

October 25, 2016

Boise City Planning and Development Services

Boise:  
2785 N. Bogus Basin Road  
Boise, Idaho 83702

RE: CUP/ Planned Unit Development application for a 10-plex condominium development located at 15<sup>th</sup> and River Street. Address is 529 and 535 S. 15<sup>th</sup> Street.

Dear Commission members,

This application is seeking approval to build an elevated three-story complex containing 10 condominium units divided between two buildings. With this application, we are also asking for a variance to the setback requirements associated with the current zone. The zone is C-3-DD and the site is approximately 1/3 acre in size. Two older homes currently are located on the property with an address of 529 and 535 S. 15<sup>th</sup> Street. These homes will be demolished as part of this new development since they have no architectural significance.

The current setback requirement on the north side interior property line is 15' and we request this be adjusted to 10'. On the opposite side of the property, the setback along River Street is 10' and we would like to increase this to 15'. This increase allows us to install a landscape buffer next to River Street and maintains the City's landscape design intent for this area. The front door of each unit is elevated 3'6" above the sidewalk and creates a front porch for each unit.

The two separate buildings share a common driveway with access from an improved alley off of River Street. The paving between the two buildings is asphalt and all storm water is retained on site with the use of seepage beds.

Each two-level unit is built above a two-car garage. The units each contain a kitchen and living room on the second floor, along with a bedroom, bath and laundry area. The upper level is the master suite with its own walk-in closet, bathroom and large bedroom. These last two rooms open onto an exterior balcony.

The intent of this development is to continue the revitalization that is occurring in the River Street/Myrtle Street area. This development encourages close-to-town living and promotes the walkability of the area. Over time, as the area continues to develop, this complex will set a benchmark for compactness, quality and livability.

We look forward to your review of this application and anticipate the opportunity to meet with you in person.

Sincerely,



Greg Allen, AIA  
Principal  
Hummel Architects PLLC

Principal  
Greg Allen, AIA  
NCARB

Eddie Daniels, AIA  
NCARB

Scott Straubhar, AIA  
NCARB

Associate

Mandy Boam, NCIDQ



## #117: Planned Unit Development

Case #: PUD16-00035

## Property Information

## Address

Street Number: 529	Prefix: S	Street Name: 15TH ST	Unit #: 			
Subdivision name: RIVERSIDE ADD	Block: 6	Lot: 0	Section: E9	Township: 3	Range: 2	Zoning: C-3DD
Parcel Number: R7476000416	Additional Parcel Numbers: R7476000416					

## Primary Contact

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

 Agent/Representative
  Applicant
  Owner

## Applicant Information

First Name: Greg	Last Name: Allen		
Company: Hummel Architects			
Address: 2785 North Bogus Basin Road	City: 2785 North Bogus Basin Road	State: ID	Zip: 83702
E-mail: gallen@hummelarch.com	Phone Number: (208) 343-7523	Cell: (208) 343-7523	Fax: 

## Agent/Representative Information

 Role Type:
  Architect
  Land Developer
  Engineer
  Contractor
  Other

First Name: Greg	Last Name: Allen		
Company: Hummel Architects			
Address: Hummel Architects	City: Boise	State: ID	Zip: 83702
E-mail: gallen@hummelarch.com	Phone Number: (208) 343-7523	Cell: 	Fax: 

## Owner Information

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

First Name: Tim	Last Name: Nau		
Company: Benchmark Development Company LLC			
Address: RCE-36550 Deer Forest Dr	City: McCall	State: ID	Zip: 83638
E-mail: tnau@bdcicf.com	Phone Number: (208) 571-1268	Cell: 	Fax: 

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

1. Neighborhood Meeting Held (Date):

2. Neighborhood Association:

3. Comprehensive Planning Area:

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

5. Size of Property:  
  Acres  Square Feet

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

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

C. Is the building "sprinklered"?  Yes  No

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

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

8. Are there any hazards on the property?  
(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:

9. Adjacent property information:

	Building types and/or uses	Number of Stories	Zone
North:	<input type="text"/>	<input type="text"/>	<input type="text"/>
South:	<input type="text"/>	<input type="text"/>	<input type="text"/>
East:	<input type="text"/>	<input type="text"/>	<input type="text"/>
West:	<input type="text"/>	<input type="text"/>	<input type="text"/>

