



# 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.:  
PUD22-00004

## Planned Unit Development

### Property Information

Street No: Direction: Street Name: Street Type: Unit Type: Unit No:  
2426 N ARTHUR ST

Subdivision Name: Parcel Legal Description: Zoning District:  
EDWARDS SUB N 60 FT OF LOT 12, EDWARDS SUB C-2D

Parcel Number: Additional Parcel Numbers:  
R2125000150 R2125000150

### Agent/Representative Information

First Name: Last Name: Type:  
Ben White Authorized Representative

Company:  
GGLO

Address: City: State: Zip:  
1199 Shoreline Dr., Suite 290 Boise ID 83702

Email: Main Phone: Cell Phone:  
bwhite@gglo.com (208) 953-7117

### Applicant Information

First Name: (Primary Contact) Last Name: Type:  
Shellan Rodriguez Applicant

Company:  
SMR / Pacific West Communities

Address: City: State: Zip:  
520 W. Idaho St. Boise ID 83702

Email: Main Phone: Cell Phone:  
shellan@smrdevelopment.com (406) 531-0401

### Owner Information

Name:  
CITY OF BOISE

Address: City: State: Zip:  
150 N CAPITOL BLVD BOISE ID 83701

Email: Phone:  
apgalindo@cityofboise.org (208) 972-8520

**Owner Information****Name:**

BOISE CITY

**Address:**

150 N CAPITOL BLVD

**City:**

BOISE

**State:**

ID

**Zip:**

83701

**Email:****Phone:****Project Information****Project Name: (if applicable):**

State &amp; Arthur Apartments

**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.

The proposed development is a 5-story building, with wood-framed apartments constructed above a single level of concrete podium parking. There will be a total of 102 studio, 1, 2, and 3-bedroom units, with 101 units for households earning up to 80% of the Area Median Income (AMI) of Ada County. The ground floor will include a leasing office, common areas, mail room, and bike storage/repair/washing stations in addition to approximately 1500 square feet of proposed daycare facility or neighborhood-focused retail space facing State Street.

**Project Details****Property Information**

<b>Zoning District:</b>	C-2D
<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>	NO
<b>Flood Zone:</b>	N/A
<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>	1.15
<b>Irrigation ditches or canals on or adjacent to property:</b>	Yes
<b>Overhead powerlines or utility lines on or adjacent to the property:</b>	Yes
<b>Number and location of loading/receiving facilities:</b>	0
<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>	

**General**

<b>Plans submitted as:</b>	Electronic
<b>Is this a modification?:</b>	No

Case Number Being Modified:	
Review Authority:	Planning & Zoning Commission
Is the proposal utilizing the Housing Bonus Ordinance in Section 11-06-03.4:	Yes
Please Provide which Housing Bonus Incentive you will be applying for:	(1) Affordable Housing Bonus
Existing Use:	vacant
Use:	Multi-Family
Is this a phased project?:	No
Explain Any Project Phases:	

#### Density & Amenities

Describe all amenities:	102 apartments (studio, 1, 2, and 3 BR units) with community room, outdoor courtyard, residential support spaces, management offices, structured parking and 1500 SF of small retail or daycare space.
Proposed Density:	89.5
Allowed Density:	

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

Lot Size:	No
Lot Size Waiver Description:	
Internal Setbacks:	No
Internal Setbacks Waiver Description:	
Street Frontage:	No
Street Frontage Waiver Description:	

#### Total Existing Structures

Number of Existing Structures:	1
Explain Existing Structures to Remain:	n/a
Height to Midline:	
Height to Eave:	
Height to Parapet:	

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

Use:	
Number of Seats:	
Notes:	

#### Existing Materials

Type:	
Materials:	
Colors:	
Notes:	

#### 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:	1
Height to Eave:	
Height to Peak:	
Notes:	

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

Number of Seats:	
Notes:	

**Proposed Bedrooms And Units**

Total Number of Proposed Units:	
Notes:	

**Project Setbacks**

Notes:	
--------	--

**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?:	No
Number of shared spaces:	
Does this project include assigned or reserved parking?:	No
Number of assigned or reserved spaces:	
Does this project include parking reduction?:	No
Number of spaces below required:	
Does this project include off-site parking?:	No
Notes:	
Number of off-site parking spaces:	

**Fence**

Height:	
Notes:	

**Fire Prevention**

Fire Flow:	20
Is the building sprinklered?:	Yes
Number of Existing Hydrants:	0
Number of Proposed Hydrants:	1

**Public Works**

On-Site Stormwater Retention Method:	2 locations of onsite infiltration trench with lined drain rock storage and stormwater pretreatment device at each
Number of Street Lights:	

**Solid Waste**

How will trash and recycling containers be stored:	Internal Solid Waste Room(s)
--	------------------------------

