



Planning & Development Services

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

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: CUP10-00059

Hearing Date: 11/1/2010

X-Ref: CVA10-00032

Hearing Body: Planning and Zoning Commission

Address: 1511 W BANNOCK ST

Transmittal Date: 9/29/2010

Applicant: RUDY KADLUB

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the staff report. For Staff Levels, 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 384-3830.

Boise City

- ☒ Police-Curt Crum
- ☒ Fire-Mark Senteno
- ☒ Public Works-(2)
- ☒ Public Works-Environmental
- ☐ Public Works-Barbara Edney
- ☐ Public Works-Jim Wyllie
- ☐ Public Works-Terry Records
- ☒ Parks-Cheyne Weston
- ☒ Forestry-Dennis Matlock
- ☐ City Clerk-Susan Churchman
- ☐ Airport-(3)
- ☐ Library-Kevin Booe
- ☐ DFA-James Thomas
- ☐ Parking Control-Stu Prince
- ☐ Legal-Mary Elizabeth Watson
- ☐ PDS-Subdivisions-Dave & Todd
- ☒ PDS-GAP Planner-CODY RIDDLE
- ☒ PDS-Building Dept-Jason & Dan
- ☒ PDS-Permit Plan
- ☒ PDS-Kathleen/Stacey

Ada County

- ☒ ACHD-(3)
- ☐ Commissioners-(3)
- ☐ Sheriff Dispatch
- ☐ Development Services
- ☐ COMPASS-Carl Miller
- ☐ Parks & Waterways-Pat Beale

Idaho State

- ☐ Transportation District III-(2)
- ☐ Division of Public Works
- ☐ Dept. of Water Resources
- ☐ Historical Society
- ☐ Fish & Game (Region III)
- ☐ Dept. of Lands-(2)
- ☐ Dept. of Parks & Recreation
- ☐ DEQ

Federal

- ☐ BLM-(2)
- ☐ Fish & Wildlife Service
- ☐ EPA
- ☐ Army Corp of Engineers

Schools

- ☐ Boise School District
- ☐ Meridian School District
- ☐ Boise State University

Sewer Districts

- ☐ West Boise Sewer
- ☐ Northwest Boise Sewer
- ☐ Bench Sewer

Utilities

- ☒ Idaho Power
- ☒ Qwest Communications
- ☒ United Water
- ☐ Chevron Pipeline-(2)
- ☐ Capitol Water Corporation

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

- ☒ CCDC-(3)
- ☐ Union Pacific Railroad
- ☐ Central District Health
- ☐ City of Garden City
- ☐ City of Meridian
- ☐ City of Eagle
- ☒ Valley Reg. Transit-Mary Barker
- ☐ Boise Postmaster
- ☐ Warm Springs Historic District
- ☐ Other _____

Neighborhood Associations

- ☐ Boise Heights
- ☐ Borah
- ☐ Central Bench
- ☐ Central Foothills
- ☐ Central Rim
- ☐ Collister
- ☐ Depot Bench
- ☒ Downtown-(2)
- ☐ East End
- ☐ Glenwood Rim
- ☐ Harrison Boulevard
- ☐ Harris Ranch
- ☐ Highlands
- ☐ Hillcrest
- ☐ Maple Grove - Franklin
- ☐ Mesa
- ☐ Morris Hill
- ☐ North End
- ☐ Northwest
- ☐ Pierce Park
- ☐ Pioneer
- ☐ Quail Ridge
- ☐ Riverland East
- ☐ South Boise Village
- ☐ South East
- ☐ Stewart Gulch
- ☐ Sunrise Rim
- ☐ Sunset
- ☐ SW Ada County Alliance
- ☐ Veterans Park
- ☐ Vista
- ☐ West Bench
- ☐ West Cloverdale
- ☒ West Downtown
- ☐ West Valley
- ☐ Winstead Park

Conditional Use Application Form

PDS	Department Application
	# 109

New! Type data directly into our forms.

