

Development Services Staff Report for Design Review Committee

To: Design Review Committee
From: Jeff Lowe, Planner
Subject: Multi-family Development – PRE-APPLICATION
Date: May 10, 2016

Summary: Multi-family Development: Ward Schwider is requesting a pre-application meeting with the Design Review Committee to discuss a proposed 51-unit multi-family development. The 1.4-acre site is located at 6017 State Street, and is within C-2 General Commercial zoning district and the Residential Low Density and Green Boulevard Corridor Comprehensive Plan designations.

Background:

Not previously reviewed

Discussion:

- The applicant is seeking guidance on the development of the subject site, primarily to address parking requirements, at this time. For the purposes of this review, staff will focus on the parking with the anticipation that the applicant will revisit with more details of the development. Of course all other comments regarding the site are welcome.
- The applicant has proposed 86 parking spaces (66 garage, 19 carport, 1 not identified). Garden City Code 8-4D-5 requires 1 space/unit for one bedroom units and 2 spaces/two bedroom units and an additional .5 spaces/unit for guest parking. 1 space must be in a garage for each unit.

Staff has calculated the following:

10 spaces required for 10 one-bedroom units
82 spaces required for 41 two/three-bedroom units
26 spaces required for guest parking
Total required = 118
67 surface spaces required
51 garage spaces required

The applicant is short on the total number of spaces required by 33 spaces (staff did not count the unidentified space); the proposal does exceed the minimum number of garage spaces by 15. It does not appear the guest spots have been designated, unless they are allowed to park under the carports.

The applicant has suggested a calculation based on the City of Boise's requirements: 1 space for one bedroom units, 1.5 spaces for two bedroom units, and 2 spaces for three bedroom units: .25 spaces per unit for guest parking is suggested.

GCC8-4D-3 allows for offsite parking for residential uses to be within 300-feet of the site. Also, 8-4D-6 permits alternatives to on-site parking. One such alternative that this project qualifies for is being within ¼ mile of a transit stop. There is a transit stop in the immediate vicinity of the

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site at the intersection of State Street and Ellen's Ferry. Another alternative is shared parking – a commercial development with parking exists directly east of the site.

And further, there is a provision that mixed-use or non residential developments may reduce their parking requirements. While there is no commercial proposed, there is the potential for the applicant to add a commercial space in the proposed clubhouse adjacent to State Street. This would move the development in the direction of a mixed use site. **Staff will defer to the Design Review Committee regarding the proposed parking reduction.**

General items for the applicant to be aware of:

- The ordinance requires 1 bike space for every six (6) dwelling units; this development is required to have 9 spaces.
- Garden City Code 8-4I-6 E requires the planting of high-branching deciduous trees throughout the parking lot interior to provide shade for pedestrians, vehicles and surfaces as follows:
 - at a minimum ratio of one (1) tree planted for every five (5) parking spaces supplied.
 - be planted such that no parking space is more than one hundred feet (100') from a tree.
 - Include landscaped islands with at least one (1) tree at the beginning and end of each parking row and to break up longer rows or highlight special features.
- Each unit is required to have a minimum of 80SF of private open space.
- The development is required to have minimum amount of common open space and to provide three quality of life amenities.
- The applicant should designate where the central mailbox and directory map will be located.
- The applicant should provide design details of the proposed carports.

Attachments:

Pre-Application form
Aerial Map
Site Plan
Building Elevation Rendering



GCDApp.jpg
Type: JPEG Image
Size: 134 KB
Dimension: 1170 x 1700
pixels

Design Committee Pre-Application Meeting Request
6015 _____ street • Garden City, ID 83714 • 208.472.2921 (tel.)
208.472.2926 (FAX) • www.gardencityidaho.govoffice.com

The objectives of the design review process is to involve the City in the earliest possible time in the development and design of a project and to work with the applicant in an iterative process of review and design. The review process is intended to be flexible and tailored to the needs of the project and the applicant.

The checklist and required materials are due three (3) business days prior to the Design Committee meeting. Late submissions will not be accepted under any circumstances.

