



# PLANNING AND DEVELOPMENT SERVICES

BOISE CITY HALL: 150 N. CAPITOL BLVD | MAIL: PO BOX 500, BOISE, ID 83701-0500  
CITYOFBOISE.ORG/PDS | P: 208-608-7100 | F: 208-384-3753 | TTY/TTD: 800-377-3529

Record No.:  
PUD22-00060

## Planned Unit Development

### Property Information

Street No:	Direction:	Street Name:	Street Type:	Unit Type:	Unit No:
801	E	RESERVE	ST		

Subdivision Name:	Parcel Legal Description:	Zoning District:
		C-2D/DA

Parcel Number:	Additional Parcel Numbers:
	R4671540165, R4671540211

### Agent/Representative Information

First Name:	Last Name:	Type:
Dustin	Holt	Authorized Representative

Company:
Alpha Development Group

Address:	City:	State:	Zip:
166 E 14000 S, Suite 110	Draper	UT	84020

Email:	Main Phone:	Cell Phone:
dustin@live-alpha.com	(801) 708-7048	(810) 573-9054

First Name:	Last Name:	Type:
Kelly	Morgan	Design Professional

Company:
Method Studio

Address:	City:	State:	Zip:
360 West Aspen Avenue	SALT LAKE CITY	UT	84101

Email:	Main Phone:	Cell Phone:
kelly@method-studio.com	(801) 532-4422	(801) 598-8234

First Name:	Last Name:	Type:
Kevin	Zandberg	Design Professional

Company:
Method Studio

Address:	City:	State:	Zip:
360 West Aspen Avenue	Salt Lake City	UT	84101

Email:	Main Phone:	Cell Phone:
kevin@method-studio.com	(801) 532-4422	(801) 831-8777

<b>First Name:</b> Jacob	<b>Last Name:</b> Holmes	<b>Type:</b> Design Professional
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**Company:**  
Focus Engineering and Land Surveying

<b>Address:</b> 1001 N. Rosario Street, Ste 100	<b>City:</b> Meridian	<b>State:</b> ID	<b>Zip:</b> 83642
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<b>Email:</b> jholmes@focus-es.com	<b>Main Phone:</b> (801) 352-0075	<b>Cell Phone:</b> (208) 599-6151
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### Applicant Information

<b>First Name: (Primary Contact)</b> Brad	<b>Last Name:</b> Watson	<b>Type:</b> Applicant
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**Company:**  
Alpha Development Group

<b>Address:</b> 166 E 14000 S, Suite 110	<b>City:</b> Draper	<b>State:</b> UT	<b>Zip:</b> 84020
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<b>Email:</b> brad@live-alpha.com	<b>Main Phone:</b> (801) 708-7047	<b>Cell Phone:</b> (801) 200-2254
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### Owner Information

**Name:**  
801 RESERVE OWNER LLC

<b>Address:</b> 166 E 14000 S, Suite 110	<b>City:</b> Draper	<b>State:</b> UT	<b>Zip:</b> 84020
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<b>Email:</b> brad@live-alpha.com	<b>Phone:</b> (801) 708-7047
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### Project Information

**Project Name: (if applicable):**  
Boise Armory Project

**Project Proposal:** Please provide a brief narrative of your project in the Project Proposal field, and answer all other questions to the best of your ability.

Construction of 206 multifamily housing units.

### Project Details

#### Property Information

<b>Zoning District:</b>	C-2D/DA
<b>Property in Historic District:</b>	NO
<b>Property In Design Review Zone:</b>	YES
<b>Property In Hillside:</b>	NO
<b>Property In Floodplain:</b>	YES
<b>Flood Zone:</b>	AO

<b>Wildland Urban Interface (WUI):</b>	NO
<b>WUI Name:</b>	undefined
<b>Airport Influence:</b>	Not in Airport Influence Area
<b>Size of Property:</b>	4.78
<b>Irrigation ditches or canals on or adjacent to property:</b>	No
<b>Overhead powerlines or utility lines on or adjacent to the property:</b>	Yes
<b>Number and location of loading/receiving facilities:</b>	
<b>Please describe and give the location of any hazards on the property. Hazards include canals, hazardous material spills, and soil or water contamination.:</b>	Existing Armory building is vacant. Building is locked and visited routinely by property management company.