Case #: CUP10-00059

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Xref: CVA10-00032

Address: Street Number: 1511 Prefix: W Street Name: BANNOCK ST
Subdivision: BCOT Block: 116 Lot: 1-12 Section: 10 Township: 3N Range: 2E
*Primary Parcel Number: R1013007741 Additional Parcels: N/A

Applicant Information

*First Name: RUDY *Last Name: KADLUB
Company: PERSIMMON II, LLC *Phone: 971-250-2350
*Address: 44292 S. EL MACERO DR *City: EL MACERO *State: CA *Zip: 95618
E-mail: rudy@costapacific.com Cell: 503-34-8014 Fax: 925-938-3355

Agent/Representative Information

First Name: DANIELLE Last Name: WEAVER
Company: CSHQA Phone: 208-343-4635
Address: 250 S. 5th ST City: BOISE State: ID Zip: 83702
E-mail: danielle.weaver@cshqa.com Cell: _____ Fax: 208-343-1858
Role Type: ☒ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☐ Other

Owner Information

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

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

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Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

Date Received: _____
Revised 10/2008

CUP 10 00059

Conditional Use Application Form

PDS

Department Application

#109

Pre-Application Conference Required

A pre-application conference with staff for a preliminary review of your project and a pre-application neighborhood meeting are required prior to submitting this application. Refer to the attached submittal checklist for additional information, and see the attached P & Z Commission Level Applications document for a sample neighborhood meeting letter. Contact a procedures analyst at (208) 384-3830 for more details.

Submit a Complete Application

When an application is submitted, it will be reviewed in order to determine compliance with application requirements. It will not be accepted if it is not complete. A hearing date will be scheduled only after an application has been accepted as complete.

Note: Online submittals are not automatically accepted as complete and will not be processed until we receive all submittal requirements (including a signed copy of the application).

Reviewing Agencies

If any reviewing agency wants their input incorporated into the staff report, their information must be received by this office at least two weeks (14 calendar days) prior to the public hearing date when this application will be heard.

Address Verification

Address of Subject Property: 1511 W BANNOCK ST

Mapping Division must initial here _____ to signify address verification.

For Office Use Only

File Number: CUP10-00059 X-Referenced Files: CVA10-00032

Zone(s): RODD Fee: 1047

Pre-Application Materials? ☐ Yes ☐ No Project Type: ☒ Special Exception ☐ Other: _____

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

Special Exception for Retail Food

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City of Boise Planning & Development Services
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Phone: 208/384-3830 • Fax: 208/433-5688 • TDD/TTY 800/377-3529

CUP 10 00059

1. Neighborhood Meeting Held (Date): SEPTEMBER 22, 2010

2. Neighborhood Association: WEST DOWNTOWN

3. Comprehensive Planning Area: DOWNTOWN PLANNING AREA

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

THIS APPLICATION SERVES TO REQUEST THE CONSTRUCTION OF A FREESTANDING GROCERY STORE (BUILDING 'A'), AND THE CONSTRUCTION OF A SMALL FREESTANDING RETAIL BUILDING (BUILDING 'B')

A SECOND (FUTURE) PHASE OF THIS PROJECT REQUESTS THE CONSTRUCTION OF RESIDENTIAL UNITS WHICH WILL OFFSET THE SMALL RETAIL PORTION OF THIS PROJECT

A. Is this a modification? ☐ Yes ☒ No

B. File number being modified: _____

5. Size of property: 1.8 ☒ Acres ☐ Square Feet

6. Water Issues

A. What are your fire flow requirements? (See International Fire Code) 3250 gpm - PER CHAPTER 9,

B. Number of hydrants (show location on site plan): APENDIX B OF THE IFC, A 50% REDUCTION IS ALLOWED WITH AN APPROVED AUTOMA SPRINKLER SYSTEM.

Number of Existing: 2 Number of Proposed: 0

C. Is the building sprinklered? ☒ Yes ☐ No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330.) 3,000 gpm

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

THE PROPERTY IS CURRENTLY VACANT

8. Are there any known hazards on or near the property?

(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:

NONE KNOWN

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9. Adjacent Property Information

	Building types and/or uses:	Zone:
North:	APARTMENT RENTALS LOW RISE OFFICE - JOHN L. SCOTT	C-2DD C-2DD
South:	RETAIL STORE LOW RISE OFFICE	C-2DD C-2DD
East:	LOW RISE OFFICE - MITCHNER INVESTMENTS RETAIL STORE - THOMPSON LAUNDRY	C-2DD C-2D
West:	MISCELLANEOUS - COMMERCIAL - MEADOW GOLD LOW RISE OFFICE (AFL-CIO)	C-2D C-2D

10. Proposed Non-Residential StructuresA. Number of non-residential structures: TWO (2)

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:	BUILDING 'A' - 25,000 SF BUILDING 'B' - 1,800 SF	
2nd Floor:		
3rd Floor:		
4th Floor:		