APPLICANT

Name: WARD SCHWIDER

Proposed Site Address
6107 STATE ST

Date of Requested Meeting:
MONDAY

DESIGN INFORMATION

Proposed Use: APARTMENTS 51 UNITS

Surrounding Uses: OFFICE / GOLF COURSE / APARTMENT

Zoning: C-2 Comprehensive Plan Designation

Is the property located in the 100 year flood plain?

YES NO

List the locations of any potential wildlife habitat areas on the property

NA

List the locations of bus stops and pedestrian pathways within 1/4 mile of the property

ON STATE ST

List any easements and locations of water, sewer and irrigation

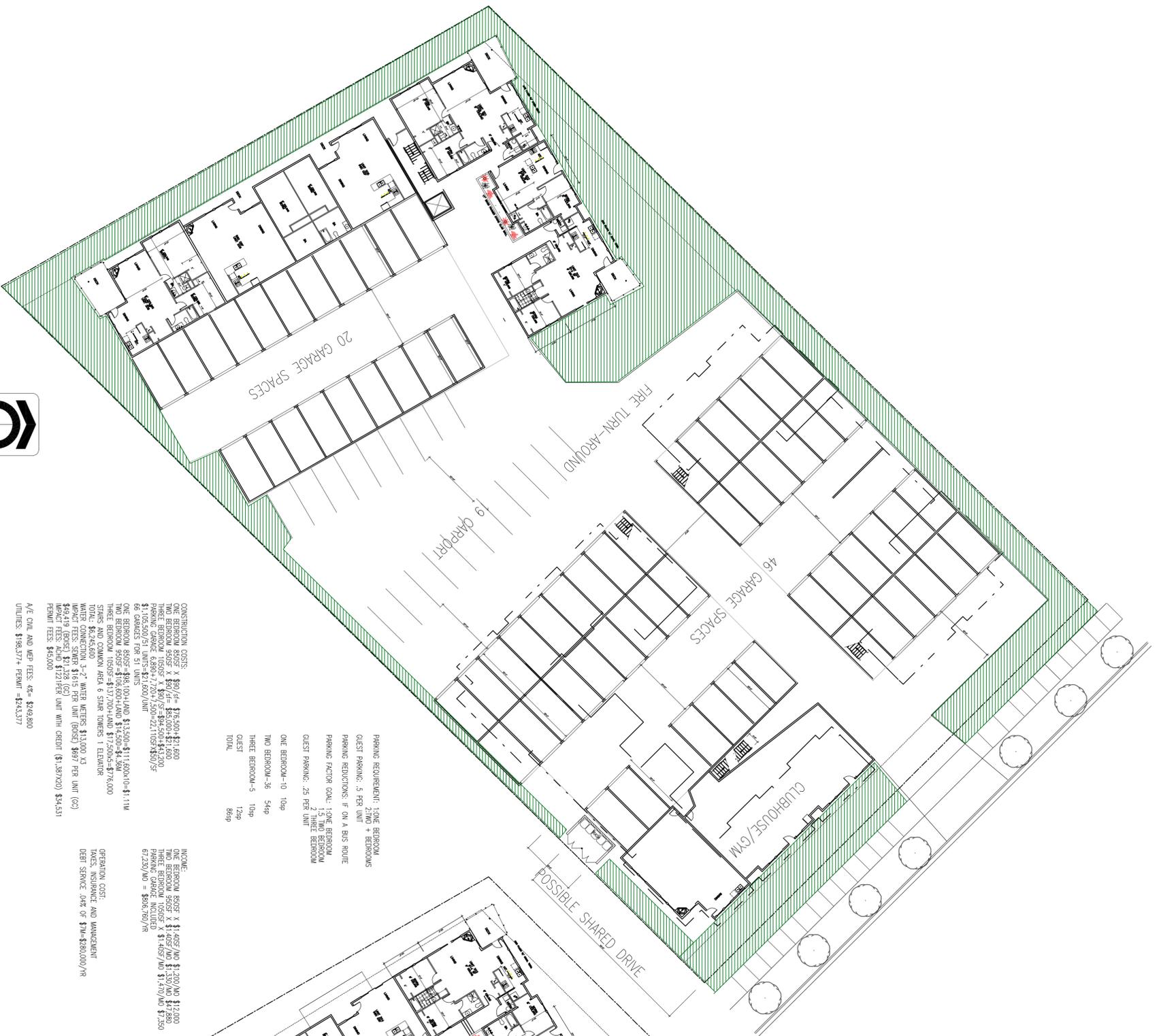
WATER + SEWER OFF R.O.W. (STATE)

