



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
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TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: PUD17-00030

Hearing Date: 1/16/18

X-Ref:

Hearing Body: Planning and Zoning Commission

Address: 305, 313 & 319 S ROOSEVELT ST

Transmittal Date: 11/29/17

Applicant: CHARLES A STORY

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels & Final Subdivision Plats, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-38

Boise City

- Police
- Fire
- Public Works
- Public Works-Subs
- Public Works-Solid Waste
- Public Works-April Wing
- Public Works-Hillside
- Public Works-Floodplain
- Parks-Jennifer Tomlinson
- Forestry
- City Clerk-Susan Churchman
- Airport
- Library-Kevin Booe
- DFA-James Thomas
- Parking Control
- Legal
- PDS-Building Dept
- PDS-Noticing Copy

Ada County

- ACHD
- Commissioners
- 911 (Sheriff Dispatch)
- Development Services-Jason Boal
- COMPASS-Carl Miller
- COMPASS-Eric Adolfson
- Parks & Waterways-Scott Koberg

Idaho State

- Transportation District III
- Division of Public Works
- Dept. of Water Resources
- Historical Society
- Fish & Game (Region III)
- Dept. of Lands
- Dept. of Parks & Recreation
- DEQ

Federal

- BLM
- Fish & Wildlife Service
- EPA
- Army Corp of Engineers

Schools

- Boise School District
- West Ada School District

Sewer Districts

- West Boise Sewer

Utilities

- Idaho Power
- Century Link
- United Water
- Chevron Pipeline
- Capitol Water Corporation
- Cable One
- Intermountain Gas

Irrigation Districts

- Nampa & Meridian
- New York Irrigation
- Boise City Canal
- Boise Valley
- South Boise Water Co.
- S. Boise Mutual Irrigation Co.
- Bureau of Reclamation
- Board of Control
- Drainage District # _____
- Other _____

Miscellaneous

- Boise Postmaster
- CCDC
- CDHD
- Union Pacific Railroad
- City of Garden City
- City of Meridian
- City of Eagle
- Valley Reg. Transit
- Other _____

Neighborhood Associations

- Barber Valley
- Boise Heights
- Borah
- Central Bench
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown
- East End
- Glenwood Rim
- Highlands
- Hillcrest
- Liberty Park
- Lusk District
- Morris Hill
- North End
- North West
- Pierce Park
- Quail Ridge
- Somerset
- South Boise Village
- South Cole
- South East
- Sunrise Rim
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- Warm Springs Mesa
- West Bench
- West Downtown
- West Valley

PUD 17-00030
#1135 ee

#117 Planned Unit Development

Property Information

Address

Street Number: 305, 313, 319 Prefix: S Street Name: Roosevelt Unit #:
 Subdivision name: Clarks Sub Block: Lot: Section: 17 Township: 3N Range: 2E Zoning: C-1D
 Parcel Number: R1443000061 Additional Parcel Numbers: R1443000035, R1443000072

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?
 Agent/Representative Applicant Owner

Applicant Information

First Name: Charles A Last Name: Story
 Company:
 Address: 518 West Pueblo St. City: Boise State: ID Zip: 83702
 E-mail: chuck@chuckstory.com Phone Number: 208-863-9620 Cell: Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other
 First Name: James Last Name: Gipson
 Company: James Gipson Architect
 Address: P O Box 219 City: Eagle State: ID Zip: 83616
 E-mail: james@jga-arch.com Phone Number: 208-939-0236 Cell: Fax:

Owner Information

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

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

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Project Information

Is this a Modification application?

Yes No

File number being modified:

CUP05-00132

1. Neighborhood Meeting Held (Date):

NOV. 20, 2017

2. Neighborhood Association:

Central Bench

3. Comprehensive Planning Area:

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

EXPAND EXISTING PROJECT, 18 NEW APARTMENTS

5. Size of Property:

1.166 Acres Square Feet

6. Water Issues:

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

1500 GPM gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require Suez Water approval.

Number of Existing:

1

Number of Proposed:

C. Is the building "sprinklered"?

Yes No

D. What volume of water is available? (Contact SUEZ (208) 362-7354):

1500 GPM gpm

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

3 APARTMENT BLD'S + 1 COMMUNITY BLD

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:

NO

9. Adjacent property information:

	Building types and/or uses	Number of Stories	Zone
North:	APARTMENT	2	<input checked="" type="checkbox"/> C-1D
South:	Commercial	1	<input checked="" type="checkbox"/> C-1D
East:	APARTMENT	2	<input checked="" type="checkbox"/> C-1D
West:	APARTMENT	2	<input checked="" type="checkbox"/> C-1D

