac{1}{2}$" below adjacent surfaces of turf sod areas, and 1" below adjacent surfaces of seed areas.
5. PLANTER BED MULCH
   5.1. All planter beds to receive 2" depth of mini bark mulch, submit for approval prior to placement.
   5.1. Apply commercial grade pre-emergent as manufacturer recommends.
6. LAWN AREAS
   6.1. Keep all lawn areas 1' minimum off of fencing, building foundations, and additional structures. Install 1' border of $\frac{1}{2}$" chips @ 4" depth between lawn and respective structures. Install over commercial grade weed barrier fabric.
   6.2. Sodded lawn to be tall turf-type fescue.
   6.3. Lay sod within 24 hrs of harvesting. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   6.4. Strip, repair and replace dead sod as needed
   6.5. All lawn areas adjacent to planters to have cut edge per detail 1/L1.1.
7. PLANTS
   7.8. All plant material shall be installed per industry standards.
   7.5. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   7.6. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail 2/L1.1.
   7.7. All shrubs to be installed per detail 3/L1.1.
   7.8. Trees and shrubs over 36" shall not be planted within clear vision triangles per city code.
   7.9. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   8.1. Irrigation system shall be built to the following specifications:
      8.1.1. Adhere to city codes when connecting to city water.
      8.1.1. All irrigation material to be new with manufacturers' warranty fully intact.
      8.1.2. Install indoor rated controller in specified location on plan, trash room, or that nearby corner of building. Coordinate with project manager on exact location.
         8.1.2.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
      8.1.3. All remote control valves (including master control valve) to have flow control device.
      8.1.4. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in seperate sleeves 1-1/2" dia min.
      8.1.5. Use common trenching where possible..
      8.1.6. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
      8.1.7. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
      8.1.8. Connect mainline to point of connection in approximate location shown on plan.
      8.1.9. Contractor is responsible complying with all codes and paying all permits necessary.
      8.1.10. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
      8.1.11. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
      8.1.12. All shrub beds to receive drip irrigation.
      8.1.13. Use separate drip zones for different exposures throughout site.
9. CONTRACTOR RESPONSIBILITIES
   9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   9.2. Refer to note 2.1 regarding damages to existing utilities & permitting note in Irrigation section.
   9.3. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   9.4. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
7. In the event of a discrepancy, notify the Landscape Architect immediately.



1 LAWN EDGE AT PLANTER LOCATIONS (TYP)

1" = 1'-0" 329413.23-02

NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{1}{3}$ OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

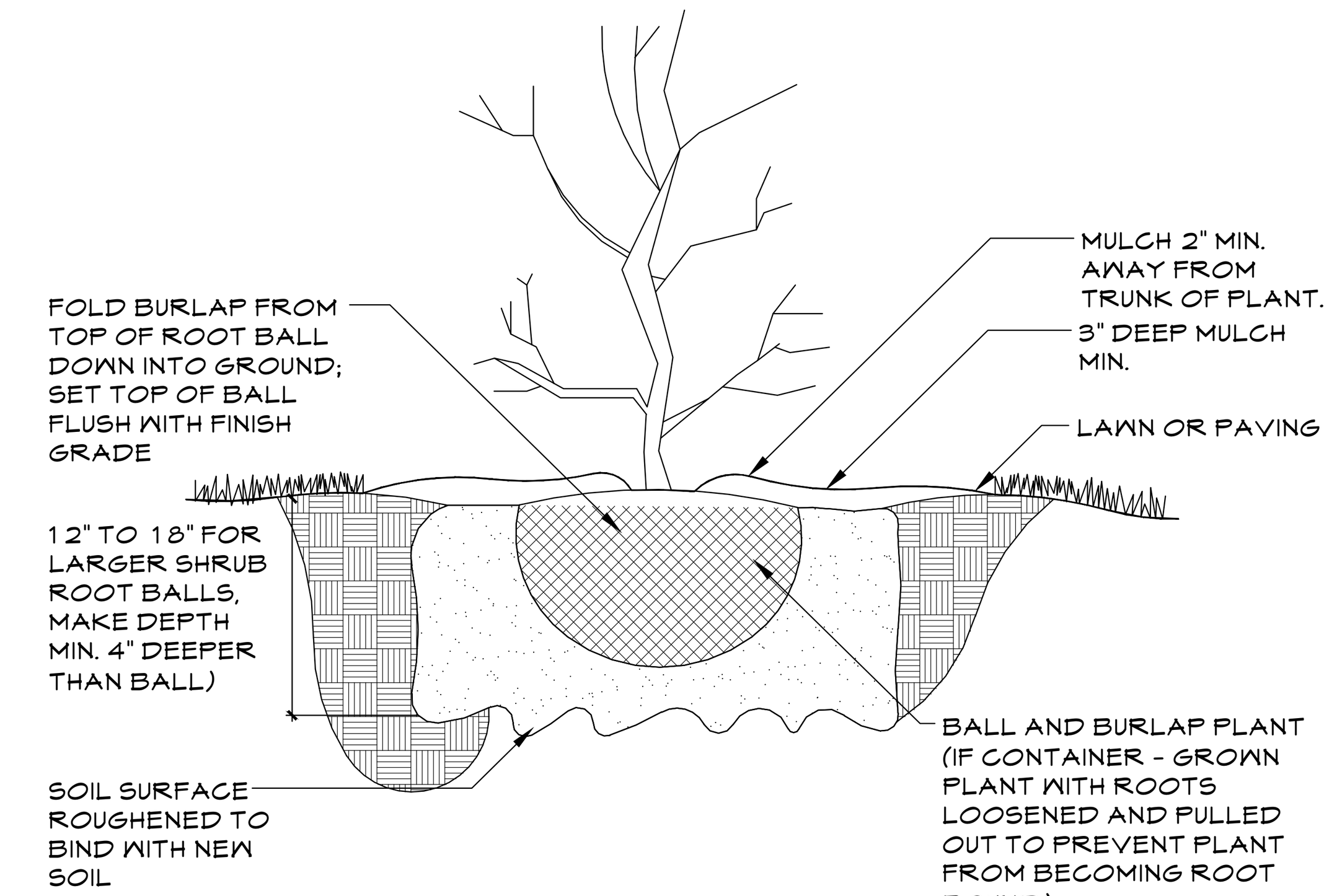


2 BALL AND BURLAP TREE PLANTING

3/4" = 1'-0" 329343.33-04

NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{1}{2}$" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



3 SHRUB PLANTING

1" = 1'-0" 329333.16-01

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BOISE, IDAHO 83702 TAOIDAHO.COM
STACK ROCK GROUP

PROJECT
IDENTITY
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BOISE, IDAHO

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FILE
DATE JANUARY 7, 2016
FILE NO.
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REVISIONS

