



Planning & Development Services

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2

Summary/Reason Statement for DRH10-00299

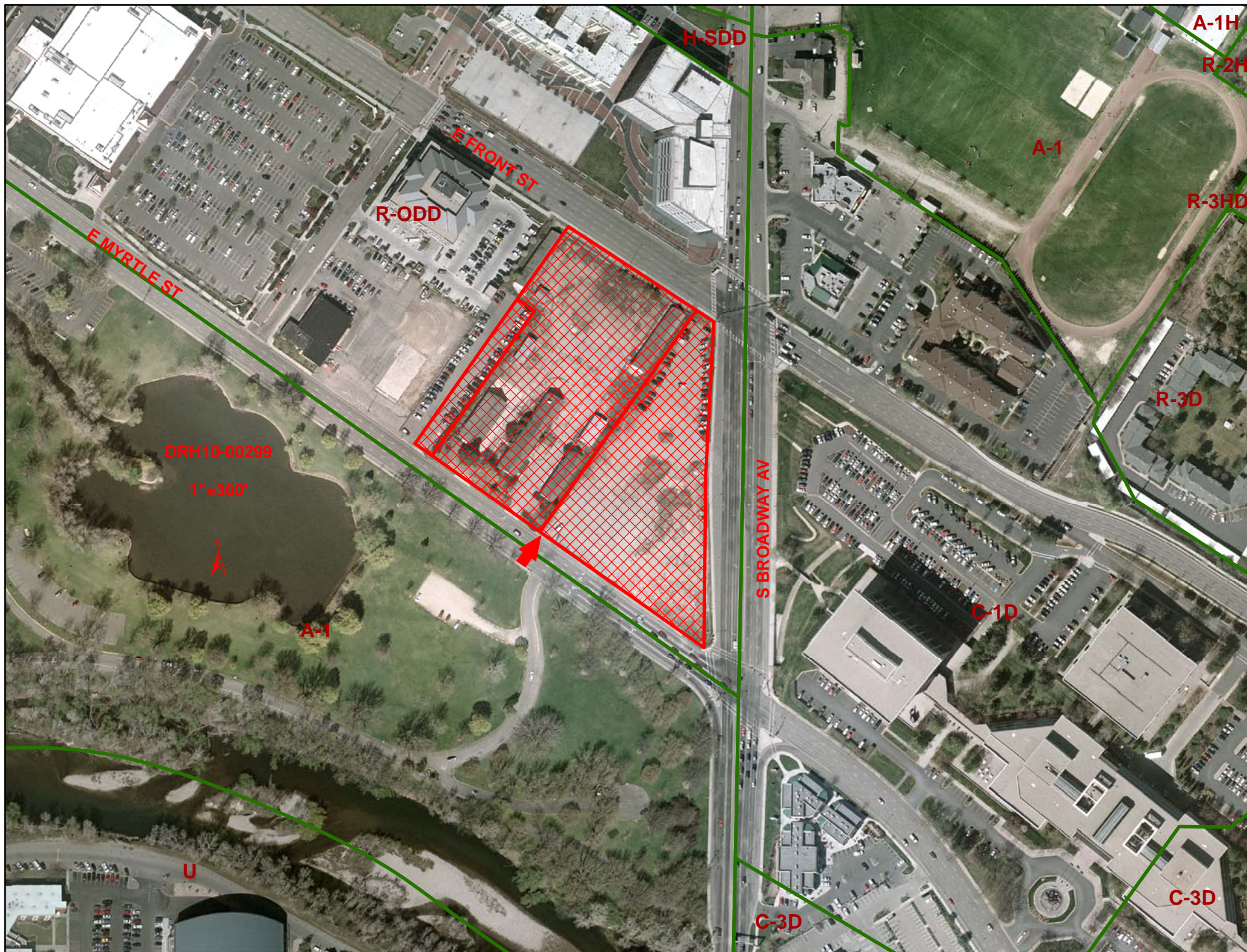
Summary

Schlosser Development requests Design Review approval to construct a two-story freestanding retail grocery store (Whole Foods Market) and a single-story retail building with drive-thru (Walgreen's) located within the R-ODD (Residential Office District with Downtown Design Review Overlay) zone. The subject property is approximately 5.659-acres in size and is located between Front Street, Myrtle Street, Broadway Avenue and Avenue B in Boise's downtown core. The site is currently vacant and is occasionally utilized as event parking for Boise State University. The Comprehensive Plan Land Use Map designates this property as "Mixed Use" and locates it within the Downtown Planning Area. On December 6, 2010, the applicant obtained a conditional use permit (CUP10-00041) to construct a retail grocery store and a special exception for a retail pharmacy with drive-thru window.