B. Maximum Proposed Structure Height(s): BUILDING 'A' - 35'
BUILDING 'B' - 26'C. Number of Stories: ONE (1)**11. Proposed Residential Structures**A. Number of Residential Units (if applicable): N/AB. Maximum Proposed Structure Height(s): N/AC. Number of Stories: N/A**12. Site Design**A. Percentage of site devoted to building coverage: 34%B. Percentage of site devoted to landscaping: 16%C. Percentage of site devoted to paving: 44%D. Percentage of site devoted to other uses: 6%E. Describe other use: LOADING DOCK / RAMPS / SIDEWALKS / PLAZA**RECEIVED**

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13. Loading Facilities, if proposed (For Commercial uses only):Number: ONE FULL TRUCK DOCKLocation: WEST SIDE OF BLDG 'A'Size: 75' TRUCKScreening: CMU WALL/GATE**14. Parking**Required
A. Handicapped Spaces: 3Proposed
Handicapped Spaces: 4B. Parking Spaces: 45Parking Spaces: 93C. Bicycle Spaces: 5Bicycle Spaces: 18D. Proposed Compact Spaces: 30E. Restricted (assigned, garage, reserved spaces) parking spaces proposed: N/AF. Are you proposing off-site parking? ☒ Yes ☐ No If yes, how many spaces? 30G. 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 Required	Building Proposed	Parking Required	Parking Proposed
Front:	<u>10'</u>	<u>0'</u>	<u>10'</u>	<u>0'</u>
Rear:	<u>10'</u>	<u>0'</u>	<u>10'</u>	<u>0'</u>
Side 1:	<u>10'</u>	<u>0'</u>	<u>10'</u>	<u>0'</u>
Side 2:	<u>10'</u>	<u>0'</u>	<u>10'</u>	<u>0'</u>

16. Drainage (proposed method of on-site retention):

DRAINAGE WILL BE COLLECTED ON SITE IN CATCH BASINS AND CONVEYED IN PIPES TO A DETENTION/RETENTION AREA. COORDINATE WITH ACHD TO RELEASE INTO THEIR SYSTEM, IF ALLOWED

17. Floodways & HillsideA. Is any portion of this property located in a Floodway or a 100-year Floodplain? ☐ Yes ☒ NoB. Does any portion of this parcel have slopes in excess of 15%? ☐ Yes ☒ No

Note: If the answer to either of the above is yes, you will be required to submit an additional Floodplain and/or Hillside application and additional fee. You must submit the additional application for review at the same time as this request.

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18. Airport Influence Area

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

☒ No ☐ Area A ☐ Area B ☐ Area B1 ☐ Area C
19. 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: ONE (1)C. Proposed screening method: CMU SCREEN WALLS INTEGRAL TO EACH BLDGD. Is the proposed location accessible for collection? (Contact Boise Public Works at 384-3901.) ☒ Yes ☐ NoE. 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 Division. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Division. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

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Applicant/Representative Signature

9.23.10

Date

Print Form

CUP 10 00059

**Persimmon II, LLC
44292 South El Macero Drive
El Macero, CA 95618-1032**

September 27, 2010

Ms. Angie Brosius
Project Manager
City of Boise
150 N. Capitol Blvd.
Boise, ID 83701-0500

Dear Ms. Brosius,

This letter is submitted as an explanation of our Conditional Use Permit application for the development of Block 116 in Downtown Boise. Persimmon II, LLC a project specific limited liability corporation is proposing a master plan that includes approximately 26,800 square feet of retail which has a 25,000 SF specialty grocery store, a complimentary free-standing 1800 SF building for specialty retail and approximately 30 residential units to be developed in two or three phases.

The Grocery store is an allowed use in the MU zone with a Conditional Use Permit. In addition, we are requesting a special exception for the smaller retail building. This building forms the edge of an outdoor room which creates an inviting pedestrian entrance from the Linen District to the South and from the Downtown Business District to the East. The grocery store will abut the ROW on Idaho and the specialty retail building will front the sidewalk on 15th St, the resulting plaza will be a useable space for outdoor dining, neighborhood gatherings and public art. (See site plan.)

The number of parking spaces proposed exceeds the maximum allowed by zoning but is necessary to support the current needs of Henry's Farmers Market. Henry's will be an anchor to CCDC's Westside Downtown District. It will spawn new development and is a great amenity for the future urban residential planned for the District. However, until a substantial number of residential dwelling units are built and occupied in the District, Henry's must rely on customer traffic arriving by automobile. Therefore, we are requesting a variance to the maximum parking requirement.