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L1.0
LANDSCAPE OVERVIEW

PLANT SCHEDULE

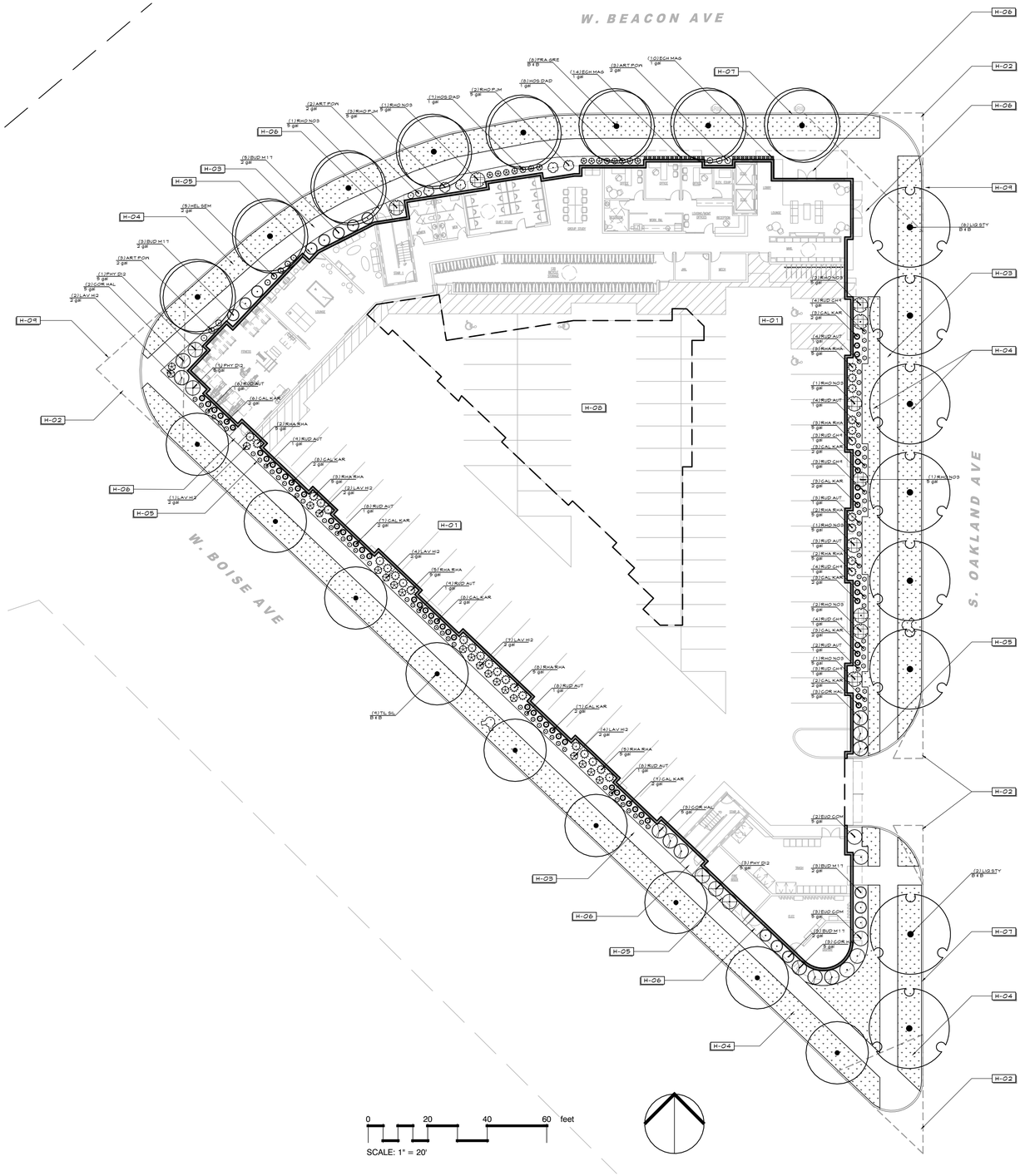
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL		QTY
	FRA GRE	Fraxinus pennsylvanica / Green Ash CLASS II	B & B	3.5"Cal		8
	LIQ STY	Liquidambar styraciflua / American Sweet Gum CLASS II	B & B	3.5"Cal		8
	TIL SIL	Tilia tomentosa / Silver Linden CLASS II	B & B	3.5"Cal		9
SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**FIELD2**		**QTY**
	ART POW	Artemisia x `Powis Castle` / Powis Castle Artemisia	2 gal			8
	BUD M17	Buddleja x `Miss Molly` / Miss Molly Dwarf Butterfly Bush	2 gal			14
	CAL KAR	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			60
	COR HAL	Cornus alba `Bailhalo` TM / Ivory Halo Dogwood	5 gal			11
	ECH MAG	Echinacea purpurea `Magnus` / Magnus Purple Coneflower	1 gal			24
	EUO COM	Euonymus alatus `Compactus` / Compact Burning Bush	5 gal			5
	HEL SEM	Helictotrichon sempervirens / Blue Oat Grass	2 gal			5
	HOS DAD	Hosta x `Big Daddy` / Plantain Lily	1 gal			15
	LAV HI2	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			20
	PHY DI2	Physocarpus opulifolius `Diablo` / Diablo Ninebark	5 gal			5
	RHA RHA	Rhamnus frangula `Fine Line` / Fine Line Buchthorn	5 gal			33
	RHO PJM	Rhododendron azalea `PJM` / Azalea	5 gal			5
	RHO NO3	Rhododendron x `Nova Zembla` / Rhododendron	5 gal			10
	RUD AUT	Rudbeckia hirta `Autumn Colors` / Gloriosa Daisy	1 gal			64
	RUD CH9	Rudbeckia hirta `Cherry Brandy` / Cherry Brandy Gloriosa Daisy	1 gal			21

REFERENCE NOTES:

CODE	DESCRIPTION
H-01	NEW PROPOSED BUILDING -SEE ARCHITECTURE PLANS
H-02	CLEAR VISION TRIANGLE - 40`X 40` @ ROAD INTERSECTIONS - 10`X 20` @ DRIVEWAY-ALLEY
H-03	SIDEWALK - CONCRETE -SEE CIVIL PLANS
H-04	LAWN - TALL TURF TYPE FESCUE
H-05	PLANTER - MEDIUM GRIND MULCH - 2" DEPTH
H-06	CONCRETE ENTRY WALK -SEE CIVIL PLANS
H-07	6" CURB, TYP -SEE CIVIL PLANS
H-08	ATRIUM PARKING - GARAGE - BOTTOM FLOOR -SEE ARCHITECTURE PLANS
H-09	STORM DRAIN -SEE CIVIL PLANS

LEGEND:

-FIRE HYDRANT



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JANUARY 7, 2016

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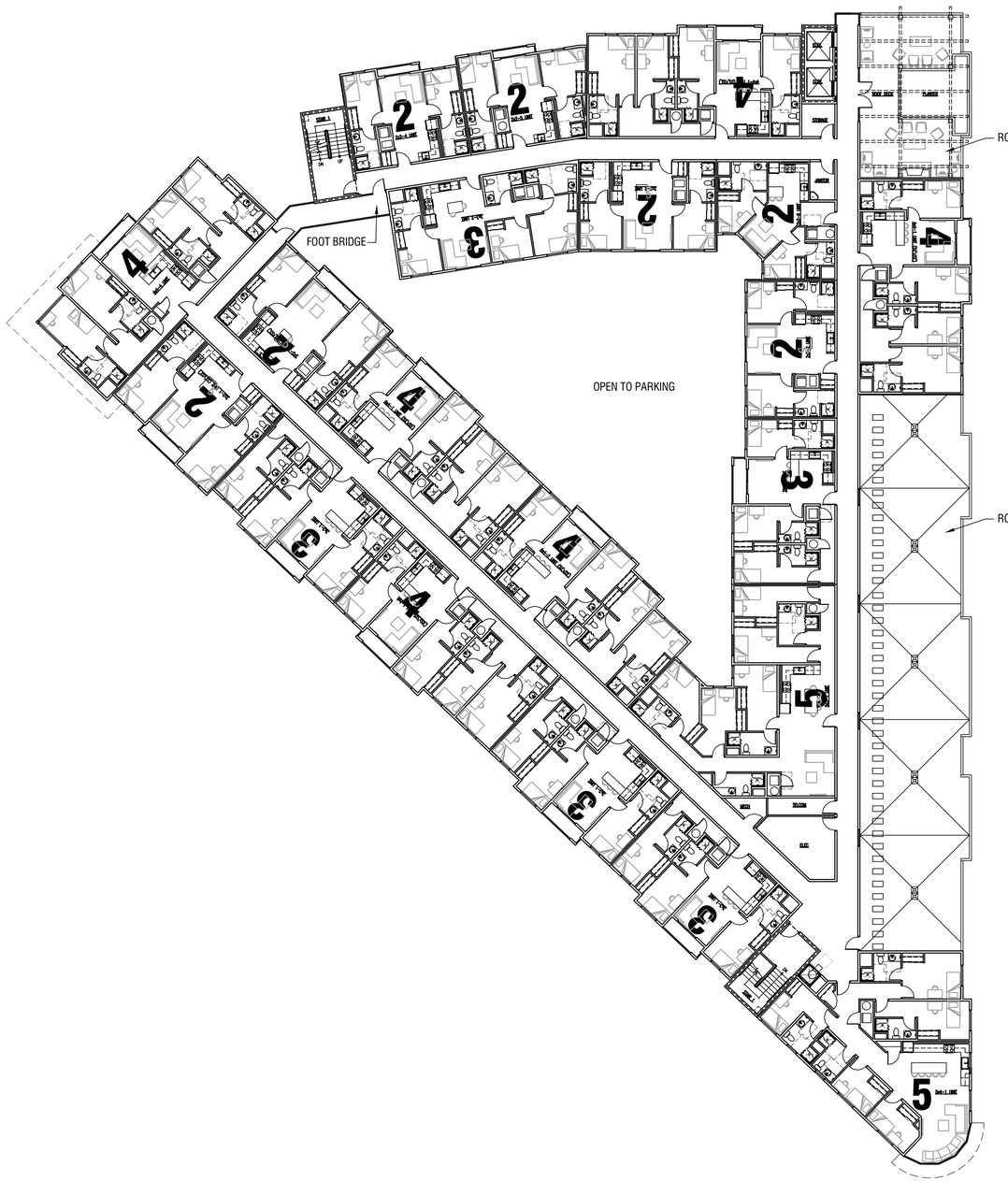
L1.2