The proposed Whole Foods Market is constructed of a red multi-colored brick and tan smooth face and split face CMU with accenting wood panels, fabric awnings and aluminum storefront windows and door systems. The buildings front elevation will face Broadway Avenue. The proposed Walgreen's is located directly at the corner of Broadway Avenue and Myrtle Street. The building is proposed to be constructed of red and tan multi-colored brick, tan and brown colored smooth face and split face CMU, beige colored stone accents, brown colored metal awnings and trim, and aluminum storefront windows and door systems.

Overall, the two-story design of Whole Foods and the single-story design of Walgreens contain appropriate colors and materials, fenestration, and modulation. Each of these buildings have broken up the massing of the structures, provided an additional depth of character through shading and relief and provide architectural design interest. By providing a stepped height from Broadway into the site and the utilization of similar color and material palettes, this area begins to look like an overall campus that provides unique buildings and uses with a cohesive design.

Staff has recommended that the applicant add three additional London Planetrees within the second row of street trees along Broadway Avenue, replace the proposed Little Leaf Linden trees located on Myrtle Street with a Class III street tree, replace the Austrian Black Pine and the Serbian Spruce trees with a faster growing species, replace the proposed Aristotle Pear trees located in the internal parking lot planters with Class II trees, delineate the public sidewalk throughout the courtyard/plaza by utilizing a straight concrete and install a manicured lawn and an automatic underground irrigation system in the area identified as Phase Two Building Area. These Conditions of Approval have been recommended to comply with the Objectives, Findings and Considerations of Sections 11-7-3.1, 11-7-3.2 and 11-7-3.3 of the Boise City Zoning Ordinance and the design related goals and policies of the Boise City Comprehensive Plan.



H-SDD

A-1H

R-2H

A-1

E FRONT ST

R-ODD

R-3HD

E MYRTLE ST

R-3D

DRH10-00299

1"=300'