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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"/>	<input type="text"/>
2nd Floor	<input type="text"/>	<input type="text"/>
3rd Floor	<input type="text"/>	<input type="text"/>
4th Floor	<input type="text"/>	<input type="text"/>

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"/>	<input type="text"/>
2nd Floor	<input type="text"/>	<input type="text"/>
3rd Floor	<input type="text"/>	<input type="text"/>
4th Floor	<input type="text"/>	<input type="text"/>

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="18"/>	<input type="text" value="434,572"/>	<input type="text" value="9468"/>
Two-Bedroom:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Three-Bedroom:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Total Number:	<input type="text" value="18"/>	<input type="text"/>	<input type="text" value="9468"/>

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

D. Maximum Proposed Structure Height(s):

E. Number of Stories:

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PUD 17 - 00030

12. Site Design:

A. Percentage of site devoted to building coverage: 34.8% (17,691 SF)

B. Percentage of site devoted to landscaping: 27.8% (14,108 SF)

C. Percentage of site devoted to paving: 27.1% (13,735 SF)

D. Percentage of site devoted to other uses: 10.3% (5,237 SF)

E. Describe other use: Walks, patio, trash encl

13. Loading Facilities, if proposed (For Commercial uses only): N/A

Number: Location:

Size: Screening:

14. Parking:

	Required		Proposed
A. Handicapped Spaces:	<input type="text" value="2"/>	Handicapped Spaces:	<input type="text" value="2"/>

B. Parking Spaces:	<input type="text" value="20"/>	Parking Spaces:	<input type="text" value="35"/>
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C. Bicycle Spaces:	<input type="text"/>	Bicycle Spaces:	<input type="text"/>
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D. Proposed Compact Spaces:

E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:

F. Are you proposing off-site parking? Yes No If yes, how many spaces?

G. Are you requesting shared parking or a parking reduction? Yes No If yes, how many spaces?

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 (n)<="" td="" text"="" type="text" value="6'-8"/> <td><input <="" td="" text"="" type="text" value="6'-8"/> <td><input text"="" type="text" value="5'</td> </tr> <tr> <td>Side 1:</td> <td><input type="/></td> <td><input type="text"/></td> <td><input type="text"/></td> <td><input type="text"/></td> </td>	<input <="" td="" text"="" type="text" value="6'-8"/> <td><input text"="" type="text" value="5'</td> </tr> <tr> <td>Side 1:</td> <td><input type="/></td> <td><input type="text"/></td> <td><input type="text"/></td> <td><input type="text"/></td>	<input text"="" type="text" value="5'</td> </tr> <tr> <td>Side 1:</td> <td><input type="/>	<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:

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PUD 17 - 00050

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:

1

C. Proposed screening method:

EXISTING Fence

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:

[Signature]

Date:

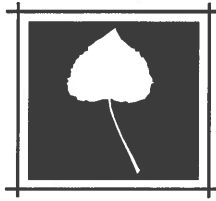
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PUD 17 - 00030



JAMES GIPSON ARCHITECT

P O Box 219
EAGLE, ID 83616
PHONE 208-939-0236

November 27, 2017

Boise City Planning & Development Services

JGA # 1721
Olive Grove Apartments II

Greetings P&DS :

This will explain our PUD application and summarize the project.

We believe that there is a significant continuing need for affordable senior housing in this area. The original Olive Grove apartments have proven very successful in providing needed senior housing, and this site is especially suitable, given the proximity to public transportation and normal services.

The proposal is to expand the existing Olive Grove senior apartment development located at 305, 313, and 319 South Roosevelt Street, Boise, ID. The original 21 units were constructed about eleven (11) years ago, and this proposal is to add eighteen (18) apartment units in one building to be located South of the existing buildings. Additional property is added to the original parcel, bringing the total site area to 1.166 acres. The existing zoning is C-1D.

A two-story building is proposed, containing nine (9) units on each floor. The design of the buildings, including exterior materials and colors, is intended to be the same as the original existing buildings. Fourteen (14) new parking spaces are proposed, bringing the total to 35 parking spaces for the 39 apartments. This exceeds the minimum parking requirement, and this ratio of parking spaces to apartment units has proven to be quite adequate, with over ten (10) years of history. The unit density and parking are well within the maximum permitted, and we believe the scale and character of the existing and proposed buildings is very compatible and appropriate to this area. The two-story design has proven quite acceptable within the existing project.

The neighborhood meeting was well attended by residents of the exiting Olive Grove apartments, who expressed agreement with the proposed project and design.