PLANTING PLAN

1 2ND-4TH LEVEL FLOOR PLAN

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

NORTH



2 5TH LEVEL FLOOR PLAN

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

NORTH

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DATE
DECEMBER 12, 2015

FILE NO.
15-215 A2.0

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DAVID RUBY, AIA

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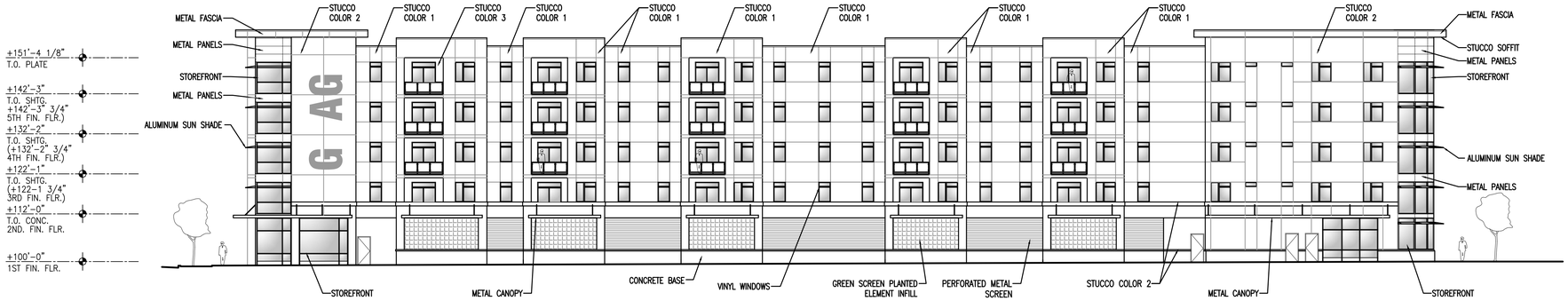
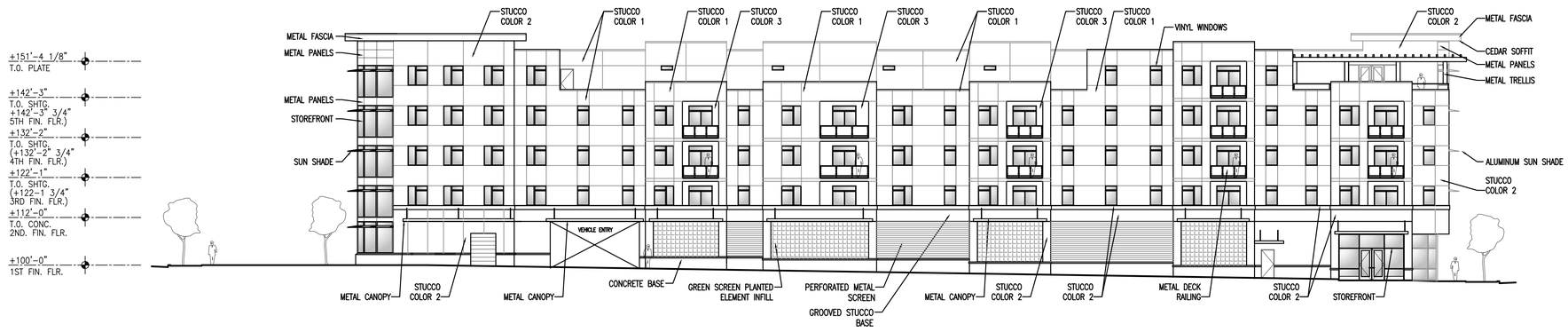
A2.2

FLOOR PLAN



1 SOUTH EXTERIOR ELEVATION (BOISE AVE.)

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



2 EAST EXTERIOR ELEVATION (S OAKLAND AVE.)

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

3 NORTH EXTERIOR ELEVATION (W. BEACON AVE.)

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

EXTERIOR FINISH SCHEDULE

ITEM	MANUFACTURER / COLOR
STUCCO COLOR 1	MANUFACTURER: TBD COLOR: SW 7012 CREAMY
STUCCO COLOR 2	MANUFACTURER: TBD COLOR: SW 2834 BIRDSEYE MAPLE
STUCCO COLOR 3 ACCENT COLOR	MANUFACTURER: TBD COLOR: SW 6694 GLAD YELLOW
PRE-FINISHED METAL FASCIA	MANUFACTURER: TBD COLOR: SILVER
VINYL WINDOW FRAME	MANUFACTURER: ALSIDE, FAIRFIELD 80 COLOR: DESERT CLAY EXT./WHITE INT.
STOREFRONT	MANUFACTURER: TBD COLOR: ANODIZED ALUM.
GLAZING	MANUFACTURER: PPG COLOR: CLEAR INSULATED
PERFORATED METAL SCREEN	MANUFACTURER: TBD COLOR: SILVER
METAL DECK RAILING	POWDER COAT COLOR: SILVER
METAL PANELS	MANUFACTURER: TBD COLOR: SILVER
PRE-FINISHED METAL COPING CAP	FACTORY PRE-FINISHED COLOR: SILVER
EXPOSED METAL FLASHING	FACTORY PRE-FINISHED COLOR: SILVER

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DAVID RUBY, AIA

REVISIONS

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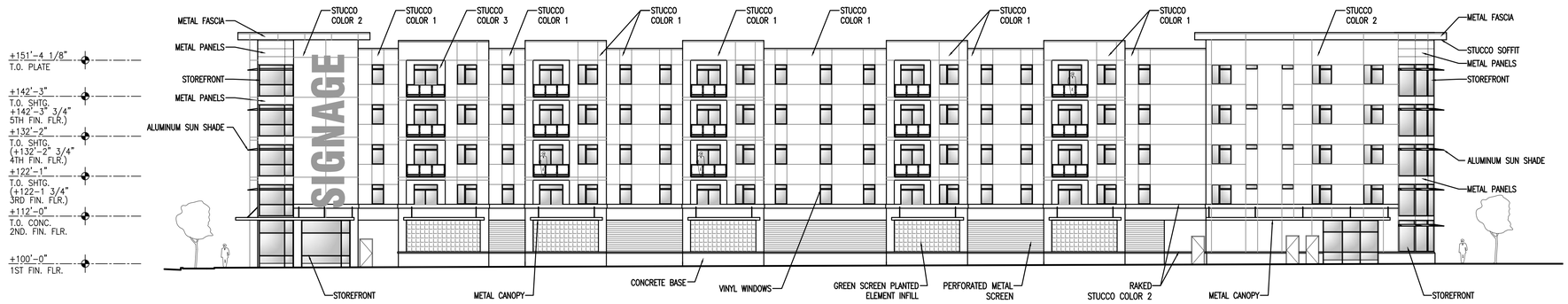
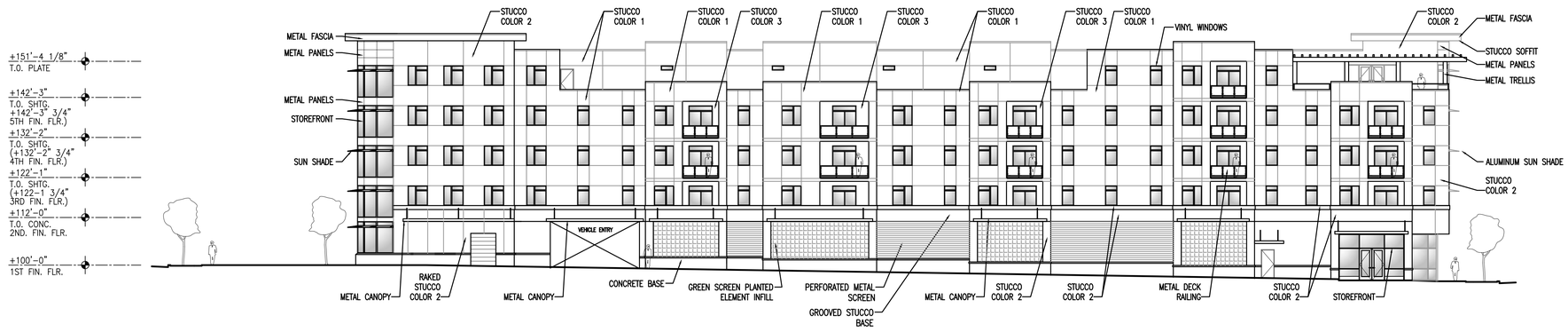
A5.0

EXTERIOR ELEVATIONS



1 SOUTH EXTERIOR ELEVATION (BOISE AVE.)

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



2 EAST EXTERIOR ELEVATION (S OAKLAND AVE.)

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

3 NORTH EXTERIOR ELEVATION (W. BEACON AVE.)

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

EXTERIOR FINISH SCHEDULE

ITEM	MANUFACTURER / COLOR
STUCCO COLOR 1	MANUFACTURER: TBD COLOR: SW 7012 CREAMY
STUCCO COLOR 2	MANUFACTURER: TBD COLOR: SANDSTONE
STUCCO COLOR 3 ACCENT COLOR	MANUFACTURER: TBD COLOR: LIGHT YELLOW
PRE-FINISHED METAL FASCIA	MANUFACTURER: TBD COLOR: SILVER
VINYL WINDOW FRAME	MANUFACTURER: ALSIDE, FAIRFIELD 80 COLOR: DESERT CLAY EXT./WHITE INT.
STOREFRONT	MANUFACTURER: TBD COLOR: ANODIZED ALUM.
GLAZING	MANUFACTURER: PPG COLOR: CLEAR INSULATED
PERFORATED METAL SCREEN	MANUFACTURER: TBD COLOR: SILVER
METAL DECK RAILING	POWDER COAT COLOR: SILVER
METAL PANELS	MANUFACTURER: TBD COLOR: SILVER
PRE-FINISHED METAL COPING CAP	FACTORY PRE-FINISHED COLOR: SILVER
EXPOSED METAL FLASHING	FACTORY PRE-FINISHED COLOR: SILVER

