



### Design Committee Pre-Application Meeting Request

6015 Glenwood street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)  
208.472.2926 (FAX) ▪ [www.gardencityidaho.govoffice.com](http://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

N/A

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)

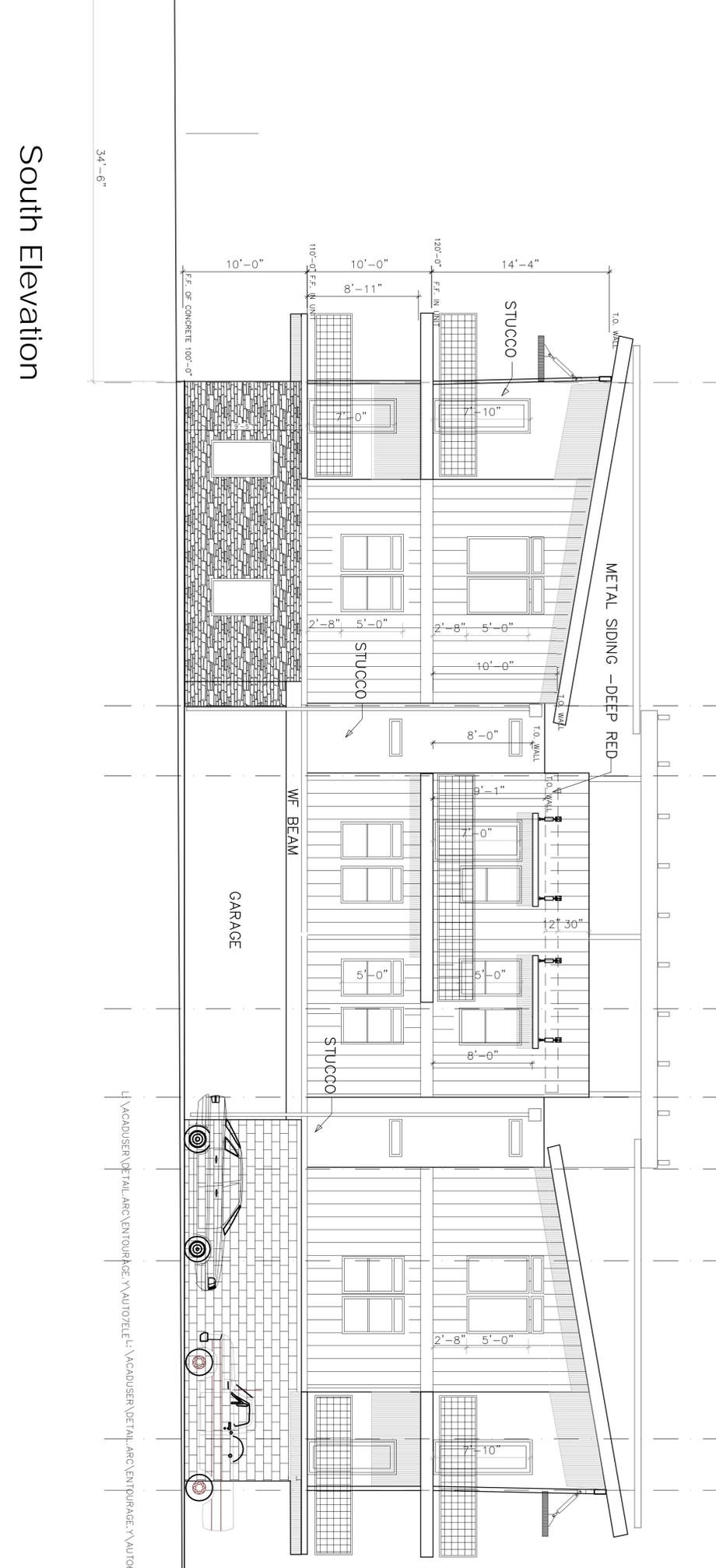
Provide PDFs and one (1) large copy of the following:

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

Office Use only: Assigned Reference Number: \_\_\_\_\_



West Elevation



Longmont

South Elevation

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



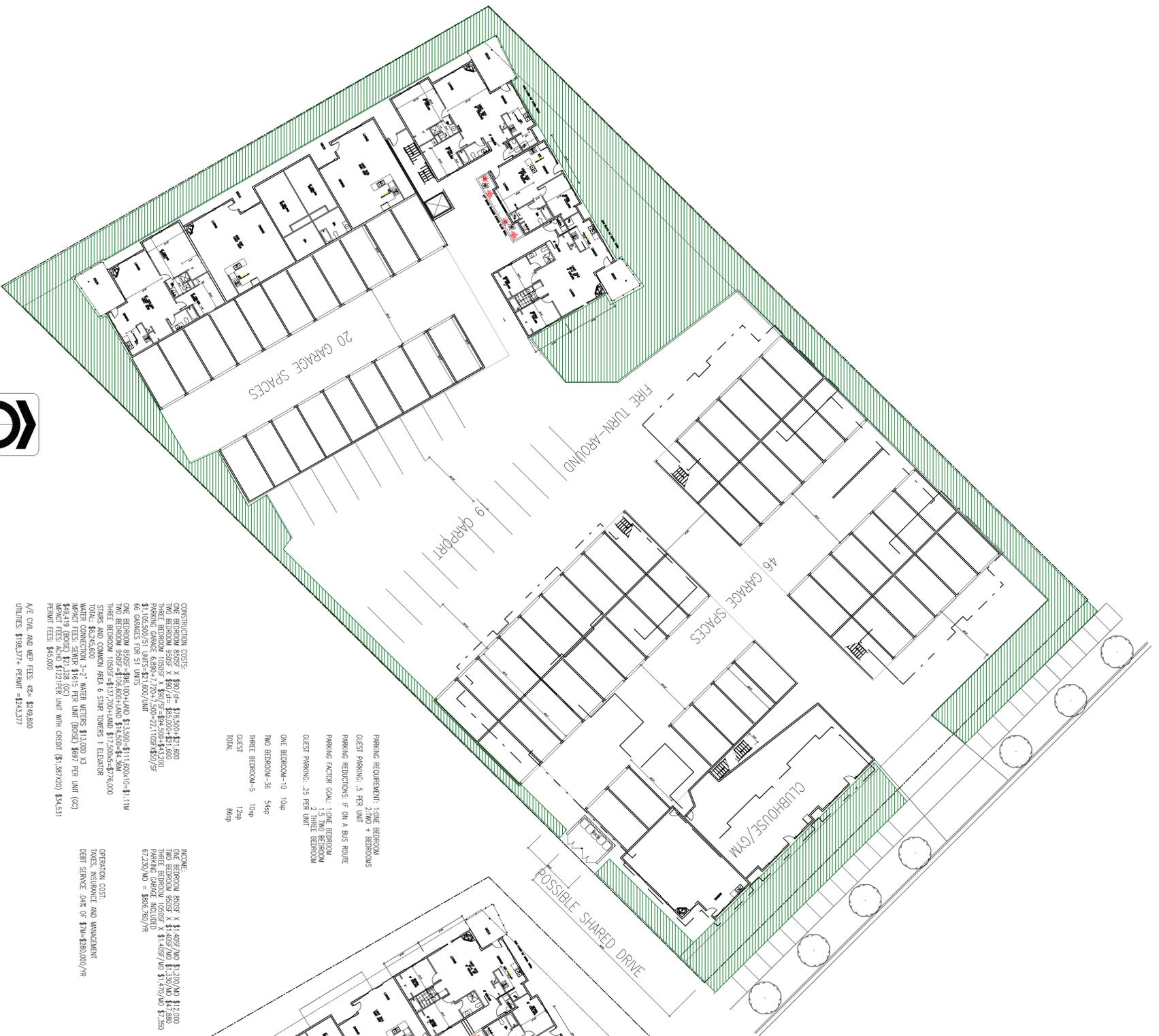
All arrangements, concepts, ideas, and designs depicted on these drawings are the property of Ward Schwider Architect and are intended for use in connection with this specific project only and shall not be used for any other project without written permission from Ward Schwider Architect. No changes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

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:	Elevation

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 = \$2,396,902  
 \$170,500/271 UNITS = \$627,190/UNIT

ONE BEDROOM 895SF = \$98,100+LAND \$13,500 = \$111,600-10 = \$111,590  
 TWO BEDROOM 1059SF = \$104,241+LAND \$17,500 = \$121,741-10 = \$121,731  
 THREE BEDROOM 1269SF = \$117,231+LAND \$17,500 = \$134,731-10 = \$134,721

STAIRS AND COMMON AREA 6 STAIR TOWERS 1 ELEVATOR  
 TOTAL \$62,500  
 TOTAL \$174,291 = 7" WATER METERS \$13,000 X3 = \$21,000  
 IMPACT FEES: STAIRS \$1615 PER UNIT (BASED) \$997 PER UNIT (CO)  
 IMPACT FEES: ROAD \$722/HIGH UNIT WITH CREDIT (\$1,387,020) \$34,531  
 PERMIT FEES: \$6,000