We believe that this proposal meets all applicable requirements and the intent of the zoning ordinance, and will be an asset to the neighborhood, while meeting a current need for senior housing. We respectfully request approval of this PUD, and thank you for your consideration.

With best wishes,

JAMES GIPSON ARCHITECT

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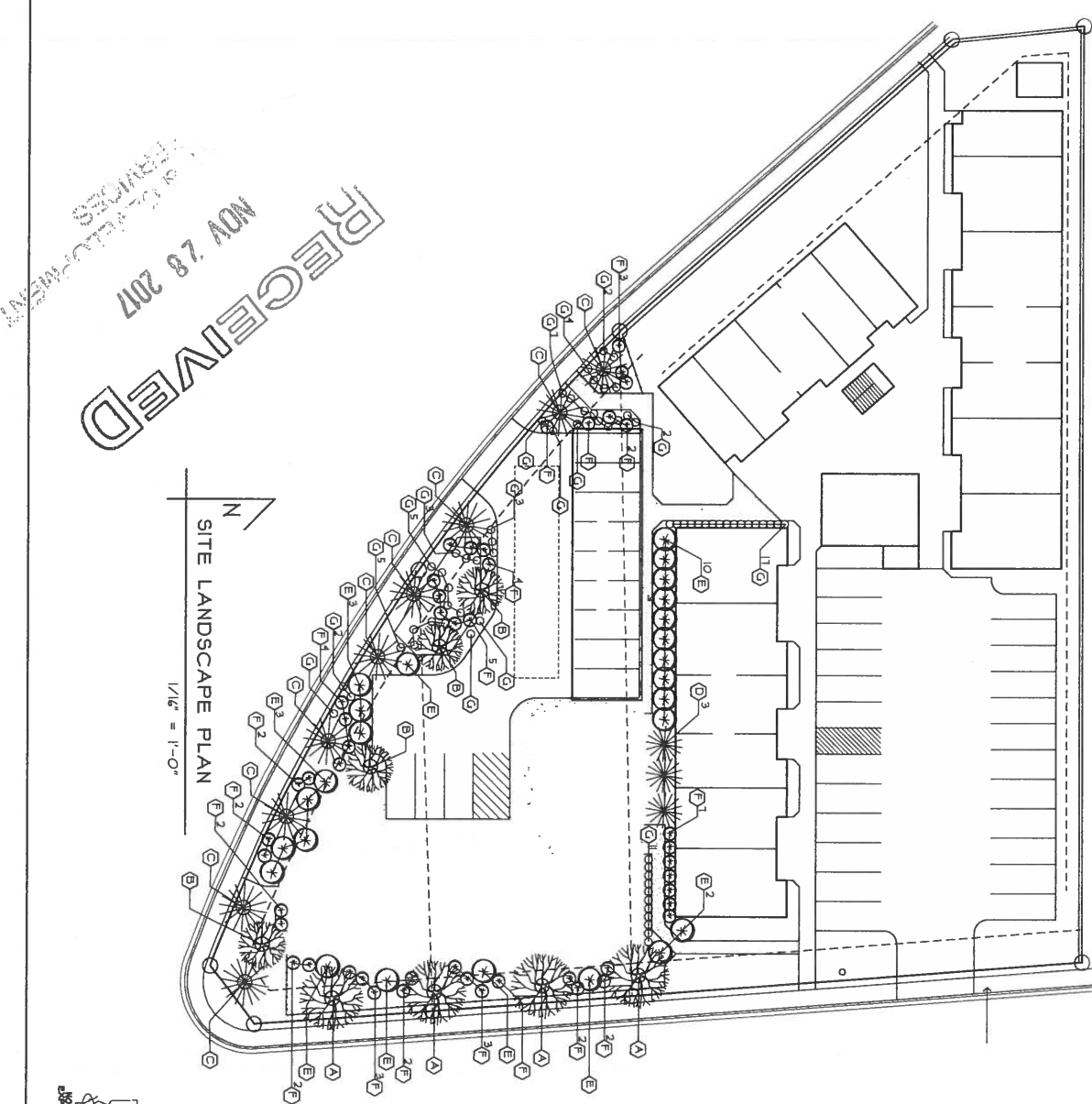
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PLANT LIST

Mark	Name	Size
A	Tilia cordata Linden	3" cal
B	Malus spp. 'Colobour' Flowering crabapple	2 1/2" cal
C	Pinus olgry Austrian black pine	6-7'
D	Juniperus chinensis 'Torulosa' Hobbywood juniper	5 gal
E	Thuja occidentalis 'Fragilata' Colorado American arborvitae	5-6'
F	Juniperus sabinus 'Buffalo' Buffalo juniper	2 gal
G	Malva aquilifolia repens Iheart Oregon grape	2 gal