THE ARCHITECTS OFFICE PLLC
PRICE SANDERS RHEES RUBY
499 MAIN STREET (208) 343-2931
BOISE, IDAHO 83702 TAOIDAHO.COM

PROJECT

IDENTITY

BOISE AVE/BEACON
STREET/OAKLAND AVE.
BOISE, IDAHO

SEAL

FILE

DATE
DECEMBER 12, 2015

FILE NO.
15-215 A5.0

DRAWN
DAVID RUBY, AIA

REVISIONS

SHEET

A5.0

EXTERIOR ELEVATIONS

01/13/16 | DRH16-00014

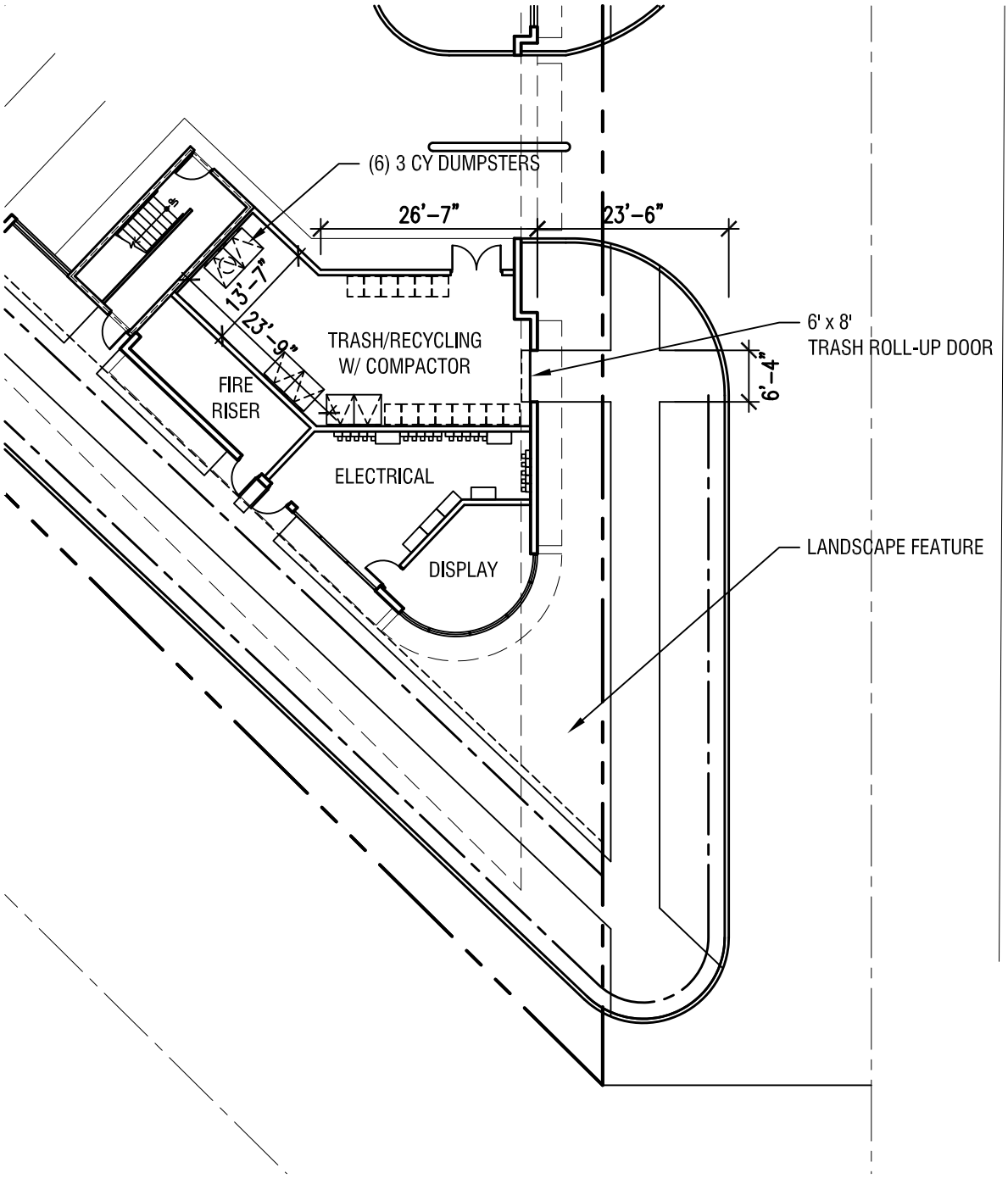
01/13/16 | DRH16-00014

01/13/16 | DRH16-00014

01/13/16 | DRH16-00014

PRICE SANDERS RHEES RUBY
THE ARCHITECTS OFFICE PLLC

1-21-16



1 SITE PLAN

SCALE: 1" = 20'-0"

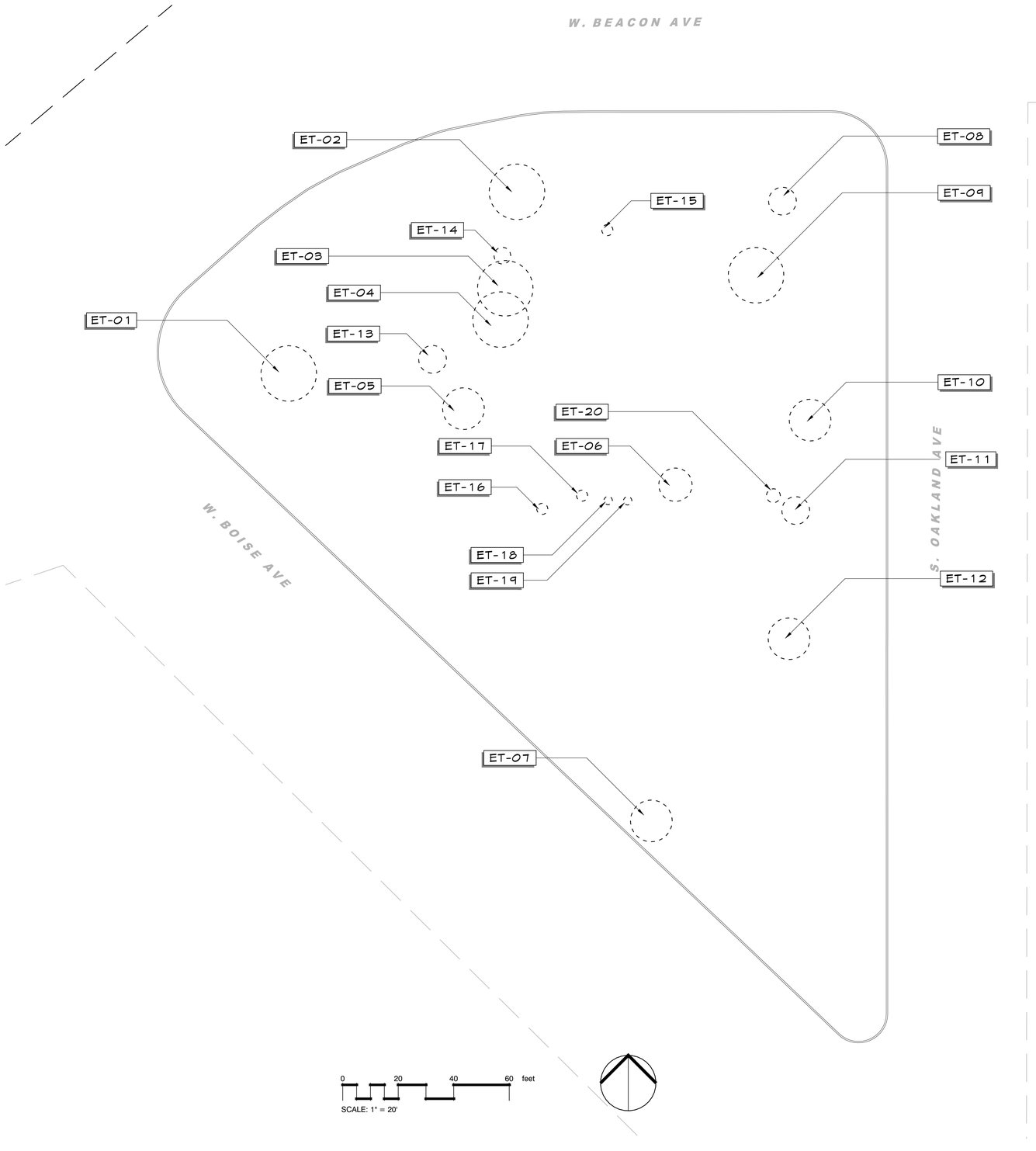
NORTH

ET EXISTING TREE INVENTORY SCHEDULE

SYMBOL	DESCRIPTION	CALIPER INCHES
ET-01	REMOVE DECIDUOUS TREE #1	18
ET-02	REMOVE DECIDUOUS TREE #2	19
ET-03	REMOVE DECIDUOUS TREE #3	17
ET-04	REMOVE DECIDUOUS TREE #4	DEAD - 0
ET-05	REMOVE DECIDUOUS TREE #5	9
ET-06	REMOVE DECIDUOUS TREE #6	11
ET-07	REMOVE DECIDUOUS TREE #7	DEAD - 0
ET-08	REMOVE DECIDUOUS TREE #8	3
ET-09	REMOVE DECIDUOUS TREE #9	8
ET-10	REMOVE DECIDUOUS TREE #10	12
ET-11	REMOVE DECIDUOUS TREE #11	15
ET-12	REMOVE DECIDUOUS TREE #12	DEAD - 0
ET-13	REMOVE CONIFER TREE #13	10
ET-14	REMOVE DECIDUOUS TREE #14	DEAD - 0
ET-15	REMOVE DECIDUOUS TREE #15	DEAD - 0
ET-16	REMOVE DECIDUOUS TREE #16	11
ET-17	REMOVE DECIDUOUS TREE #17	6
ET-18	REMOVE DECIDUOUS TREE #18	DEAD - 0
ET-19	REMOVE DECIDUOUS TREE #19	DEAD - 0
ET-20	REMOVE CONIFER TREE #20	3

TOTAL CALIPER INCHES TO BE REMOVED 142

TOTAL CALIPER INCHES TO BE MITIGATED - REPLACED 142



PRICE SANDERS RHEES RUBY
THE ARCHITECTS OFFICE PLLC
499 MAIN STREET (208) 343-2931
BOISE, IDAHO 83702 TAOIDAHO.COM

STACK ROCK GROUP

PROJECT
IDENTITY

BOISE AVE/BEACON STREET/OAKLAND AVE.
BOISE, IDAHO

SEAL

PRELIMINARY NOT FOR CONSTRUCTION

FILE

DATE
JANUARY 7, 2016

FILE NO.