10. Non-Residential Structures:

A. Number of **Proposed** non-residential structures:

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

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

B. Maximum Proposed Height:

C. Number of stories:

D. Number of **EXISTING** non-residential structures to remain:

Square footage of existing non-residential structures or additions (If 5+ floors, attach narrative with chart):

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

E. Existing Structure Height(s):

F. Number of Stories:

11. Residential Structures:

A. Number of **Proposed** residential units (if applicable)::

B. Size of Proposed residential structures (if applicable):

	Number of Units	Square Foot per Unit	Total Square Feet
One-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Two-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Three-Bedroom:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Other:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Total Number:	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

C. Number of **Existing** units to remain:

D. Maximum Proposed Structure Height(s):

E. Number of Stories:

- Site Design:
- A. Percentage of site devoted to building coverage:
  - B. Percentage of site devoted to landscaping:
  - C. Percentage of site devoted to paving:
  - D. Percentage of site devoted to other uses:
  - E. Describe other use:

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

- Number:  Location:
- Size:  Screening:

**14. Parking:**

- |  | Required   |                          | Proposed             |
|--|--|--------------------------|----------------------|
| A. Handicapped Spaces:   | <input type="text"/>                               | Handicapped Spaces:      | <input type="text"/> |
| B. Parking Spaces:   | <input type="text"/>                               | Parking Spaces:          | <input type="text"/> |
| C. Bicycle Spaces:   | <input type="text"/>                               | Bicycle Spaces:          | <input type="text"/> |
| D. Proposed Compact Spaces:  | <input type="text"/>                               |                          |                      |
| E. Restricted (assigned, garage, reserved spaces) parking spaces proposed: | <input type="text"/>                               |                          |                      |
| F. Are you proposing off-site parking?                                     | <input type="radio"/> Yes <input type="radio"/> No | If yes, how many spaces? | <input type="text"/> |
| G. Are you requesting shared parking or a parking reduction?               | <input type="radio"/> Yes <input type="radio"/> No | If yes, how many spaces? | <input type="text"/> |

**Note:** If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

**15. Setbacks** (Plans that are not graphically dimensioned will not be accepted.)

	Building		Parking	
	Proposed	Required	Proposed	Required
Front:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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"/>

**16. Waivers Requested:**

- A. Lot size:  Yes  No Description:
- B. Internal Setbacks:  Yes  No Description:
- C. Frontage:  Yes  No Description:

17. Sidewalks:

Proposed:  Attached  Detached  
Adjacent:  Attached  Detached

18. Amenities:

Number:   
Description:

19. Density:

Allowed Density:   
Proposed Density:

20. Building Exterior:

	Materials	Colors
Roof:	<input type="text"/>	<input type="text"/>
Walls:	<input type="text"/>	<input type="text"/>
Windows/Doors:	<input type="text"/>	<input type="text"/>
Fascia, Trim etc.:	<input type="text"/>	<input type="text"/>

21. Drainage (Proposed method of on-site retention):

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

24. Street Layout:

**A. PUBLIC Street Layout Review**

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) will be generally required by the Ada County Highway District, if the proposed development contains no more than 100 dwelling units (includes hotels and motels as well as private dwelling units), more than 30,000 square feet of commercial use, or more than 50,000 square feet of industrial or institutional use, or has associated it with special circumstances deemed by ACHD to warrant an impact study. A copy of this study must be submitted with this application.

Is a Traffic Impact Study required?

Yes  No

**B. PRIVATE Street Layout Review**

The impacts of proposed development on adjacent land uses and transportation facilities must be considered. A "Traffic Impact Study" (TIS) prepared by a traffic engineer will be required by Public Works and Planning & Development Services for the interior roadway and parking system. This requirement may be waived when it can be shown by the applicant that no section of on-site roadway will exceed 240 vehicle trips per day.

Is a Traffic Impact Study required?

Yes  No

Are you proposing public street connection to adjacent properties?

Yes  No

**25. 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:

C. Proposed screening method:

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

Yes  No

E. Is recycling proposed?

Yes  No

**Verification of Legal Lot or Parcel Status**

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision 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:**

**Date:**