Provide PDFs and one (1) large copy of the following:

1. Site Plan, including surrounding development (working draft)
2. Elevations (working draft)
3. Landscaping Plan (working draft)
4. Vicinity Map



Ground floor



CONSTRUCTION COSTS:
 ONE BEDROOM 895SF X \$99/SF = \$78,500 + \$1,600 = \$80,100
 TWO BEDROOM 1059SF X \$99/SF = \$105,841 + \$1,600 = \$107,441
 THREE BEDROOM 1269SF X \$99/SF = \$125,631 + \$1,600 = \$127,231
 PARKING GARAGE 6,890+7,700+500=22,110SF X \$50/SF = \$1,105,500
 TOTAL CONSTRUCTION COSTS = \$2,397,912
 \$170,500/21 UNITS = \$81,190/UNIT

ONE BEDROOM 895SF = \$98,100+LAND \$13,500 = \$111,600-0 = \$111,600
 TWO BEDROOM 1059SF = \$106,600+LAND \$13,500 = \$120,100-0 = \$120,100
 THREE BEDROOM 1269SF = \$117,700+LAND \$13,500 = \$131,200-0 = \$131,200
 STAIRS AND COMMON AREA 6 STAIR TOWERS 1 ELEVATOR
 TOTAL \$62,500
 TOTAL \$173,600 = 7 * 27 WATER METERS \$13,000 X 7 = \$91,000
 IMPACT FEES: STAFF \$1615 PER UNIT (BASED) \$997 PER UNIT (CO)
 IMPACT FEES: ROAD \$722/HIGH UNIT WITH CREDIT (\$1,387,200) \$34,531
 PERMIT FEES: \$6,000

A/E CON. AND MEP FEES: 4% = \$248,800
 UTILITIES: \$198,374 + PERMIT = \$243,377

PARKING REQUIREMENT: 1.00E BEDROOM
 2.00E TWO + BEDROOMS
 GUEST PARKING: .5 PER UNIT
 PARKING REDUCTIONS: IF ON A BUS ROUTE