DRAWN

REVISIONS

SHEET
L1.1
TREE INVENTORY

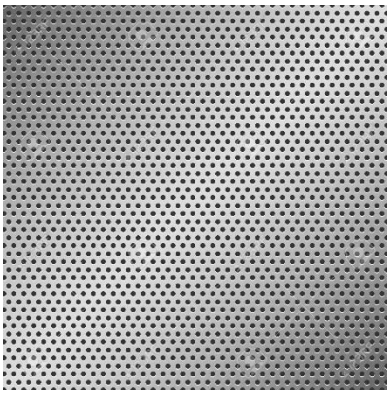
IDENTITY HOUSING EXTERIOR MATERIALS/COLORS

Anodized Aluminum

Location: Storefront

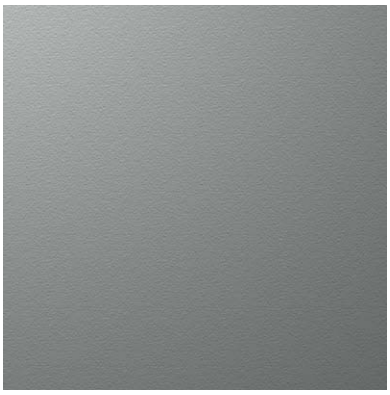
Powder Coat, Silver

Location: Railings, Guards



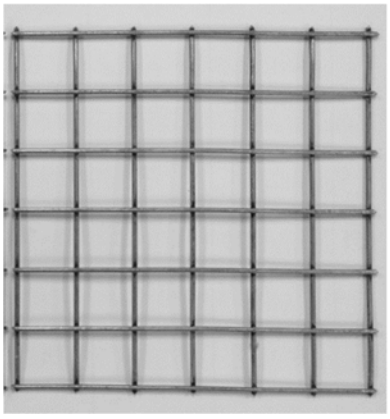
Perforated Ribbed Metal Panel, Silver

Location: Podium infill



Prefinished Metal, Silver

Location: Fascia, Canopies



Painted Metal Screen, Silver

Location: Deck guards, green screens

IDENTITY HOUSING EXTERIOR MATERIALS/COLORS

Stucco, Light Sand Texture, SW7012 Creamy

Location: Main upper body

Stucco, Light Sand Texture, Sandstone

Location: Base perimeter and corner accents

Stucco, Light Sand Texture, Light Yellow

Location: Recessed walls at decks

Square Footage Chart 1/12/2016

Location	Area		Use
First Floor	36108	sf	Parking garage/Clubhouse
Second Floor	30580	sf	Apartments
Third Floor	30580	sf	Apartments
Fourth Floor	30580	sf	Apartments
Fifth Floor	27161	sf	Apartments
Total	155009	sf	

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

Planning Division Staff Report

File Number	DRH16-00014
Applicant	FH Broncos, LLC – Eran Fields
Property Address	1808 West Boise Avenue
Public Hearing Date	March 9, 2016
Heard by	Design Review Committee
Design Review Planner	Andrea N. Tuning
Design Review Supervisor	Sarah M. Schafer

Public Notification

Newspaper notification published on:	January 26, 2016
Radius notices mailed to properties within 300 feet on:	January 26, 2016
Staff posted notice on site on:	January 25, 2016

Table of Contents

1. Project Data and Facts

Applicant/Status	FH Broncos, LLC – Eran Fields / Applicant
Architect/Representative	David Ruby / The Architects Office, PLLC
Location of Property	1808 West Boise Avenue
Present Zoning and Land Use	Currently C-1D (Neighborhood Commercial) zone and currently in the process of being rezoned to R-OD.
Description of Applicant's Request	Construct a 98-unit multi-family development with amenities.

2. Land Use

Description and Character of Surrounding Area
The area is currently developed with a mixture of uses. There are commercial retail uses, professional offices, restaurants, multi-family residential as well as single-family residential uses within the area. Boise State University campus is also closely located to the north.

Adjacent Land Uses and Zoning	
North:	Multi-Family Residential / U
South:	Retail Commercial and Multi-Family Residential / C-1D and R-3D
East:	Single-Family Residential / C-1D
West:	Multi-Family Residential / U

Site Characteristics
The parcel is triangular in shape but does not present any other unusual circumstances. There are currently five existing single-family residential dwellings located on the site. These structures will be removed. The applicant should note that individual demolition permits will be required for each dwelling.

Special Considerations
The parcels are identified as Mixed-Use within the Boise Comprehensive Plan and are designated within the Design Review Guidelines as Commercial/Mixed-Use. The site is located within the Southeast Planning Area.

History of Previous Actions for the Planned Unit Development
CAR15-00031 – Request to rezone the parcel from C-1 to R-O. CUP15-00088 – Request for a Conditional Use Permit allowing the applicant to exceed the allowed height and reduce the parking required.

3. Project Proposal

Site Design

Land Use	Percentage
Percentage of the site devoted to building coverage:	65%
Percentage of the site devoted to pedestrian facilities:	11%
Percentage of the site devoted to landscaping:	23%
TOTAL	100%

Parking

Proposed		Required	
Accessible spaces proposed:	4	Accessible spaces required:	4
Total parking spaces proposed:	83*	Total parking spaces required:	83*
Number of compact spaces proposed:	30	Number of compact spaces allowed:	33
Bicycle parking spaces proposed:	108*	Bicycle parking spaces required:	108*
Parking Reduction requested?	Yes*	Off-site Parking requested?	No

*Parking reduction was granted as a part of a Conditional Use Permit request (CUP15-00088)

Setbacks

Yard	Required (R-OD)	Proposed
Front – Boise Avenue	10’	17’
Street Side – Beacon Avenue	10’	10’
Street Side – Oakland Avenue	10’	8’**

* The setback chart is in accordance with the R-O zone as opposed the C-1 zone because of the pending rezone that will be heard by the Boise City Council on February 9, 2016.
**The R-O zone does allow a building façade to encroach into the required street side setback by 50% using building modulation provided the encroachment into the setback is not greater than 20-feet and the minimum wall modulation is 3-feet.

Transportation

Roadway	Frontage	Functional Classification	Traffic Count	Level of Service	Acceptable Level of Service	LOS + Project
Boise Avenue	365’	Minor Arterial	8,826 east of Capitol Boulevard in September 2015	C	C	C
Beacon Avenue	335’	Minor Arterial	11,256 west of Broadway Avenue in October 2014	C	C	C
Oakland Avenue	340’	Local Street	571 north of Beacon Street in August 2003	C	C	C

Fencing
There are a number of residential fences currently existing on the site. The existing fences will be removed from the property and no new fencing will be constructed on the site.

Outdoor Lighting
The applicant has not identified any lighting with this project. All pedestrian scale and exterior building lighting fixtures shall be reviewed and approved by the Boise City Design Review Division.

Structure(s) Design	
Number and Proposed Use of Buildings	One building with 98-residential units with podium parking
Proposed Building Height	60’
Maximum Building Height	60’-Granted with a height exception with CUP15-00088
Number of Stories	Five-story building
Proposed Units	1 Bedroom – 9 units 2 Bedrooms - 31 units 3 Bedrooms – 23 units 4 Bedrooms – 31 units 5 Bedrooms – 4 units Total – 98 units

4. Zoning Ordinance and Comprehensive Plan

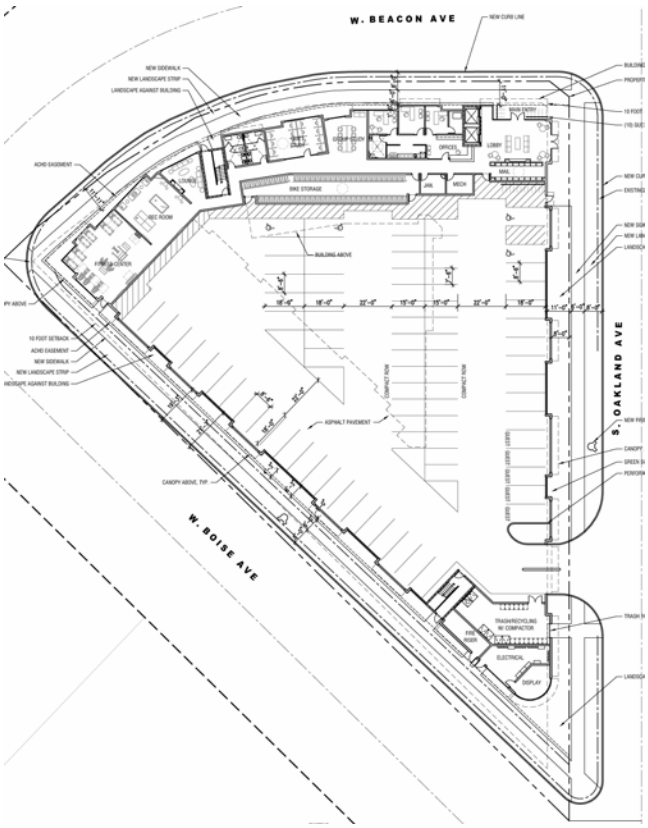
Zoning Ordinance Sections	
11-03-04.12 C (7)(d) (i)	Site Design – A - E
11-03-04.12 C (7)(d) (ii)	Structure Design – A - E
11-03-04.12 C (7)(d) (iii)	Adopted Plans and Design Guidelines
11-04-03	Residential Districts
1-06-03.2	Multi-Family Living Uses
11-07-03	Off-Street Parking and Loading Guidelines
11-07-05	Landscaping, Fences, Walls and Screening

Comprehensive Plan Sections	
3-12	Mixed-Use Land Use Category
3-24	Design Principles for Mixed-Use Activity Centers
SE-1	Southeast Planning Area

5. Analysis/Findings

Vehicular Circulation and Connections
Boise City Code Section 11-03-04.12.C.7.d states:

A. Traffic Impact: That traffic impact is minimized and the pedestrians and cyclists have been provided for through the use of sidewalks, pathways, landscaping, and safe parking lot design.