Landscape Notes

- All landscaped planting areas are to be served by an automatic underground irrigation system, to be designed by the landscape contractor. Submit design to Owner & Architect for review prior to installation.
- All plant material to be healthy, vigorous, free of disease and pest damage.
- Deliver plant material to site with original nursery identification tags attached: species, size, origin.
- Fertilize as recommended by nurseryman, based on soil test by independent lab.
- Plant material to be guaranteed for one (1) year after planting.



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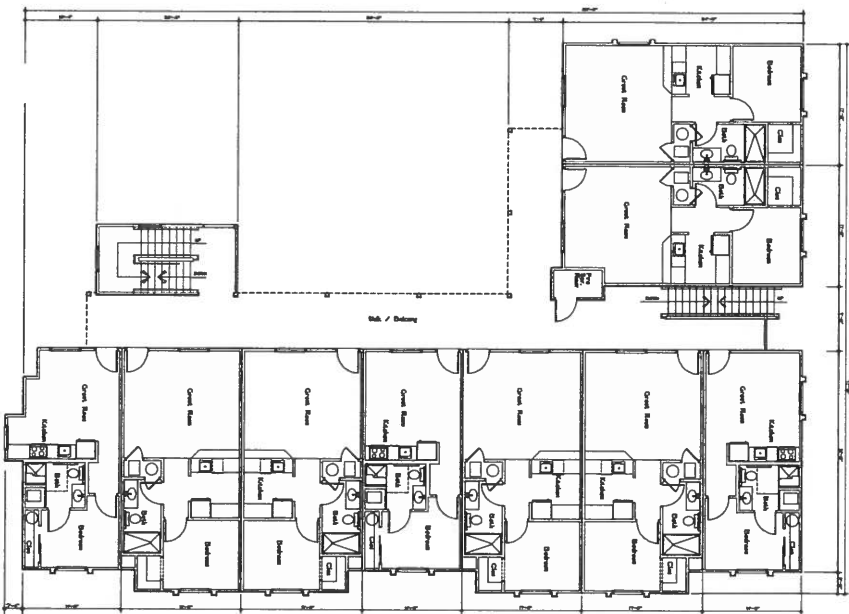
SHEET NO. 2	JAMES GIPSON ARCHITECT ARCHITECTURE PLANNING P.O. BOX 211 EAGLE LAKE 8341 PHONE: 208-931-0234 JAMES@JGA-ARCH.COM	Olive Grove Apartments II MR. CHUCK STORY 801 WEST PUEBLO STREET, BOISE, ID 83702 PHONE: 208-855-1000 EMAIL: CHUCK@CHUCKSTORY.COM	REVISIONS: DATE: BY:	© JAMES GIPSON THIS DRAWING IS PROTECTED BY COPYRIGHT. IF ANY NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS OR CONSEQUENCES TO THE ARCHITECT HERE TO THE CLIENT OR CONTRACTOR.	NO. (12) DATE: 1/21/2017 DRG. BY: JGA
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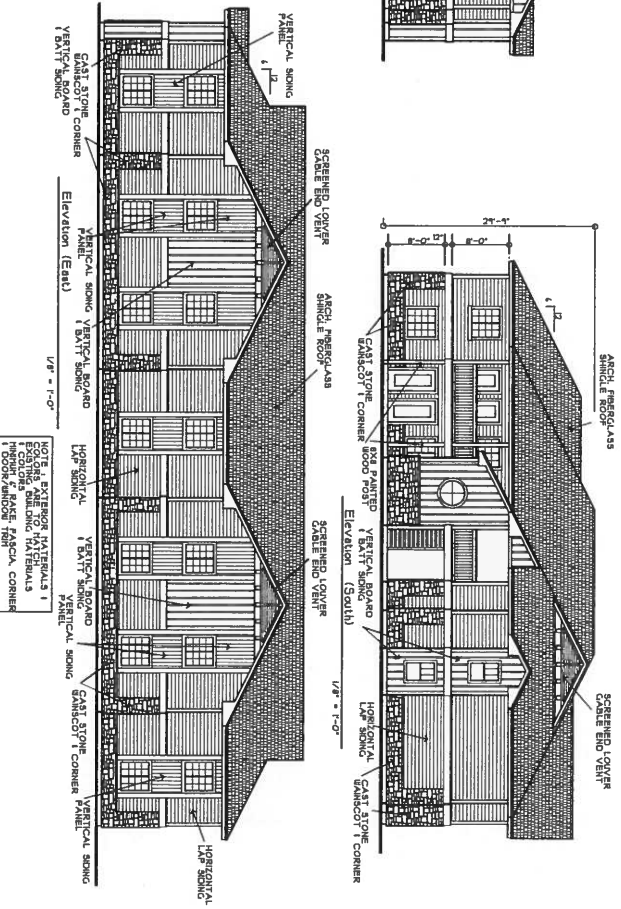
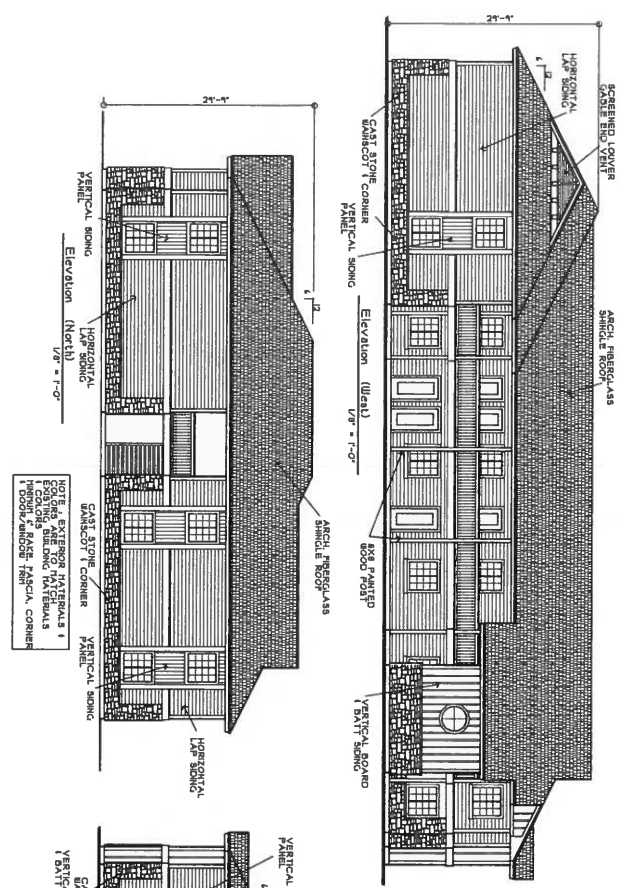
Building Floor Plan I N