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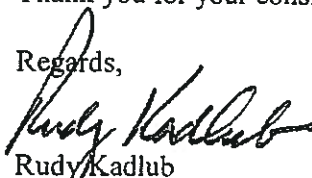
CUP 10 00059

Likewise, the residential phase planned for the site will only be feasible when a critical mass of additional residential units are built within walking distance (1/4 mile) of the site. At that time Henry's can rely more on foot traffic and reduce the number of onsite parking stalls, thereby freeing up land for adding the residential phase with its structured parking.

Though the lease has yet to be signed by our tenant, we remain confident that the signing will occur in the weeks ahead. Funding is committed for the project and we are projecting a schedule that would allow for construction to begin in January of 2011.

Thank you for your consideration of our application.

Regards,



Rudy Kadlub

Member

Persimmon II, LLC

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1511 W BANNOCK ST

BOISE 83702

Parcel Information

Parcel:
R1013007741
Parcel Owner(s):
PERSIMMON II LLC

Parcel Acres:
1.800

Municipal Information

City Limits:
BOISE
Area of Impact:
BOISE

Planning Information

Zoning:
R-000
Subdivision:
B C O T (BOISE CITY ORIGINAL TOWNSITE)

Block:
116
Lot:
0

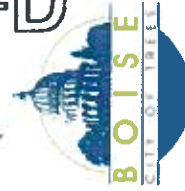
Township/Range/Section:

3N2E03
Hillside:
False
Floodplain:
None
Sewer Availability:
BOISE

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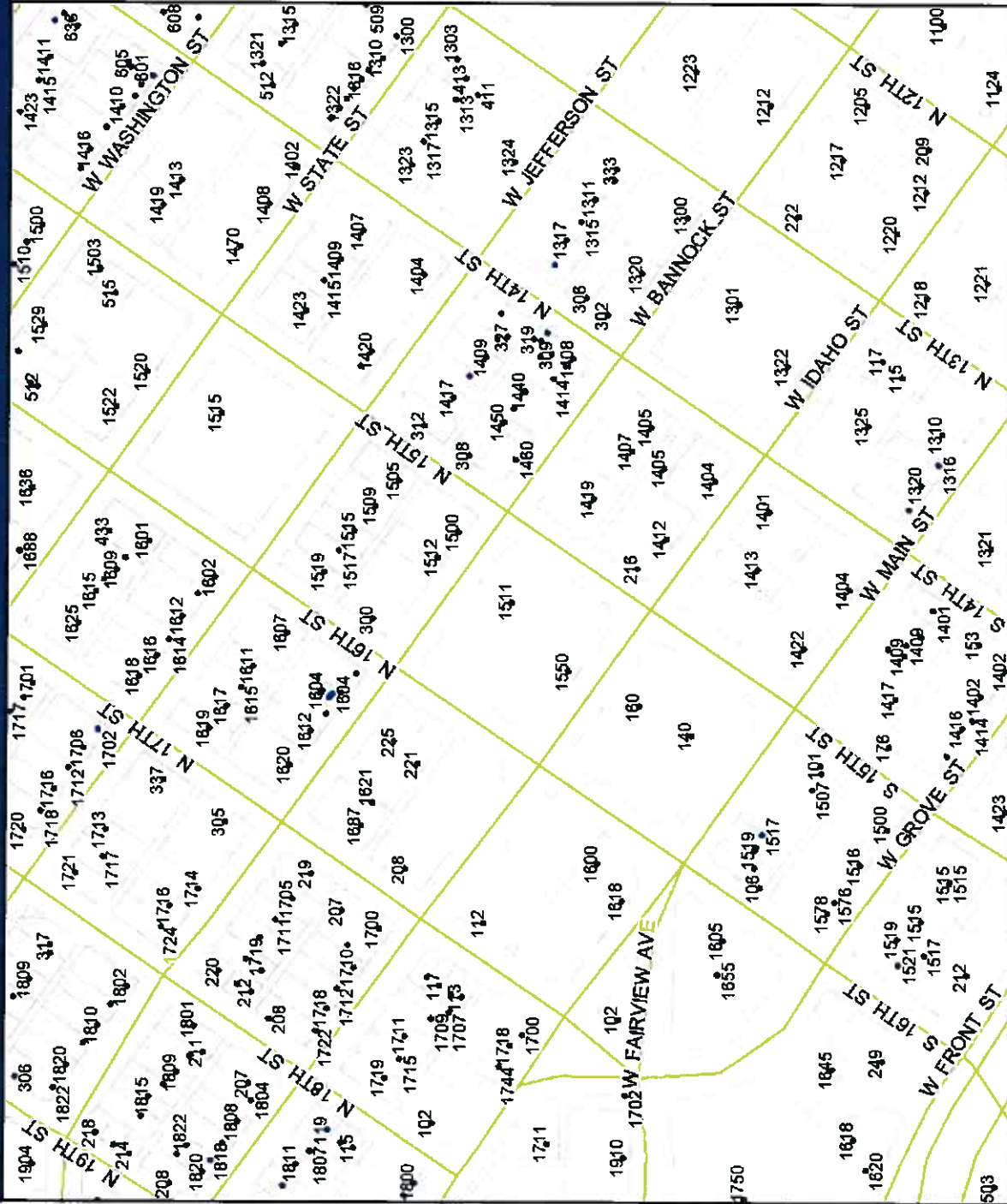
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<http://www.cityofboise.org/>