The project is located on an approximately 1.15-acre triangular parcel that is bound by Boise Avenue, Beacon Avenue and Oakland Avenue. The development consists of a five-story multi-family apartment building with podium parking. In December of 2014, the applicant requested a rezone from C-1D to R-OD (CAR15-00031). The rezone was accompanied by a request for a conditional use permit (CUP15-00088) for a parking reduction and height exception associated with a 98-unit multi-family residential building. The rezone and Conditional Use Permit were approved by the Planning & Zoning Commission and will be heard by the City Council on February 9, 2016. As a part of these approvals the applicant was required to:

1. A minimum of ten bicycle parking spaces shall be provided in a covered location near the main entry to the building.
2. A minimum of five parking spaces in the garage shall be reserved for guests.
3. The parking structure shall include all required accessible parking spaces.
4. Residents of the project who do not receive a designated parking space in the project are prohibited from obtaining residential parking district permits. Language to this effect shall be included in all individual lease agreements, separately initialed by each resident, and shall include a financial penalty for a violation of such prohibition and possibly eviction. A draft copy of the standard lease agreement shall be provided to Planning and Development Services prior to issuance of any construction permits on the site.
5. A record of survey, consolidating the parcels shall be completed prior to issuance of any construction permits.

The R-O zone requires a 10-foot setback for all street side setbacks. One unique characteristic applicable in the R-O zone is the fact that encroachments are allowed within the setbacks to allow for building modulation, balconies, patios or other similar design features. The applicant meets the required setbacks for the R-O zone with one exception. The R-O zone allows modulation of a building façade to encroach into the required street side setback by 50% provided the façade encroaching into the setback is not greater than 20-feet and the minimum wall modulation is 3-feet. Unfortunately, the applicant has only provided a 2-foot modulation within the wall plane on Oakland Avenue. As such, the applicant will be required to provide a 3-foot modulation within the wall plane on Oakland Avenue at each location where the building encroaches into the street side setback.

Boise Avenue is a minor arterial roadway that is currently improved with 2-traffic lanes and striped bicycle lanes with vertical curb, gutter and an attached 5-foot concrete sidewalk abutting the site. There is one existing driveway that will not be utilized by this development. This driveway should be eliminated and replaced with vertical curb and gutter to match the adjacent improvements. The applicant is proposing to remove the existing 5-foot wide attached concrete sidewalk and install a 6-foot concrete sidewalk that is detached from the curb line by an 8-foot planter strip that contains 9 Silver Linden street trees that are equitably spaced.

Beacon Avenue is a minor arterial roadway that is currently improved with 5-traffic lanes and striped bicycle lanes with vertical curb, gutter and a 5-foot attached concrete sidewalk abutting the site. There are two existing driveways that will not be utilized by this development. These driveways should be eliminated and replaced with vertical curb and gutter to match the adjacent improvements. The proposed development will not be proposing any access to Beacon Avenue. The applicant is proposing to remove the existing 5-foot wide attached concrete sidewalk and install a 6-foot concrete sidewalk that is detached from the curb line by an 8-foot planter strip that contains 8 Green Ash street trees that are equitably spaced.

Oakland Avenue is a local roadway that is improved two traffic lanes with rolled curb and gutter abutting the site. The applicant is proposing to remove the existing 5-foot wide attached concrete sidewalk and install a 6-foot concrete sidewalk that is detached from the curb line by an 8-foot planter strip that contains 8 American Sweetgum street trees that are equitably spaced. There are a number of existing driveways on Oakland Avenue that are proposed to be removed with the development of the site. The applicant is proposing the vehicular access to the development be located on Oakland Avenue near Boise Avenue.

Table 11-07.1 establishes the parking requirements for multi-family developments. This project is comprised of 9-one bedroom units, 31-two bedroom units, 23-three bedroom units, 31-four bedroom units and 4-five bedroom units. Based on the dwelling units proposed and the parking reduction that was reviewed under CUP15-00088, the site will require 83 vehicular parking spaces for the residents. The 83 parking spaces proposed on the site meet parking required by the associated CUP.

Section 11-07-03.3.B(1) requires one bicycle space for each dwelling unit in multi-family developments. In addition, the code requires 25 percent of the required bicycle parking spaces be covered if more than 10 spaces are required. The associated CUP also required an additional 10-covered parking spaces be provided near the main entrance of the building. The applicant has submitted an application indicating 98 bicycle parking spaces located within an internal bicycle parking corral within the structure and 10 exterior bicycle parking spaces that are covered by a large roof overhang. The amount and location of proposed bicycle parking spaces are in compliance with the ordinance and the associated CUP.

The number, location and dimensions of the proposed bicycle and parking spaces on the site will be appropriate and will comply with ordinance standards (3.3 and 11-07-03).

Non-Motorized Circulation and Connections
The site will provide a 6-foot wide detached concrete sidewalk on all three adjacent roadways. The on-site pedestrian network will build upon this pedestrian framework and will provide 5 pedestrian connections that will extend from the building to the adjoining public sidewalks.

Traffic Impact Summary
With the proposed modifications, this development will provide a concrete public sidewalk and street trees, as well as a safe pedestrian and cycling network. Based on the preceding analysis and the attached conditions of approval, the project will comply with Boise City Code Section 11-03-04.12.C.7.d to minimize the traffic impact.

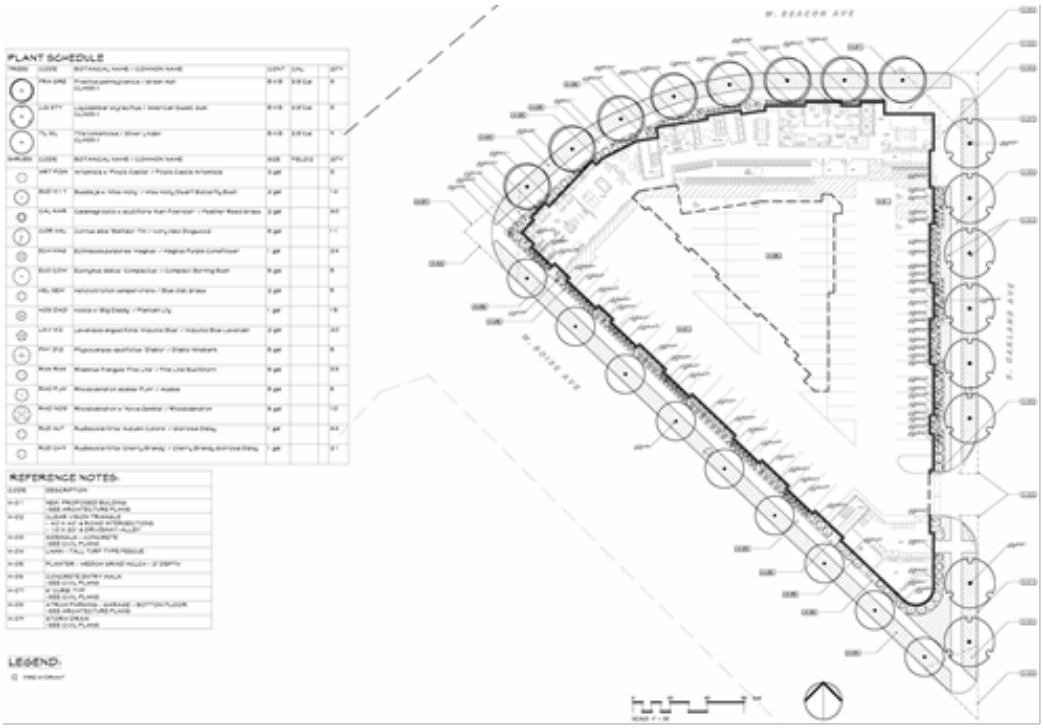
Service Area Location and Design
Boise City Code Section 11-03-04.12.C.7.d states:

> *A. Landscaping, Stabiliztion, and Screening: That landscaping screens buffer adjacent uses, and screen or conceal unsightly areas.*

The applicant is proposing to install a trash compactor and recycling collection area in the southeast corner of the building. The trash compactor and recycling center will be located within the building and will be rolled out for trash collection through a roll up door painted to match the building. The roll up door will integrate well into the building and will adequately screen the trash collection from public view.

The 105 mechanical units proposed to service the site are located on the rooftop and are anticipated to be screened by a parapet wall that is varied in height. The mechanical units on the roof will be required to provide screened their full height by the parapet wall or mechanical screens provided.

Landscape Design



While the structure covers a majority of the property, landscaping has been provided along the adjacent roadways as well as at the base of the building. The proposed streetscape includes turf grass with three types of street trees including: Green Ash, American Sweetgum, Silver Linden. The planter beds at the base of the building are proposed within the building setbacks on Boise Avenue, Beacon Avenue and Oakland Avenue and contain a mixture of shrubs, grasses and perennials to help soften the appearance of the building from the public right-of-way, integrate the structure into the site and create a pedestrian friendly environment.