**General**

<b>Plans submitted as:</b>	Electronic
<b>Is this a modification?:</b>	No
<b>Case Number Being Modified:</b>	
<b>Review Authority:</b>	Planning & Zoning Commission
<b>Is the proposal utilizing the Housing Bonus Ordinance in Section 11-06-03.4:</b>	No
<b>Please Provide which Housing Bonus Incentive you will be applying for:</b>	
<b>Existing Use:</b>	Vacant
<b>Use:</b>	Multi-Family
<b>Is this a phased project?:</b>	Yes
<b>Explain Any Project Phases:</b>	We would like to phase the project into three phases. (1) Phase I -- Demo and Grading -- perform selective site demo and excavate for parking structure. (2) Phase II -- Footing and Foundation -- perform concrete work for the parking structure and townhome units. (3) Phase III -- Vertical construction of housing units. We would also like to pursue phased occupancy of the stacked housing units (south building and north building).

**Density & Amenities**

<b>Describe all amenities:</b>	Common area Kitchen Lounge (near pool); rooftop lounge; gym/fitness area; outdoor yoga location; pool/spa area; outdoor movie & seating area; hammock garden & slack line area; multiple fire pits.
<b>Proposed Density:</b>	43
<b>Allowed Density:</b>	43.5

**Waivers Requested** - If Waivers are requested, include the requirement along with what you are requesting.

<b>Lot Size:</b>	No
<b>Lot Size Waiver Description:</b>	
<b>Internal Setbacks:</b>	No
<b>Internal Setbacks Waiver Description:</b>	
<b>Street Frontage:</b>	No
<b>Street Frontage Waiver Description:</b>	

**Total Existing Structures**

Number of Existing Structures:	1
Explain Existing Structures to Remain:	The existing Armory will remain. Improvements to the Armory will be submitted as a separate application at a future date.
Notes:	

**Existing Square Feet** - Provide the square footage of any existing buildings by floor.

Number of Seats:	
Notes:	

#### Existing Materials

Notes:	
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#### Existing Bedrooms And Units

Total Number of Existing Units:	
Number of Bedrooms:	
Total Number of Existing Units to Remain:	
Number of Units:	
Notes:	

#### Total Proposed Structures

Number of Proposed Structures:	3
Height to Midline:	
Height to Eave:	
Height to Peak:	
Notes:	

**Proposed Square Feet** - Provide the square footage of any proposed buildings by floor.

Number of Seats:	
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#### Total Proposed Units

Total Number of Proposed Units:	
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#### Project Setbacks

Required Parking Setback:	
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**Parking** - 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.

Does this project include shared parking?:	Yes
Number of shared spaces:	145
Does this project include assigned or reserved parking?:	No
Number of assigned or reserved spaces:	
Does this project include parking reduction?:	Yes
Number of spaces below required:	231
Does this project include off-site parking?:	Yes
Number of off-site parking spaces:	30

#### Fence

Existing or Proposed:	
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Location:	
Type:	
Height:	
Notes:	

**Fire Prevention**

Fire Flow:	45
Is the building sprinklered?:	Yes
Number of Existing Hydrants:	0
Number of Proposed Hydrants:	1

**Mechanical Units**

Unit Location:	
Type:	
Number of Units:	
Height:	
Proposed Screen Method:	
Notes:	

**Public Works**

On-Site Stormwater Retention Method:	Anticipate capturing stormwater in a single seepage bed structure constructed in the drive isle along the north side of the existing Armory building.
Number of Street Lights:	

**Solid Waste**

How will trash and recycling containers be stored:	Individual Cart(s) Stored in Garage
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**Trash And Recycling Containers** - To receive Trash/Recycling service, access requirements must be met. The Solid Waste Design Standards can be found here: [Service Location Design Standards Policy](#). Please provide the project details below. If assistance is needed, contact City of Boise Materials Management staff at (208) 608-7555 or (208) 608-7161.

Enclosure ID:	
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**Enclosures** - Please list each standard Trash/Recycling enclosure and associated dimensions. Garages, indoor waste rooms, and non-enclosed alley access do not count as enclosures.

Interior Enclosure Width:	
Interior Enclosure Depth:	

**Existing Structures****Row 1**

Building ID:	Armory
Gross Sq Ft:	46083
Number of Stories:	3
Height to Midline:	35' 0"
Height to Eave:	25' 0"
Height to Peak:	35' 0"
Height to Parapet:	25' 0"

**Existing Square Feet** - Provide the square footage of any existing buildings by floor.

**Row 1**

Building ID:	Armory
Floor:	-1
Gross Square Feet:	7030
Use:	Basement Tenant Space

**Row 2**

Building ID:	Armory
Floor:	1
Gross Square Feet:	32023
Use:	Tenant space, Drill Hall and stables

**Row 3**

Building ID:	Armory
Floor:	2
Gross Square Feet:	7030
Use:	Tenant space at North end

**Existing Materials**

**Row 1**

Type:	Walls
Materials:	Concrete
Colors:	painted (tan)

**Row 2**

Type:	Roof
Materials:	build-up roofing
Colors:	varied

**Row 3**

Type:	Windows/Doors
Materials:	Aluminum Storefront
Colors:	black

## Proposed Structures

## Row 1

Building ID:	Lower & Ground Level Parking/Ground Level Units/Retail & Leasing Office/Building 1000/Building 2000
Gross Sq Ft:	320670
Number of Stories:	5
Height to Parapet:	44' 6"

## Row 2

Building ID:	Townhome Units #1
Gross Sq Ft:	10560
Number of Stories:	3
Height to Parapet:	27' 8"

## Row 3

Building ID:	Townhome Units #2
Gross Sq Ft:	11360
Number of Stories:	3
Height to Parapet:	27' 8"

Proposed Square Feet - Provide the square footage of any proposed buildings by floor.