This drawing is to be used for reference purposes. Boise City is not responsible for any inaccuracies herein contained.

Map generated on 9/24/2010



CUP 10 00059

BOLLARDS •

1 SITE & LANDSCAPE PLAN
SCALE 1" = 20'-0"

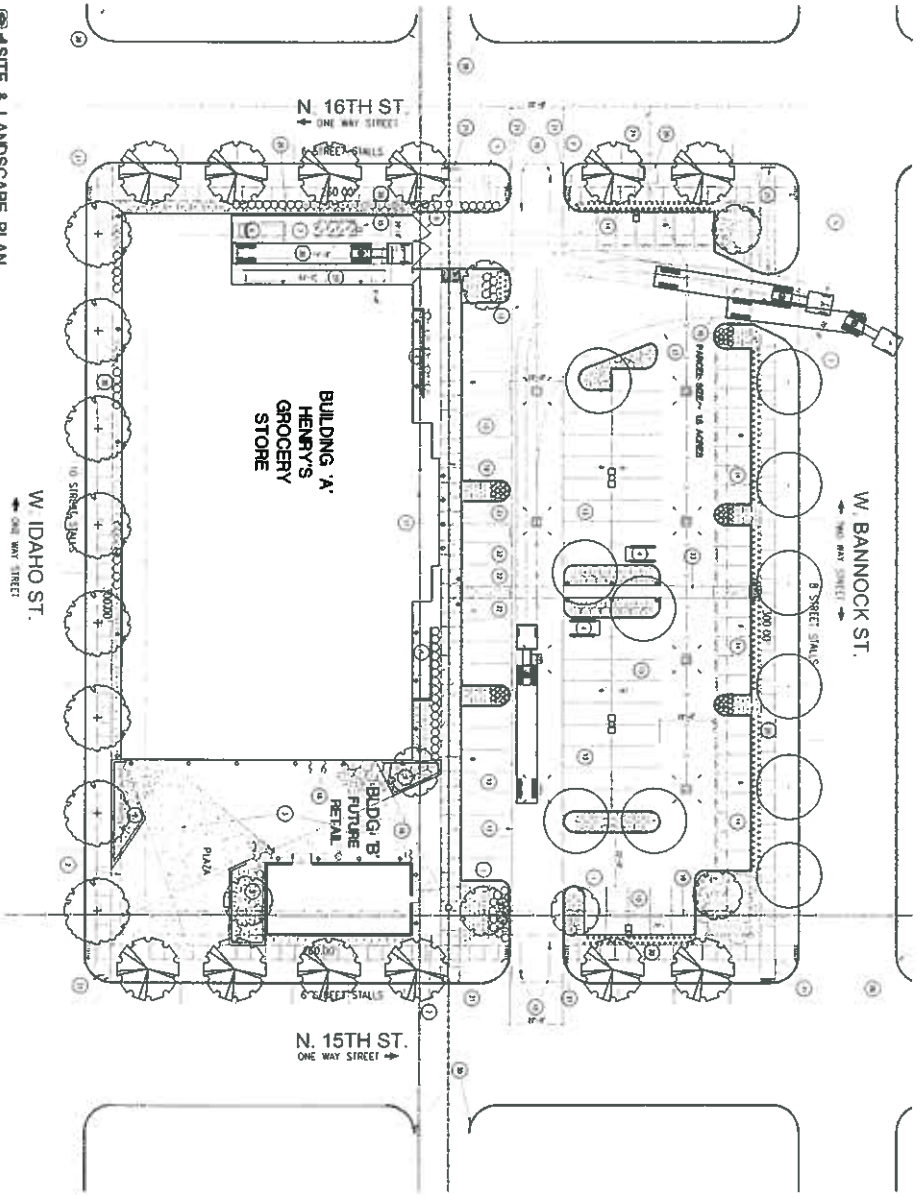
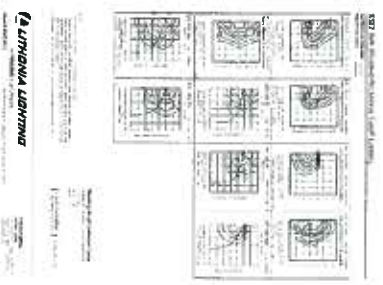
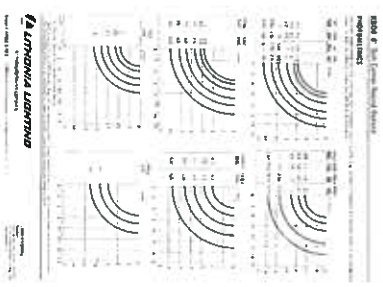