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

PARKING REQUIREMENT: 1.06 BEDROOM  
 2.0 TWO + BEDROOMS  
 GUEST PARKING: .5 PER UNIT  
 PARKING REDUCTIONS: IF ON A BUS ROUTE

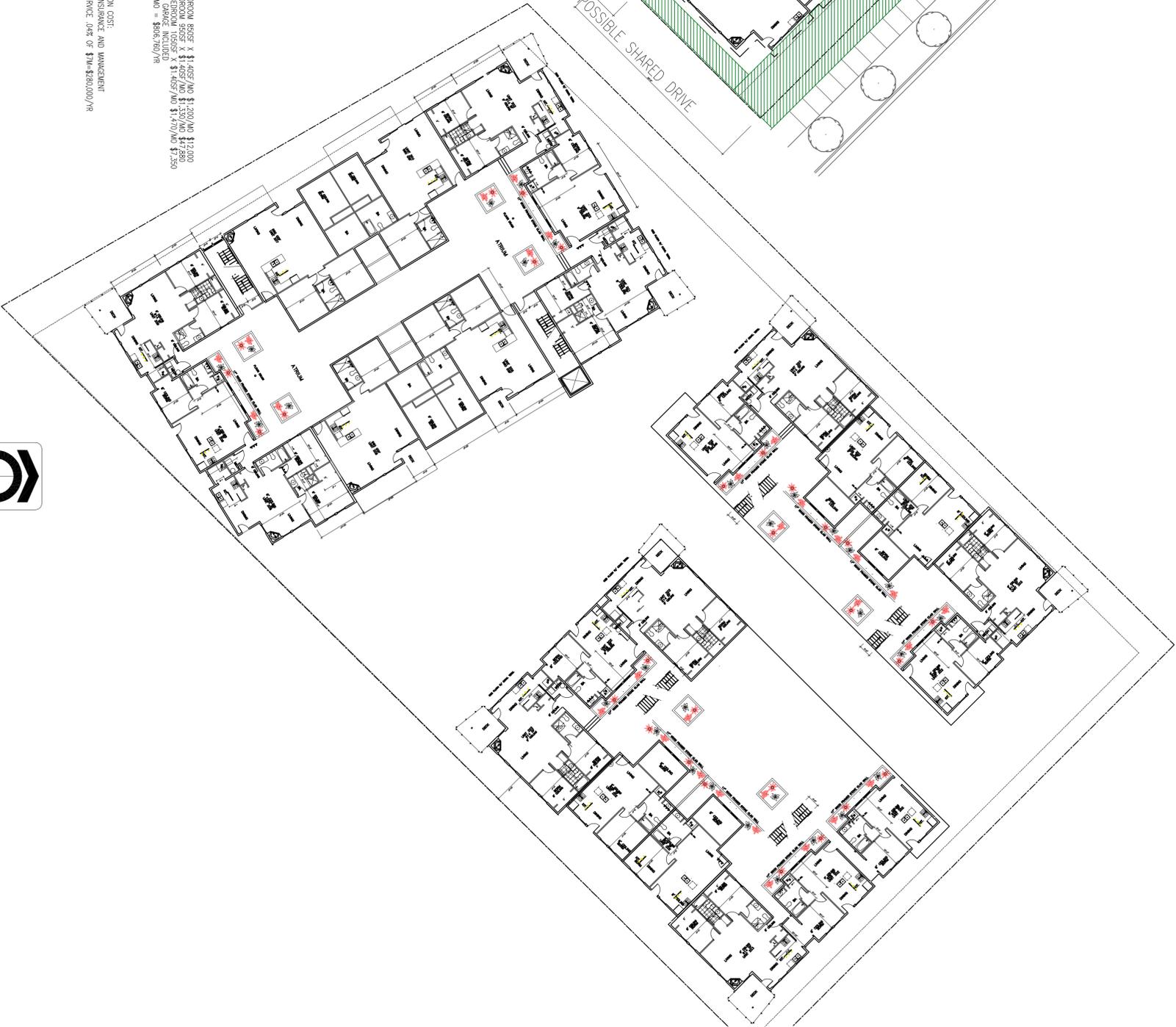
PARKING FACTOR GOAL: 1.06 BEDROOM  
 2.0 THREE BEDROOM  
 GUEST PARKING: .25 PER UNIT

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

INCOME:  
 ONE BEDROOM 895SF X \$1,405/MO = \$1,200 AND \$1,200  
 TWO BEDROOM 1059SF X \$1,405/MO = \$1,405 AND \$1,200  
 THREE BEDROOM 1269SF X \$1,405/MO = \$1,700 AND \$1,200  
 PARKING GARAGE INCLUDED  
 67,230/MO = \$805,760/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

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