## Row 1

Building ID:	Lower Level Parking
Floor:	-1
Gross Square Feet:	75257
Use:	parking
Notes:	lower level parking (subterranean)

## Row 2

Building ID:	Ground Level Parking
Floor:	1
Gross Square Feet:	53310
Use:	Parking
Notes:	Ground Level Parking and Storage

## Row 3

Building ID:	Ground Level Units
Floor:	1
Gross Square Feet:	19430
Use:	Residential Housing Units
Notes:	Walk-up Units skirting the parking structure

## Row 4

Building ID:	Retail/Leasing
Floor:	1
Gross Square Feet:	9300
Use:	Retail and Leasing Office
Notes:	Retail is delivered as grey shell; TI under separate permits.

## Row 5

Building ID:	1st Floor Building 1000
Floor:	2
Gross Square Feet:	20500
Use:	residential housing units
Notes:	First Floor south building

## Row 12

Building ID:	Townhome 6 Units
Floor:	2
Gross Square Feet:	829
Use:	Residential Living
Notes:	2nd Floor of 6-plex Townhome Units

## Row 13

Building ID:	Townhome 6 Unit
Floor:	3
Gross Square Feet:	909
Use:	Residential living
Notes:	3rd Floor 6-Plex Townhome Units

## Row 14

Building ID:	Townhome 5 Unit
Floor:	1
Gross Square Feet:	701
Use:	Parking and Unit Entrance
Notes:	Ground Level of 5-plex Units

## Row 15

Building ID:	Townhome 5 Unit
Floor:	2
Gross Square Feet:	775
Use:	Residential Living
Notes:	2nd Floor of 5-plex townhome units



## Row 16

Building ID:	Townhome 5 Unit
Floor:	3
Gross Square Feet:	882
Use:	residential living
Notes:	3rd Floor 5-plex Townhome unit

## Row 17

Building ID:	1st Floor Building 2000
Floor:	2
Gross Square Feet:	36750
Use:	residential housing units/ Gym and Common Area
Notes:	First Floor North Building

## Row 18

Building ID:	2nd Floor Building 1000
Floor:	3
Gross Square Feet:	20500
Use:	residential housing units
Notes:	2nd Floor South Building

## Row 19

Building ID:	2nd Floor Building 2000
Floor:	3
Gross Square Feet:	36750
Use:	residential housing units
Notes:	2nd Floor North Building

## Row 20

Building ID:	3rd Floor Building 1000
Floor:	4
Gross Square Feet:	20500
Use:	residential housing units
Notes:	3rd Floor South Building

## Row 21

Building ID:	3rd Floor Building 2000
Floor:	4
Gross Square Feet:	36750
Use:	residential housing units
Notes:	3rd Floor North Building

## Row 22

<b>Building ID:</b>	Townhomes 6 Unit
<b>Floor:</b>	1
<b>Gross Square Feet:</b>	761
<b>Use:</b>	Parking and Unit Entrance
<b>Notes:</b>	Ground level of 6-plex Townhome units

## Proposed Materials

## Row 1

<b>Type:</b>	Walls
<b>Materials:</b>	Composite Metal Panel
<b>Colors:</b>	TBD
<b>Notes:</b>	Exterior Wall Material

## Row 2

<b>Type:</b>	Walls
<b>Materials:</b>	Exterior Insulation and Finish System
<b>Colors:</b>	TBD
<b>Notes:</b>	Exterior Wall Material

## Row 3

<b>Type:</b>	Walls
<b>Materials:</b>	Cementitious Siding
<b>Colors:</b>	TBD
<b>Notes:</b>	Exterior Wall Material

## Row 4

<b>Type:</b>	Walls
<b>Materials:</b>	Brick Veneer
<b>Colors:</b>	TBD
<b>Notes:</b>	Exterior Wall Material

## Row 5

<b>Type:</b>	Walls
<b>Materials:</b>	High Pressure Laminate Panel System
<b>Colors:</b>	TBD
<b>Notes:</b>	Exterior Wall Material