N

A-1

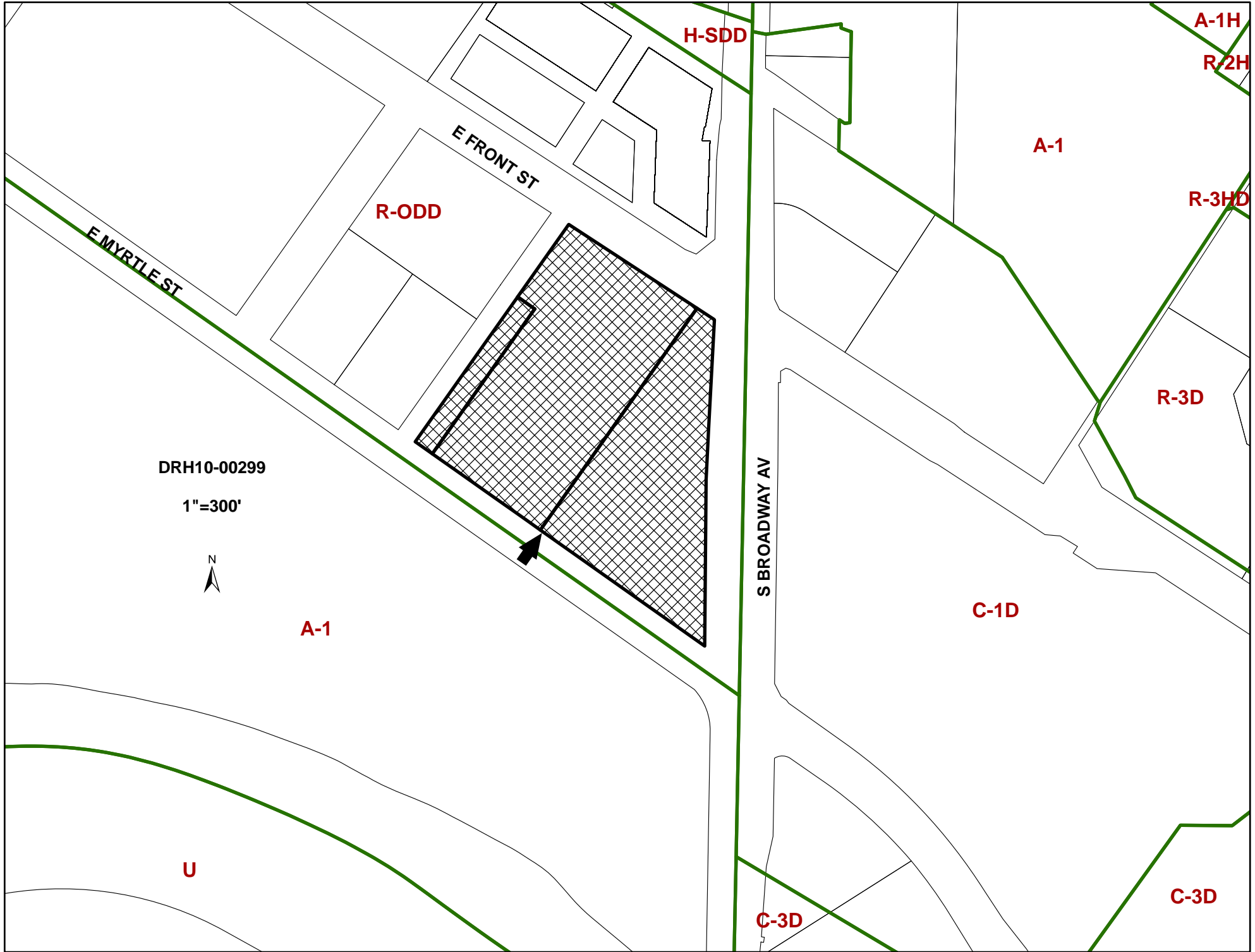
S BROADWAY AV

C-1D

U

C-3D

C-3D



DRH10-00299

1"=300'