Diagram of a parking lot with dimensions and area calculation:

- Length: 100 ft
- Width: 50 ft
- Area: $100 \times 50 = 5000 \text{ sq ft}$

Minimum Setbacks	
Setback	Minimum
Clear Height	10'
Clear Width	8'
Clear Length	8'
Vehicle Depth	2'

Pin	CRDNO. used	REVISION. used	NAME. NIT
423			
	Circle	Circle with center	F paper
	Circle with center	Circle with center	F paper
	Circle with center	Circle with center	F paper
	Circle with center	Circle with center	F paper
	Circle with center	Circle with center	F paper
	Circle with center	Circle with center	F paper
	Circle with center	Circle with center	F paper
	Circle with center	Circle with center	F paper
	Circle with center	Circle with center	F paper

LANDSCAPE GENERAL NOTES:

As a published book, *Industries of the Future* provides a useful overview of the economic and social implications of the new technologies. The book is written by a leading expert in the field, and is a valuable addition to the literature on the subject. It is a well-written, accessible book that is suitable for both students and professionals. The book is a good example of the kind of work that can be done in the field of the future of work.

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HENRY'S FARMER'S MARKET
1511 W BANNOCK ST
CSHQA

BOISE, ID

LINT A. BARNAT, ARCHITECT
 401 MOORE PLAZA
 2ND FL. 3RD CT
 GAITHERSBURG, MD 20878
 PHONE: 301-261-1111 FAX: 301-261-1111