## Row 6

<b>Type:</b>	Walls
<b>Materials:</b>	Ribbed Metal Panel
<b>Colors:</b>	TBD
<b>Notes:</b>	Exterior Wall Material

## Row 7

Type:	Roof
Materials:	TPO Roof Membrane
Colors:	White
Notes:	Roof membrane material

## Row 8

Type:	Windows/Doors
Materials:	Vinyl Windows at Housing Units
Colors:	Dark vinyl color (black)
Notes:	Housing for the residential units

## Row 9

Type:	Windows/Doors
Materials:	Aluminum Storefront Window System
Colors:	Dark bronze or black
Notes:	Window system for retail/leasing office

## Proposed Bedrooms And Units

## Row 1

Number of Bedrooms:	Studio
Number of Units:	30
Notes:	Studio 1 Units in Bldg 1000 and 2000

## Row 2

Number of Bedrooms:	Studio
Number of Units:	27
Notes:	18 studio units in the ground level walk-ups and 9 located in Bldg 1000 and 2000

## Row 3

Number of Bedrooms:	1 Bedroom
Number of Units:	83
Notes:	2 one-bed units in the townhomes and 81 in Bldg 1000 and 2000

## Row 4

Number of Bedrooms:	2 Bedroom
Number of Units:	45
Notes:	6 two-bed units in the townhome and 39 in Bldg 1000 and 2000

## Row 5

Number of Bedrooms:	3 Bedroom
Number of Units:	21
Notes:	3 three-bed units in the townhomes and 18 in Bldg 1000 and 2000

**Project Setbacks****Row 1**

<b>Location:</b>	Front
<b>Proposed Building Setback:</b>	10' 0"
<b>Required Building Setback:</b>	10' 0"
<b>Proposed Parking Setback:</b>	0' 0"
<b>Notes:</b>	Front setback along Reserve Street

**Row 2**

<b>Location:</b>	Front
<b>Proposed Building Setback:</b>	10' 0"
<b>Required Building Setback:</b>	10' 0"
<b>Proposed Parking Setback:</b>	0' 0"
<b>Notes:</b>	Front setback along H Ave

**Row 3**

<b>Location:</b>	Front
<b>Proposed Building Setback:</b>	10' 0"
<b>Required Building Setback:</b>	10' 0"
<b>Proposed Parking Setback:</b>	0' 0"
<b>Notes:</b>	Front setback along Logan Street (ground level units at Bldg 1000)

**Row 4**

<b>Location:</b>	Front
<b>Proposed Building Setback:</b>	20' 0"
<b>Required Building Setback:</b>	10' 0"
<b>Proposed Parking Setback:</b>	0' 0"
<b>Notes:</b>	Front setback to townhome units

**Row 5**

<b>Location:</b>	Side
<b>Proposed Building Setback:</b>	5' 0"
<b>Required Building Setback:</b>	0' 0"
<b>Proposed Parking Setback:</b>	0' 0"
<b>Notes:</b>	Side setback from west-most townhome to property line

**Parking****Row 1**

Type:	Vehicle
Proposed Spaces:	376
Required Spaces:	231
Notes:	Required spaces is after 30% parking reduction per 11-06-03-2-F-7

**Row 2**

Type:	Bike
Proposed Spaces:	210
Required Spaces:	206
Notes:	One per unit provided

**Trash And Recycling Containers** - To receive Trash/Recycling service, access requirements must be met. The Solid Waste Design Standards can be found here: [Service Location Design Standards Policy](#). Please provide the project details below. If assistance is needed, contact City of Boise Materials Management staff at (208) 608-7555 or (208) 608-7161.

**Row 1**

Service Type:	Trash
Receptacle Type:	6 yd Dumpster
Max. Number of Trash Receptacles:	3
In Standard Enclosure:	No

**Row 2**

Service Type:	Recycling
Receptacle Type:	6 yd Dumpster
Max. Number of Trash Receptacles:	3
In Standard Enclosure:	No

**Enclosures** - Please list each standard Trash/Recycling enclosure and associated dimensions. Garages, indoor waste rooms, and non-enclosed alley access do not count as enclosures.

**Row 1**

Enclosure ID:	West Side of Property
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Each planning application includes a Required Submittal Checklist. If you do not already have a current checklist, please use the links below to download the correct form for your application.

- [Planned Unit Development Submittal Checklist](#)

By checking this box:

1. The undersigned is the owner of the indicated property or acting as the owner's authorized representative.
2. The undersigned declares that the above provided information is true and accurate, and 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 to any applicable penalties.
3. The checked box represents a digital signature for all legal purposes as allowed by [Idaho Code \(Uniform Electronic Transactions Act\)](#).

This application was submitted electronically through the Permitting & Licensing Public Portal.

Signed electronically on 8/15/2022, by Brad Watson