H-SDD

E FRONT ST

E MYRTLE ST

R-ODD

A-1

A-1H

R-2H

R-3HD

R-3D

S BROADWAY AV

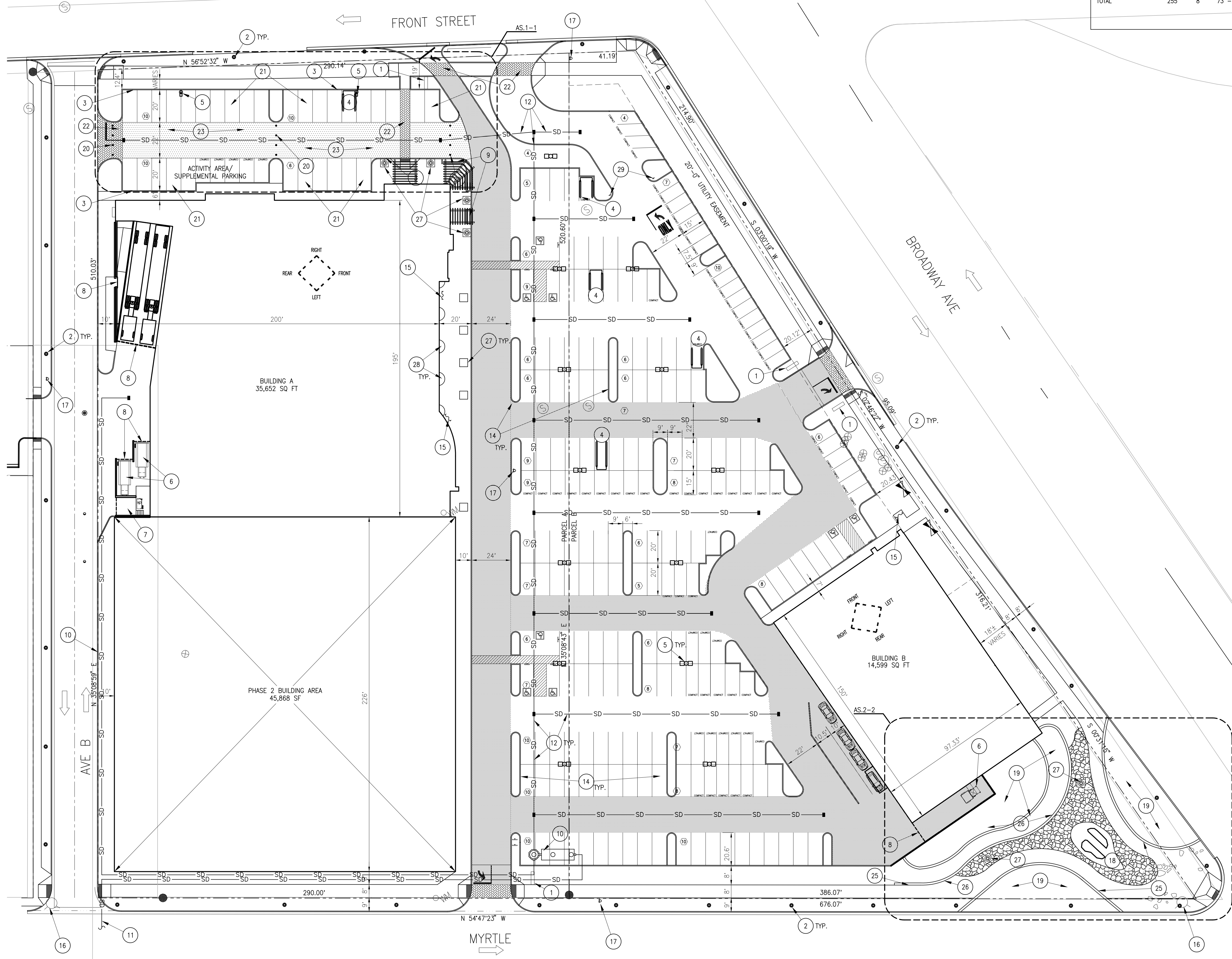
C-1D

A-1

U

C-3D

C-3D



PARKING CALCULATIONS

PARKING COUNT REQUIRED	STANDARD	H.C.	STALLS
BUILDING A	60	3	
BUILDING B	24	1	
PHASE 2	UNKNOWN		
TOTAL	84	4	

PARKING PROVIDED	STALLS	H.C.	COMPACT - %
TOTAL	255	8	73 - 28%

MINIMUM SETBACKS

	PARKING SETBACK		BUILDING SETBACK	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
MYRTLE ST	20'	20'	20'	16'
BROADWAY	20'	20'	20'	16'
FRONT ST	20'	12' - 19'	20'	20'
AVE B	10'	10'	10'	10'

- ### # SHEET NOTES:
- MONUMENT SIGN.
 - ACORN LIGHT FIXTURE, PER CITY REQUIREMENT.
 - WHOLE FOODS MARKET PERMITTED EVENT AREA.
 - CART CORRAL.
 - PARKING LOT LIGHTING, RE: AS.1-2
 - TRASH AND COMPOST COMPACTORS ENCLOSURE.
 - RECYCLE ENCLOSURE.
 - DOOR/GATE TO ENCLOSE DOCK AREAS.
 - TREE GATE/RAISED PLANTERS.
 - AQUA-FILTER.
 - CONNECT TO JULIA DAVIS POND.
 - PARKING LOT DRAINAGE.
 - HEAVY DUTY ASPHALT FOR DELIVERIES AND FIRE ACCESS AS INDICATED BY: [Symbol]
 - PLANTER MITIGATION FOR NARROW ISLAND PLANTERS, RE: L1.1-3
 - FIVE BAY BICYCLE PARKING
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - WATER FEATURE
 - RAISED PLANTER
 - REMOVEABLE BOLLARDS
 - ASPHALT AS INDICATED BY: [Symbol]
 - STAMPED/STAINED CONCRETE AS INDICATED BY: [Symbol]
 - INTEGRAL COLORED CONCRETE.
 - FLAGSTONE AS INDICATED BY: [Symbol]
 - SLOPED ROCK WALL.
 - 18" HIGH ROCK RETAINING WALL.
 - 5'x5' TREE GRATE.
 - PLANTER AT GRADE.
 - SIGN "ENTRY ONLY DO NOT ENTER"