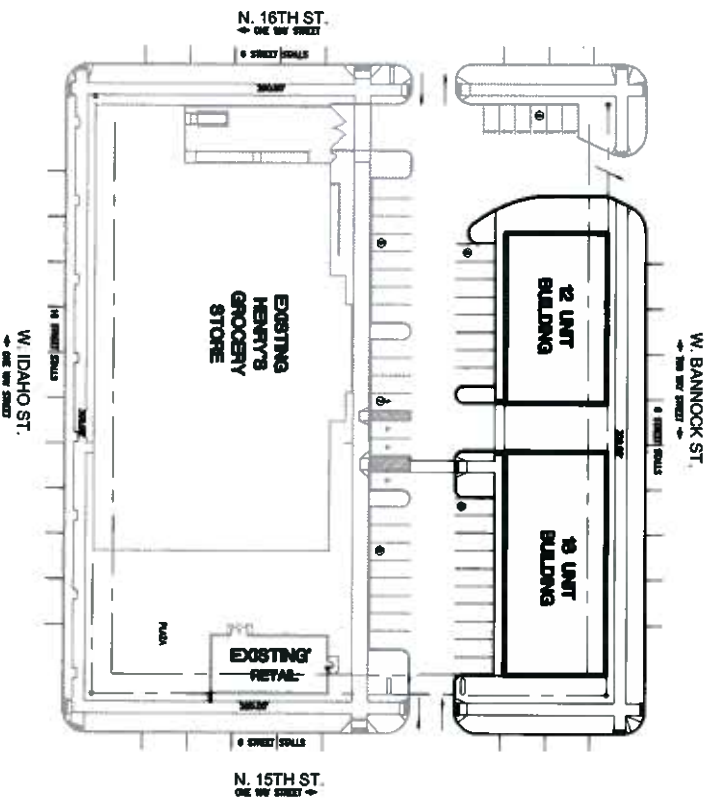
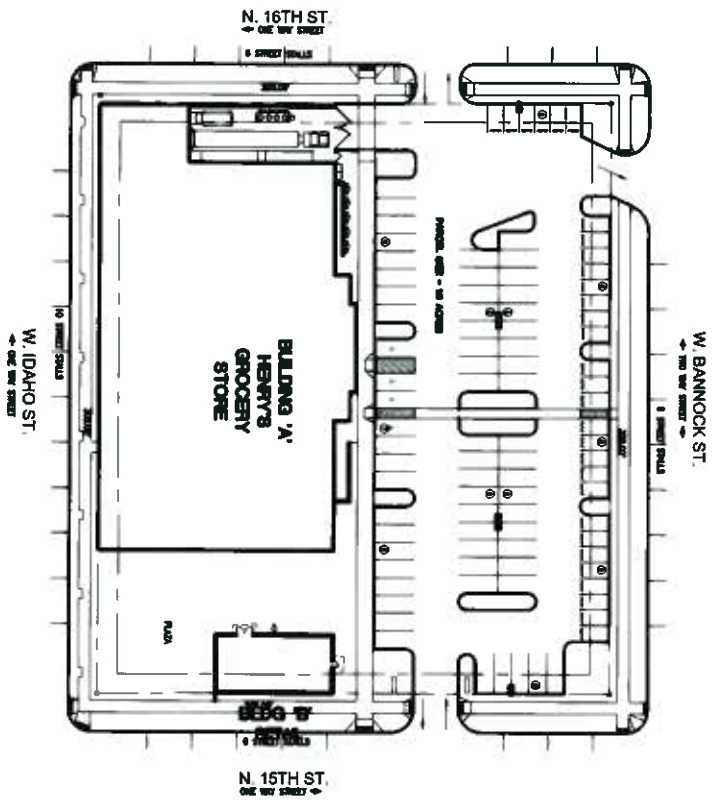
**PRELIMINARY
NOT FOR
CONSTRUCTION**

A1.1

**SITE AND
LANDSCAPE
PLAN**

CUP
SUBMITTAL

CUP 10 000059



PHASE 1
DOES NOT TO GOES

PHASE 1 PARKING:
50 NEW
26 ON STREET PARKING.
176 TOTAL PARKING

PHASE 2 PARKING:
30 UNDERGROUND
18 NEW
28 EXISTING
26 ON STREET PARKING.
123 TOTAL PARKING

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2 PHASE 2
BOULE RD TO 400M



3 PHASE 2 ELEVATIONS

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



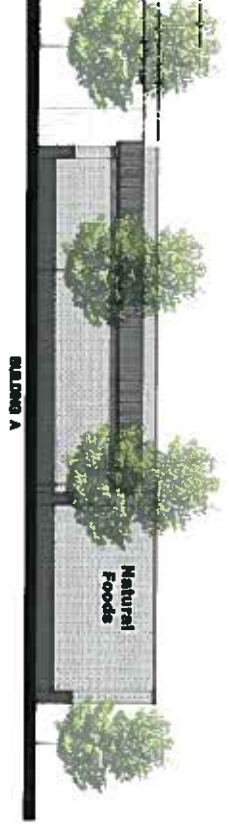
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



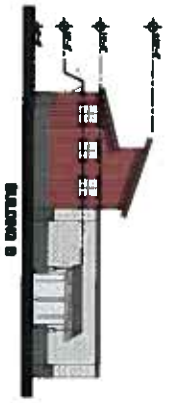
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 EAST ELEVATION
SCALE: 1/8" = 1'-0"



6 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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<p>A4.1</p> <p>SCENARIOS ELEVATIONS</p>		<p>CUP SKETCH</p>	<p>HENRY'S FARMER'S MARKET 1511 W BANNOCK ST BOISE, ID</p>		<p>CSHQA</p> <p>250 S 6TH ST. BOISE, ID 83702 (208) 843-4636 FAX (208) 343-1899 http://www.cshqa.com</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>
			<p><small>THIS IS A PRELIMINARY ARCHITECTURAL SKETCH. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE SKETCH SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.</small></p>			

Variance Application Form

PDS	Department Application
	# 122

Case #: CVA10-00032

New! Type data directly into our forms.