**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:	
---------------	--

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

Building ID:	single family residence
Gross Sq Ft:	1020
Number of Stories:	1
Height to Peak:	22' 0"
Notes:	to be demolished

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

**Row 1**

Building ID:	single family residence
Floor:	1
Gross Square Feet:	1020

**Proposed Structures****Row 1**

Building ID:	1
Gross Sq Ft:	141927
Number of Stories:	5
Height to Midline:	28' 8"
Height to Parapet:	57' 6"

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

## Row 1

Building ID:	1
Floor:	1
Gross Square Feet:	36721
Use:	parking, management office, daycare/retail

## Row 2

Building ID:	1
Floor:	2
Gross Square Feet:	25869
Use:	apartments

## Row 3

Building ID:	1
Floor:	3
Gross Square Feet:	26446
Use:	apartments

## Row 4

Building ID:	1
Floor:	4
Gross Square Feet:	26446
Use:	apartments

## Row 5

Building ID:	1
Floor:	5
Gross Square Feet:	26446
Use:	apartments

## Proposed Materials

## Row 1

Type:	Canopy/Awnings
Materials:	metal
Colors:	black

## Row 2

Type:	Fascia/Trim
Materials:	metal, fiber cement
Colors:	black

## Row 3

Type:	Roof
Materials:	tpo/pvc membrane
Colors:	white

## Row 4

Type:	Walls
Materials:	stucco, panel siding
Colors:	white, grey, wood tone
Notes:	phenolic or fiber cement panels

## Row 5

Type:	Windows/Doors
Materials:	vinyl, fiberglass
Colors:	black
Notes:	aluminum storefront at main entry

## Proposed Bedrooms And Units

## Row 1

Number of Bedrooms:	Studio
Number of Units:	23

## Row 2

Number of Bedrooms:	1 Bedroom
Number of Units:	44

## Row 3

Number of Bedrooms:	2 Bedroom
Number of Units:	27

## Row 4

Number of Bedrooms:	3 Bedroom
Number of Units:	8

## Project Setbacks

## Row 1

Location:	Front
Proposed Building Setback:	10' 0"
Required Building Setback:	10' 0"
Proposed Parking Setback:	10' 0"
Required Parking Setback:	10' 0"

## Row 2

Location:	Street Side
Proposed Building Setback:	10' 0"
Required Building Setback:	10' 0"
Proposed Parking Setback:	10' 0"
Required Parking Setback:	10' 0"

## Row 3

Location:	Rear
Proposed Building Setback:	10' 0"
Required Building Setback:	0' 0"
Proposed Parking Setback:	10' 0"
Required Parking Setback:	5' 0"

## Row 4

Location:	Side
Proposed Building Setback:	15' 0"
Required Building Setback:	15' 0"
Proposed Parking Setback:	15' 0"
Required Parking Setback:	10' 0"

## Parking

## Row 1

Type:	Accessible
Proposed Spaces:	9
Required Spaces:	8

## Row 2

Type:	Bike
Proposed Spaces:	104
Required Spaces:	103

## Row 4

Type:	Vehicle
Proposed Spaces:	87
Required Spaces:	85



## Fence

## Row 1

Existing or Proposed:	Proposed
Location:	Rear
Type:	black welded wire

## Mechanical Units

## Row 1

Unit Location:	Rooftop
Type:	Air Conditioner
Number of Units:	2
Height:	6' 2"
Proposed Screen Method:	7' high metal corrugated siding panels
Notes:	2 DOAS RTUs in enclosure each end of bldg.

## Row 2

Unit Location:	Rooftop
Type:	Air Conditioner
Number of Units:	102
Height:	3' 4"
Proposed Screen Method:	4' high metal corrugated siding panels
Notes:	enclosure central to roof

## Row 3

Unit Location:	Interior to Building
Type:	Generator
Number of Units:	1
Proposed Screen Method:	interior

## Row 4

Unit Location:	Interior to Building
Type:	Trash Compactor
Number of Units:	1
Proposed Screen Method:	interior

## Row 5

Unit Location:	Interior to Building
Type:	Meter Panel
Number of Units:	106
Proposed Screen Method:	interior

**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:	Recycling
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes

## Row 3

Service Type:	Trash
Receptacle Type:	Compactor
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes

## Row 4

Service Type:	Trash
Receptacle Type:	3 yd Dumpster
Max. Number of Trash Receptacles:	1
In Standard Enclosure:	Yes

## Row 5

Service Type:	Recycling
Receptacle Type:	Individual/Residential
Max. Number of Trash Receptacles:	4
In Standard Enclosure:	Yes

**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:	interior trash room
Interior Enclosure Width:	35' 0"
Interior Enclosure Depth:	18' 0"

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 \(Uniform Electronic Transactions Act\)](#).

01/25/22 | PUD22-00004

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

Signed electronically on 1/21/2022, by Ben White