1/8" = 1'-0"



SHEET NO. 3		JAMES GIPSON ARCHITECT ARCHITECTURE PLANNING P.O. BOX 271 EAGLE DAHO 83416 PHONE 208-891-0224 JAMES@JGA-ARCH.COM	Olive Grove Apartments II MR. CRUCK STORY 281 WEST PUEBLO STREET, BOISE, ID 83702 PHONE 208-843-1400 E-MAIL CRUCK@CRUCKSTORY.COM	REVISIONS: DATE: BY:	© JAMES GIPSON THIS DRAWING IS PROTECTED BY COPYRIGHT. IF ANY PART IS REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT HOLDER, THIS IS STRICTLY PROHIBITED. THE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS IN THIS DRAWING. DATE OF CONTRACT OR INSTRUMENT TO THE ARCHITECT PRIOR TO CONTRACTING.	NO. 1121 DATE: 1/21/2017 DRW. BY: JGA
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NOTE: EXTERIOR MATERIALS 1
 EXISTING BUILDING MATERIALS
 THROUGH ROSE PASCA CORNER
 (DOOR/WINDOW)

NOTE: EXTERIOR MATERIALS 1
 EXISTING BUILDING MATERIALS
 THROUGH ROSE PASCA CORNER
 (DOOR/WINDOW)

SHEET NO. 4	JAMES GIPSON ARCHITECT ARCHITECTURE PLANNING P.O. BOX 371 EAGLE CANYON BLVD PHOENIX, AZ 85018 JAMES@JGA-ARCH.COM	Olive Grove Apartments II MR. CRUCK STORY 181 WEST PUEBLO STREET, SUITE D, 85002 PHOENIX, AZ 85003 E-MAIL: CRUCK@CHECKSTORY.COM	REVISIONS:	DATE:	BY:	© JAMES GIPSON THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION OF THE COPYRIGHT HOLDER. THIS IS NOT A SCALE DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR OBTAINING PERMITS OR INSURANCES TO BE ARCHITECT FEE TO THE CONTRACTOR.	NO. 1121
							DATE: 11/21/2017