The landscape plan will provide a mixture of species that will provide year round color, will soften the overall appearance of the site, will provide adequately screening to the adjacent residential properties and will provide continuity with the landscaping within the general area.

Landscaping, Stabilization and Screening Summary
Based on the preceding analysis, the landscape and screening methods for the utility locations and mechanical units will be screened to conceal them from public view and will comply with Boise City Code Section 11-03-04.12.C.7.d and 3.7 and 3.8 of the Boise Design Review Guidelines.

Grading and Drainage

Boise City Code Section 11-03-04.12.C.7.d states:

A. That on-site grading and drainage have been designed so as to minimize off-site impact and provide for erosion control.

The grading and drainage will be reviewed by Boise City Public Works at the time of building permit along with the Ada County Highway District to ensure all drainage is contained on site and street sections meet all agency requirements.

Signage

Boise City Code Section 11-03-04.12.C.7.d states:

A.Signage: That signs provide for business identification minimizes clutter and comply with the sign regulations.

No signs are proposed for this development at this time. At the time the applicant considers building identification, they will be required to submit a separate sign application. The project must comply with all ordinance regulations in effect at the time the sign application is submitted.

Building Design and Materials

Building Location	**Type/Color**
Roof:	Single Ply Membrane / White
Exterior Walls:	Stucco / Cream, Beige, Yellow Metal Panel / Light Grey
Fascia and Trim:	Pre-Finished Metal / Grey
Railings:	Opaque Anodized Aluminum Panel
Soffit:	Wood / Cedar
Windows:	Vinyl / Cream Aluminum Storefront / Anodized Aluminum
Doors:	Aluminum Storefront / Anodized Aluminum Metal / To Match Structure
Mechanical Equipment:	Rooftop Units

The applicant is proposing to construct a five-story multi-family residential building with structured parking integrated into the building. The building is proposed to be 60-feet in height and has a modern architectural design with a flat roof and minimal ornamentation. The building contains a simple palette of materials and modulated building masses to define the overall form of the building. There is a covered entrance located at the northeast corner of the site on the corner of Beacon Avenue and Oakland Avenue. On-site amenities and open space includes: a lounge, recreation room, fitness center, study room and a 5th floor roof deck along with individual balconies.

Building Materials
Boise City Code 11-03-04.12 C (7)(d) states:
Exterior materials that complement surrounding development in terms of color and relief should be utilized.

The building is proposed to be constructed predominantly of stucco walls. The applicant is proposing to utilize anodized silver metal panels as an accenting material on the building and for the railings on the individual balconies. The Design Review Guidelines require stucco to be limited to a maximum of 75-percent of the façade area facing the public right-of-way (4.4.2). As such, the applicant will be required to integrate another material into the building palette in order to limit the amount of stucco present on the building.

The building will utilize cream vinyl windows and sliding doors for the residential units and clear anodized windows located at main entrance and on the upper story corners of the building.

The windows for the residential units shall be recessed a minimum of two inches in depth from the facade (4.3.2). The roof will consist of white single-ply build up membrane. The materials that have been selected are of appropriate for a multi-family development. The colors and textures provided on the building will complement the area and surrounding development by incorporating natural colors and textures found on other buildings within the area. The materials selected will also present an aesthetically appealing appearance at the time of construction while minimizing the maintenance costs associated with the building in the future.

Building Massing and Articulation
Boise City Code 11-03-04.12 C (7)(d) states:
The height to width relationship should be compatible and consistent with the architecture in the area.

The applicant is proposing to construct a 5-story multi-family structure that is 60-feet in height. This height was approved through a height exception (CUP15-00088). This approval made specific findings that determined the building was in scale with other structures within the immediate area and would not negatively impact the adjacent properties.

While the proposed building is substantially taller than the one and two-story single-family residential dwellings located to the east of the site, there are a number of existing multi-family residential buildings surrounding the development that are 2, 2 and a half, 3 and 4-stories in height. In addition to some of the taller structures located within the vicinity, the site is also surrounded by public right-of-way which assists transitioning to the more robust building height. To break up the massing of the buildings and provide visual interest, the applicant utilizes wall plane modulation, varied roof heights, balconies, window openings as well as color and material changes. Each of these architectural treatments breaks up the massing and proportions of the building allowing it to integrate into the area in a manner that is appropriate and compatible with the surrounding heights and uses.

Shadow Relief and Architectural Details
Boise City Code 11-03-04.12 C (7)(d) states:
Openings in the facade shall be consistent with the architecture in the area. (For example, balconies, bays, and porches are encouraged with a minimum of monotonous flat planes to provide shadow relief).

The building design uses vertical elements and building modulation to establish the overall design form. In an effort to provide shadow relief, the applicant has included a number of architectural elements. For instance, there is a prominent roofline located at the intersections of Oakland Avenue and Boise Avenue as well as Boise Avenue and Beacon Avenue. There are also a number of awnings provided at the ground level, varied rooflines, ¼" score lines, differing material applications (ie standard stucco vs raked stucco) and appropriate color changes that will provide additional texture and shadow relief.

Building Design Summary
Overall, the design contains appropriate colors and materials, fenestration, and modulation. Each of these elements assists to break up the massing of the structure, provides an additional depth of character through shading and relief and provides architectural design interest to the building. The applicant's proposal will integrate well with the other developments around the Boise State University campus. The new multi-family building will complement the existing single-family and multi-family uses that are adjacent to the development. Based on the preceding analysis and the suggested conditions of approval, the building design will comply with Boise City Code Section 11-03-04.12.C.7.d.

7. Conclusion and Recommended Conditions

Staff finds the project complies with Sections 11-03-04.12 C (7)(d) of the Zoning Ordinance, the Design Review Guidelines 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 the plans and specifications submitted to and on file in the Planning and Development Services Department dated received January 13, 2016, except as expressly modified by the following conditions:

    a. Comply with the requirements of the rezone (CAR15-00031) and Conditional Use Permit (CUP15-00088).
    b. Complete a record of survey consolidating the parcels into one single parcel prior to issuance of any building permits.
    c. Provide a 3-foot modulation within the wall plane at each location where the building encroaches into the street side setback on Oakland Avenue.
    d. Eliminate the existing driveway on Boise Avenue and replace it with standard vertical curb and gutter to match the adjacent improvements.
    e. Eliminate the existing driveways on Boise Avenue and replace them with standard vertical curb and gutter to match the adjacent improvements.
    f. Integrate an additional building material into the materials palette in order to limit the amount of stucco present on the street facing facades to 75-precent.
    g. Recess the vinyl widows a minimum of two inches in depth from the facade.
    h. All pedestrian scale and exterior building lighting fixtures shall be reviewed and approved by the Design Review Division. The applicant shall submit details, specifications and cut sheets for review by the Boise City Design Review Division.
    i. The mechanical units on the roof shall be full-height screened by the parapet wall or mechanical screens provided.

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 (January 13, 2016), sewers (January 13, 2016), street lights (January 13, 2016) and pretreatment (January 13, 2016) comments as well as the comments from the Solid Waste/Ground Water Manager dated January 21, 2016. 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. Prior to a Building Permit and prior to any construction on the site, an Erosion and Sediment Control Permit must be obtained from the Building Division of the Planning and Development Services Department.

5. A Building Permit is contingent upon approval from Boise City Community Forestry for tree planting within right-of-ways, per Title 9, Chapter 16, and Section 09-16-05.2. Contact Boise City Community Forestry at 384-4083 with questions regarding this condition.

6. Compliance with the requirements of the Ada County Highway District (ACHD).

7. Compliance with the requirements of the Boise City Fire Department submitted on January 27, 2016.

8. Compliance with the requirements of the Ada County Drainage District #3 comments dated January 20, 2016.

Standard Conditions of Approval

9. 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 an approved mulch such as bark or soil aid.

10. 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.

11. An approved protective curbing shall enclose all landscape areas where they are adjacent to parking areas or driveways.

12. Swales/retention/detention areas shall not be located along the streets, unless it can be shown that landscaped berms/shrubs will screen the swales.

13. Vision Triangles as defined under Section 11-07-02 (B) of the Boise City Code shall remain clear of sight obstructions.

14. In compliance with 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.

15. Existing healthy trees shall be saved where not in conflict with building locations or required driveways as determined by the Boise City Forester and approved by the Design Review staff. Existing grading shall be altered as little as possible, with a minimum compaction of topsoil within the tree drip line area. Soil sterilants shall not be applied near the drip line of these trees. Pervious paving shall be provided within the drip line area, unless otherwise approved by the Boise City Forester and the Design Review staff, to allow surface air and water penetration to the feeder root zone of trees near paved areas.

16. 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 the Design Review staff. All plants are to conform to the American Association of Nurseryman Standards in terms of size and quality.

17. All surface drainage shall be reviewed and approved by ACHD and BCPW. Perimeter grading shall be designed to match the existing grade of the adjoining properties.

18. All parking areas and driveways shall be paved and striped. All handicapped spaces and approved compact spaces shall be clearly marked and signed as required. Bicycle parking, as required by Section 11-07-03 (6) (a) of the Boise City Code, shall be provided.

19. All Americans with Disabilities Act (ADA) requirements shall be met. Accessible space(s) shall be provided, which are to be located on the shortest accessible route of

travel to the accessible building entry.

20. Boise City Fire Department requires water mains, fire hydrants and temporary Fire Department access to be installed, inspected and approved by the Fire Department prior to commencement of combustible construction. Note: Temporary water and temporary access during construction may be permitted upon request to, and approval by, the Fire Department.