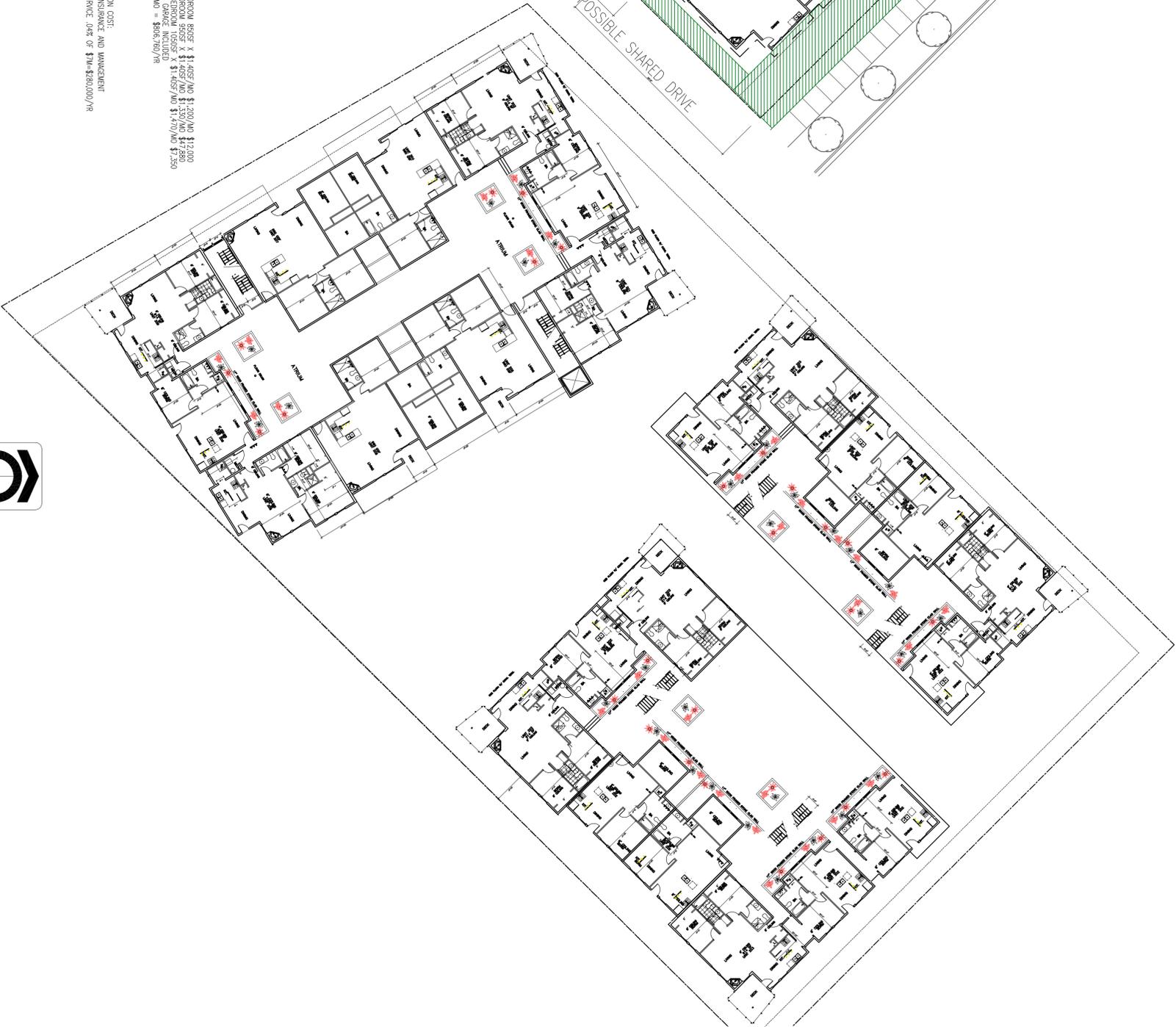
PARKING FACTOR GOAL: 1.00E BEDROOM
 2.00E TWO + BEDROOMS
 GUEST PARKING: .25 PER UNIT

| | |
|-----------------|------|
| ONE BEDROOM-10 | 10sp |
| TWO BEDROOM-36 | 54sp |
| THREE BEDROOM-5 | 10sp |
| GUEST | 12sp |
| TOTAL | 86sp |

INCOME:
 ONE BEDROOM 895SF X \$1,405/MO = \$1,250 AND \$1,200
 TWO BEDROOM 1059SF X \$1,405/MO = \$1,485 AND \$1,435
 THREE BEDROOM 1269SF X \$1,405/MO = \$1,770 AND \$1,720
 PARKING GARAGE INCLUDED
 67,230/MO = \$885,760/YR

OPERATION COSTS:
 OPERATIONS AND MAINTENANCE
 DEBT SERVICE: 10% OF \$714,428,000/YR

Second Floor



State Street Apartments

61 Unit C-2 zone

6107 State Street



DATE: JAN 18, 2016
 PROJECT NO: WBS
 DRAWN: WBS
 CHECKED:

REVISIONS:

sheet number:

A1.0

Site Plan

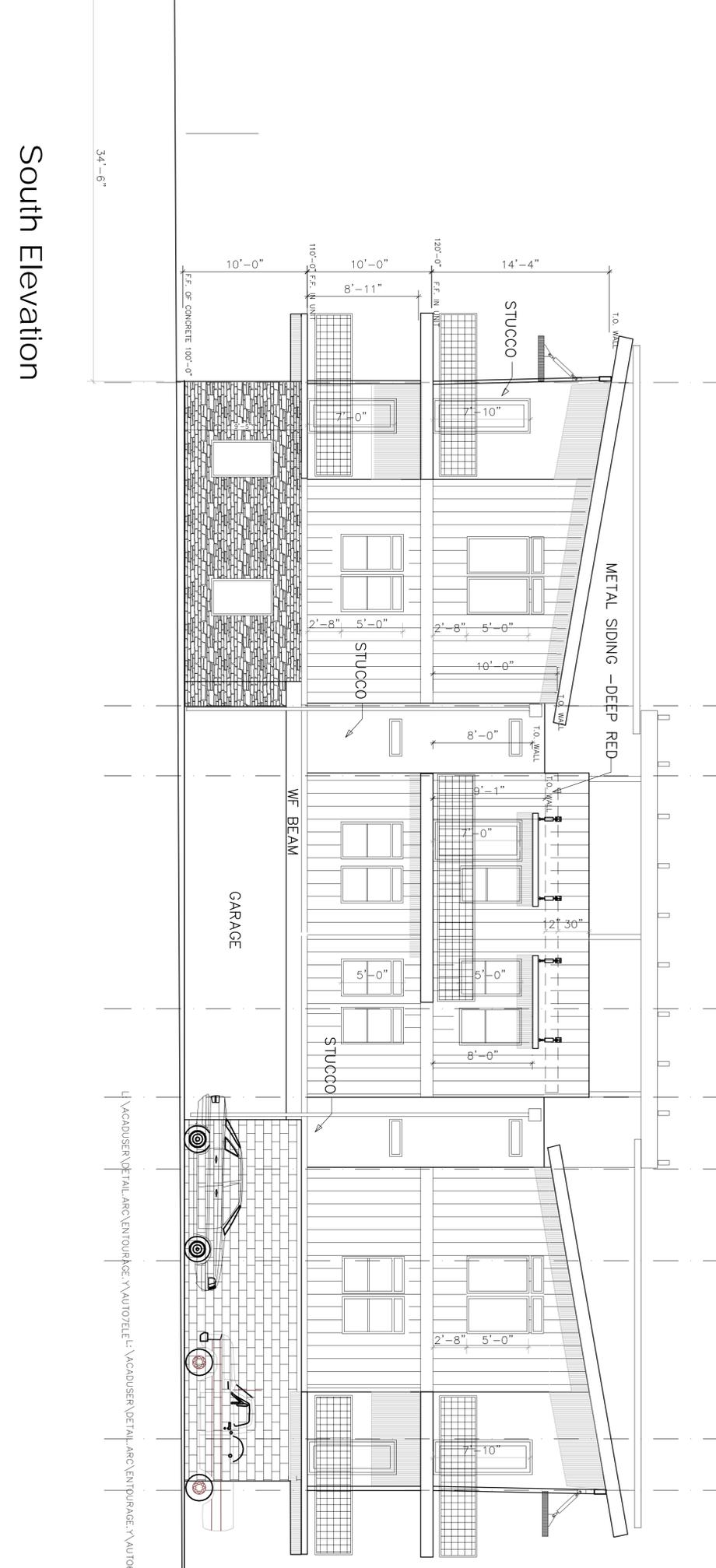
All arrangements, concepts, ideas, and designs depicted on these drawings are the property of Ward Schwider Architect and are intended for use in connection with this specific project only and shall not be used for any other project without written permission from Ward Schwider Architect. No changes or deviations shall be allowed to these plans without the written consent of Ward Schwider Architect.



Ward Schwider
 1716 N 32nd
 BOISE, ID 83703
 tel (208) 388-0758
 cell: 859-2336
 email: schwider1@juno.com



West Elevation



Longmont

South Elevation

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Riverside West
 12 Unit Apartment Complex
 R-3D ZONE
 932 Longmont



DATE: April 18, 2012
 PROJECT NO:
 DRAWN: MBS
 CHECKED:
 REVISIONS:
 Oct. 12, 2012
 June 12, 2013
 Sept. 12, 2013
 sheet number:
A3.0
 Elevation