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Address: Street Number: 1511 Prefix: W Street Name: BANNOCK ST
Subdivision: BCOT Block: 116 Lot: 1-12 Section: 10 Township: 3N Range: 2E
*Primary Parcel Number: R1013007741 Additional Parcels: N/A

Applicant Information

*First Name: RUDY *Last Name: KADLUB
Company: PERSIMMON II, LLC *Phone: 971-250-2350
*Address: 44292 S. EL MACERO DR *City: EL MACERO *State: CA *Zip: 95618
E-mail: rudy@costapacific.com Cell: 503-314-8014 Fax: 925-938-3355

Agent/Representative Information

First Name: DANIELLE Last Name: WEAVER
Company: CSHQA Phone: 208-343-4635
Address: 250 S 5th ST. City: BOISE State: ID Zip: 83702
E-mail: danielle.weaver@cshqa.com Cell: _____ Fax: 208-343-1858
Role Type: ☒ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☐ Other

Owner Information

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

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

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Date Received: _____
Revised 1/2010

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CVA 10 00032

1. Neighborhood Meeting Held (Date): SEPTEMBER 22, 2010

2. Neighborhood Association: WEST DOWNTOWN

3. Comprehensive Planning Area: DOWNTOWN PLANNING AREA

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

THIS APPLICATION SERVES AS A REQUEST FOR THE CONSTRUCTION OF A FREESTANDING GROCERY STORE (BUILDING 'A'), AND THE CONSTRUCTION OF A SMALL FREESTANDING RETAIL BUILDING (BUILDING 'B'). A SECOND (FUTURE) PHASE OF THIS PROJECT REQUESTS THE CONSTRUCTION OF RESIDENTIAL UNITS WHICH WILL OFFSET THE SMALL RETAIL PORTION OF THIS PROJECT.

5. Size of property: 1.8 ☒ Acres ☐ Square Feet

6. What Ordinance standards are you requesting a variance from:

1. SETBACK ADJUSTMENTS FOR PARKING AND BUILDINGS
2. PARKING SPACE COUNTS - REQUEST ADDITIONAL PARKING ABOVE CITY OF BOISE OFF-STREET PARKING REQUIREMENTS

7. What special circumstances or conditions apply to the land or use which do not generally apply to other lands or uses in the same zone or vicinity?

THIS SITE IS INFLUENCED BY THE PEDESTRIAN CONNECTION TO THE DOWNTOWN CORRIDOR, AND THE ON-SITE TRUCK ROUTE.

8. Why is a variance necessary for the enjoyment of your rights as a property owner?

IT IS NECESSARY TO ENCROACH ON THE 10' SETBACKS TO ALLOW THE BUILDING DESIGN TO ALIGN WITH THE CITY OF BOISE'S NEW URBANISM REQUIREMENTS. THE BUILDING TYPE, GROCERY STORE, ALSO REQUIRES ADDITIONAL PARKING STALLS TO OPERATE.

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9. Explain why this variance will not adversely affect the health, safety, or general welfare of the persons residing or working in the vicinity of the property.

THE LANDSCAPE BUFFERS ENHANCE BOTH THE PEDESTRIAN AND AUTOMOBILE EXPERIENCE AROUND THE SITE. THE PEDESTRIAN CONNECTION TO THE DOWNTOWN CORRIDOR AND ACROSS THE SITE ENHANCES THE NEIGHBORHOOD'S SOCIAL ASPECTS. FINALLY, THE RE-ALIGNMENT OF THE 16' PUBLIC ALLEY ACROSS THE SITE WILL DISCOURAGE THOROUGHFARE TRAFFIC AND PROVIDE SAFER PEDESTRIAN CIRCULATION.

10. Explain any hardships associated with the property that were not the result of your own actions or were not known to you prior to the purchase or development of the property.

UNKNOWN AT THIS TIME

11. Adjacent Property Information

	Building types and/or uses	Zone
North:	APARTMENT RENTALS LOW RISE OFFICE - JOHN L. SCOTT	C-2DD C-2DD
South:	RETAIL STORE LOW RISE OFFICE	C-2DD C-2DD
East:	LOW RISE OFFICE - MITCHNER INVESTMENTS RETAIL STORE - THOMPSON LAUNDRY	C-2DD C-2D
West:	MISCELLANEOUS - COMMERCIAL - MEADOW GOLD LOW RISE OFFICE (AFL-CIO)	C-2D C-2D

12. Additional comments:

Applicant/Representative Signature

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