21. No obstructions (landscaping, signs, fences or other elements) shall encroach upon any required fire access or fire facility.

22. All signs will require approval from the Planning and Development Services Department prior to installation.

23. 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.

24. Utility services shall be installed underground.

25. No trees within street right-of-ways shall be removed or pruned without approval from Boise City Community Forestry in compliance with Boise City Code. No trees within the property, as shown on the plans and approved by the Design Review Committee or the Design Review staff, shall be removed without the approval of the Design Review Committee or the Design Review staff and in compliance with Boise City Code.

26. In the event a tree is removed without prior approval, the tree shall be replaced with a tree with trunk caliper 1.5 times the one removed or with a sufficient number of trees, as approved by the Design Review Committee or the Design Review staff, with a trunk caliper not less than 4" and a total cumulative caliper area equal to 1.5 times the caliper area of the tree(s) removed. Caliper shall be as measured by the American Nurseryman's Association standards. For example, if a 12" caliper tree is removed, it must be replaced with either one 18" caliper tree or three 6" caliper trees or five 4" caliper trees. The replacement requirement may be modified upon a showing made to the Design Review Committee or the Design Review staff of disease or death of the tree which was not caused by neglect.

27. 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.

28. 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.

29. 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.

ELAM & BURKE
ATTORNEYS AT LAW

RYAN P. ARMBRUSTER

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844
E-mail rpa@elamburke.com

January 20, 2016

BOISE CITY PLANNING &
DEVELOPMENT DEPARTMENT
150 North Capitol Boulevard
Boise, Idaho 83701-0500

RE: DRH16-00014
David Ruby
1808 W. Boise Avenue

Ladies and Gentlemen:

The above-referenced application to construct a multi-family housing facility at the above-referenced location has been received in this office. This law firm represents the interests of Ada County Drainage District No. 3 (the "District"). The project site lies within the District's boundaries.

Prior to the issuance of a permit, a drainage plan must be submitted and approved by the District, as well as the Boise City Public Works Department, on the project generally located at 1808 W. Boise Avenue. This project may be subject to a previously recorded Drainage Agreement.

The District is responsible for ensuring that its system complies with conditions of a National Pollution Discharge Elimination System ("NPDES") permit issued by the Environmental Protection Agency to the District and other co-permittees, with regard to the quality of storm water runoff.

Approval of any proposed development is based upon the following conditions. Any proposed development must meet the storm water requirements of the Ada County Highway District ("ACHD") (if proposal is for a residential subdivision), or Boise City (if the proposal is for commercial, industrial, multi-family housing, or residential with private streets). This includes any and all requirements pertaining to on-site water detention, water quality treatment, and operation and maintenance. The project may also require a permit from the United States Army Corps of Engineers under their Section 404 permit program. If the work requires a permit

from the Corps, the applicant will need to obtain their approval before starting work.

These requirements are outlined in the ACHD Policy Manual and the Boise City Storm Water Management and Discharge Control Ordinance, the Boise City Storm Water Design Standards Manual, and the Boise City Operation and Maintenance Guidance document.

The objectives of these requirements are to adequately control the quantity and quality of storm water runoff into the District's system and public waters. Compliance with these requirements will also address discharge limitations of "no net increase" in sediment and bacteria, required by the Lower Boise River Total Maximum Daily Load and the Idaho Department of Environmental Quality's "no net increase" policy.

Additionally, the District must be notified of any conditions that result in a significant change to the quantity or quality of the storm water runoff from this site.

If you have any questions or comment concerning the above, please feel free to contact me. Thank you for your assistance.

Very truly yours,

ELAM & BURKE
A Professional Association

Ryan P. Armbruster

RPA/ksk

c: District Commissioners
Steve Sweet
Dean Callen

4851-0028-4204, v. 1

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: 1/13/2016

To: Planning and Development Services

From: Brian Murphy, Drainage Coordinator
Public Works

Subject: **DRH16-00014**; Drainage/Stormwater Comments

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

If you have any further questions contact Brian Murphy, 384-3752.

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

January 27, 2016

Andrea Tuning
PDS – Current Planning

Re: Design Review Application; New Building, DRH16-00014
1808 W Boise Ave

Dear Andrea,

This is a design review application request to construct a five story residential structure.

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. Assuming the construction type is VA, the required fire flow is 3500gpm after a 50% fire sprinkler reduction. The required fire flow shall be supplied or an alternative design or construction type may be required. IFC 507.1

General Requirement:

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

Regards,

Ron Johnson
Division Chief – Assistant Fire Marshal
Boise Fire Department

Interoffice

MEMORANDUM

DATE: January 25, 2016

TO: Boise Planning & Development

FROM: Matthew Perkins, Forestry Specialist
Boise Parks & Recreation Department

SUBJ: **DRH16-00014**

Forestry has no comments on this project.

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: 1/13/2016

To: Planning and Development Services

From: Terry Alber, Pretreatment Coordinator, 384-3992
Public Works

Subject: **DRH16-00014**; 1808 W BOISE AVE; Pretreatment Comments

Public Works, Pretreatment offers NO COMMENT.

CITY OF BOISE

INTER-DEPARTMENT
CORRESPONDENCE

Date: January 13, 2016

To: Planning and Development Services

From: Mike Sheppard, Civil Engineer
Public Works

Subject: DRH16-00014; 1808 W. Boise Avenue; Sewer Comments

Connection to central sewer is required. Sanitary sewers are available in Oakland Avenue and Boise Avenue.

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

If you have any further questions please contact Mike Sheppard at 384-3920.

City of Boise

Memo

To: Planning and Development Services

From: Megan Durrell, Public Works Department

Date: 1/21/16

Re: Solid Waste Comments- DRH16-00014 SW

City of Boise Solid Waste staff has reviewed the application for this project. A detailed description (including dimensions) of the trash room and collection access is required before a BLD will be approved. The details of the trash room must be included in the DRH and BLD applications.

Per correspondence with David Ruby, TAO Architects, on January 13, 2016, a detailed drawing would be submitted to PDS for inclusion in this application. As of this day no details have been provided.

The applicant may contact me with any questions at 388-4712.

From: Fred
To: Andrea Tuning
Subject: RE: DRH16-00014, 1808 West Boise Avenue
Date: Friday, January 29, 2016 2:48:02 PM

Members of the Design Review Committee,

The Board of the SouthEast Neighborhood Association (SENA) has voted to request that the applicant be required to incorporate a mix of quality materials to the walls of this multi-family project. The site is in a prominent location in the SouthEast neighborhood and serves as a gateway to the Original South Boise Neighborhood, bounded by Boise Avenue, Beacon, and Broadway.

When applicant Eran Fields first spoke with neighbors last fall he referred them to examples of his previous projects such as those shown in the attached jpegs. These buildings contain a mix of materials which help to create an interesting and pleasing appearance.

He indicated he needed the rental income from an additional fifth floor of his building to financially support a high-quality project. In December the Planning and Zoning Commission granted Mr. Fields a rezone to allow greater density on the site, a height exception to add extra floors, and a parking reduction, all of which contribute to greater potential rental income for the project.

Elevations submitted with that application showed a mix of three materials for the exterior wall surfaces. Illuminations cement fiber siding panels were proposed for the three building corners, vintage wood cement fiber siding for the bump-outs and stucco for the rest.

We were disappointed to see that the palette of materials in his design review submission included only stucco for the wall surfaces. While the form of the building has many pleasing elements, the uniformity of wall material creates the effect of three long white monotonous walls. Greater variety of quality materials such as those proposed in Mr. Fields' CUP application would improve the visual interest of the building considerably.

The applicant has received many entitlements for this project. He assured neighbors that in return they would receive a landmark building. At this point, more is required for the building to achieve that distinction.

On another note, SENA is concerned about the effect of the 4th floor deck on the privacy of those neighbors across Oakland Avenue in their back yards. Certainly moving the deck's location to an area away from private yards would be one solution. Another would be to create some sort of a screen on the deck of a height that would still permit views out toward the foothills but not down into neighbors' yards.

Thank you for your consideration.

Sincerely,
Fred Fritchman, Board Member
Southeast Neighborhood Association


ICON


DO NOT ENTER
WRONG WAY
35

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date:13 January 2016

To: Planning and Development Services

From: Mike Hedge, Street Light Technician
Public Works

Subject: DRH16-00014; 1808 W Boise Ave.; Street Light Comments

No comments.

If you have any further questions contact Mike Hedge at 388-4719 or mhedge@cityofboise.org.

I:\PWA\Subjects\Review Comments\CUs\CU street light comment template.doc

BOISE CITY, IDAHO
CITY OF TREES

LEGAL NOTICE OF PUBLIC HEARING

THE CITY OF BOISE DESIGN REVIEW COMMITTEE WILL HEAR A REQUEST FOR DRH16-00014 AT 1808 W. BOISE AVENUE

Eran Fields
Remove residential structures and construct a 5-story, multi-family housing structure containing 98 units with podium parking and four levels of residential above in a C-1D (Neighborhood Commercial with Design Review) zone. *Andrea Tuning*

ON FEBRUARY 10, 2016 AT 6:00 P.M.

IN THE BOISE CITY HALL
COUNCIL CHAMBERS
ON THE 3RD FLOOR OF CITY HALL

For more information, contact the Planning & Development Services Dept.
150 North Capitol Blvd., 2nd Floor
(208) 384-3830
TDD/TTY 800/377-3529