LAND USE RATIOS

PARCEL A	3.43 ACRES	149,277 SF	
PARCEL B	2.51 ACRES	109,393 SF	
TOTAL	5.94 ACRES	258,670 SF	

ASPHALT	110,494 SF	43%
LANDSCAPE AFTER PHASE 1	80,715 SF	31%
LANDSCAPE AFTER PHASE 2	34,847 SF	13%
WHOLE FOODS MARKET BUILDING	35,652 SF	14%
WALGREENS BUILDING	14,617 SF	6%
PHASE 2 FOOTPRINT	45,868 SF	18%
TOTAL BUILDING FOOTPRINTS	96,137 SF	38%
HARDSCAPE	17,328 SF	6%

Architectural Arm-Mounted Full Cutoff

AST

Suspend Aeries™

Intended Use: For streets, walkways, parking lots and surrounding areas.

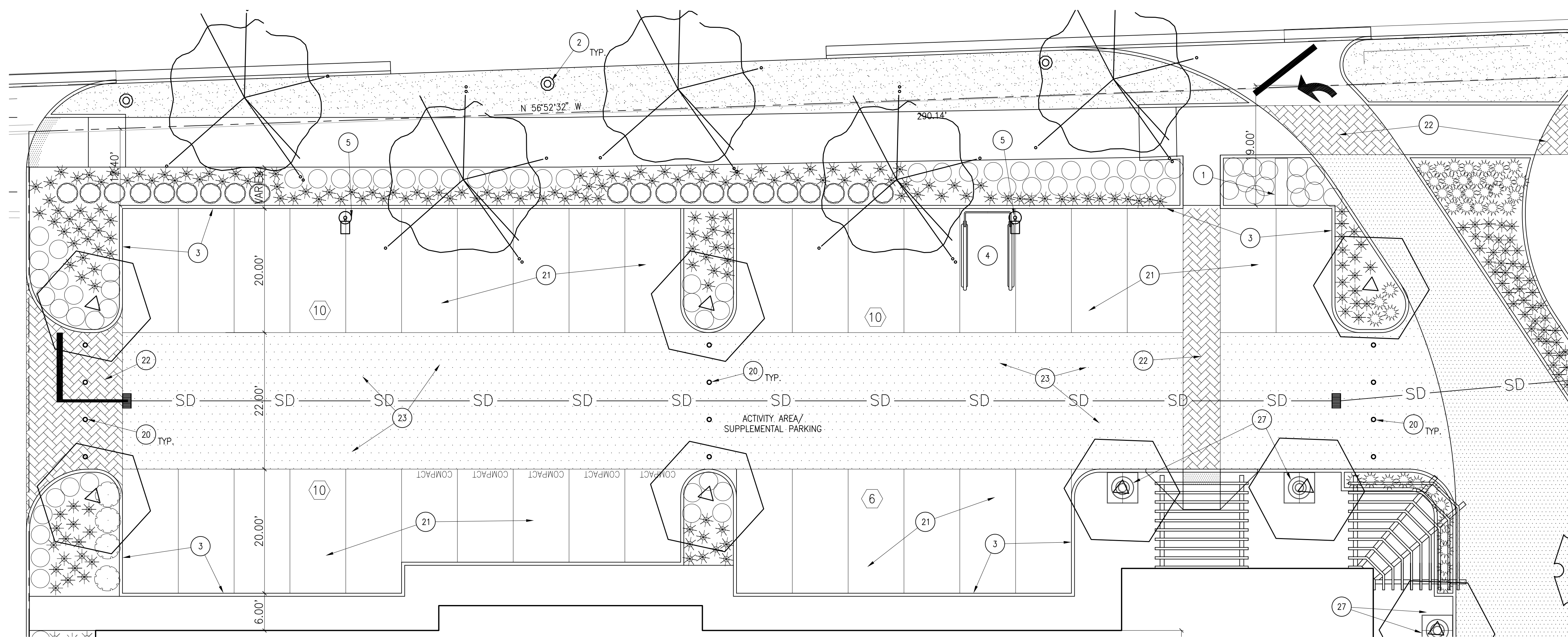
Features: Finish - Standard finish in dark bronze (DOB) corrosion-resistant polyester powder finish. Other architectural colors available.

Socket - Forwards, medium-base socket for AST1, mogul-base socket for AST2, with copper alloy nickel plated screw shell and center contact. Fluorescent is for use on positive locking thermoplastic UL listed.

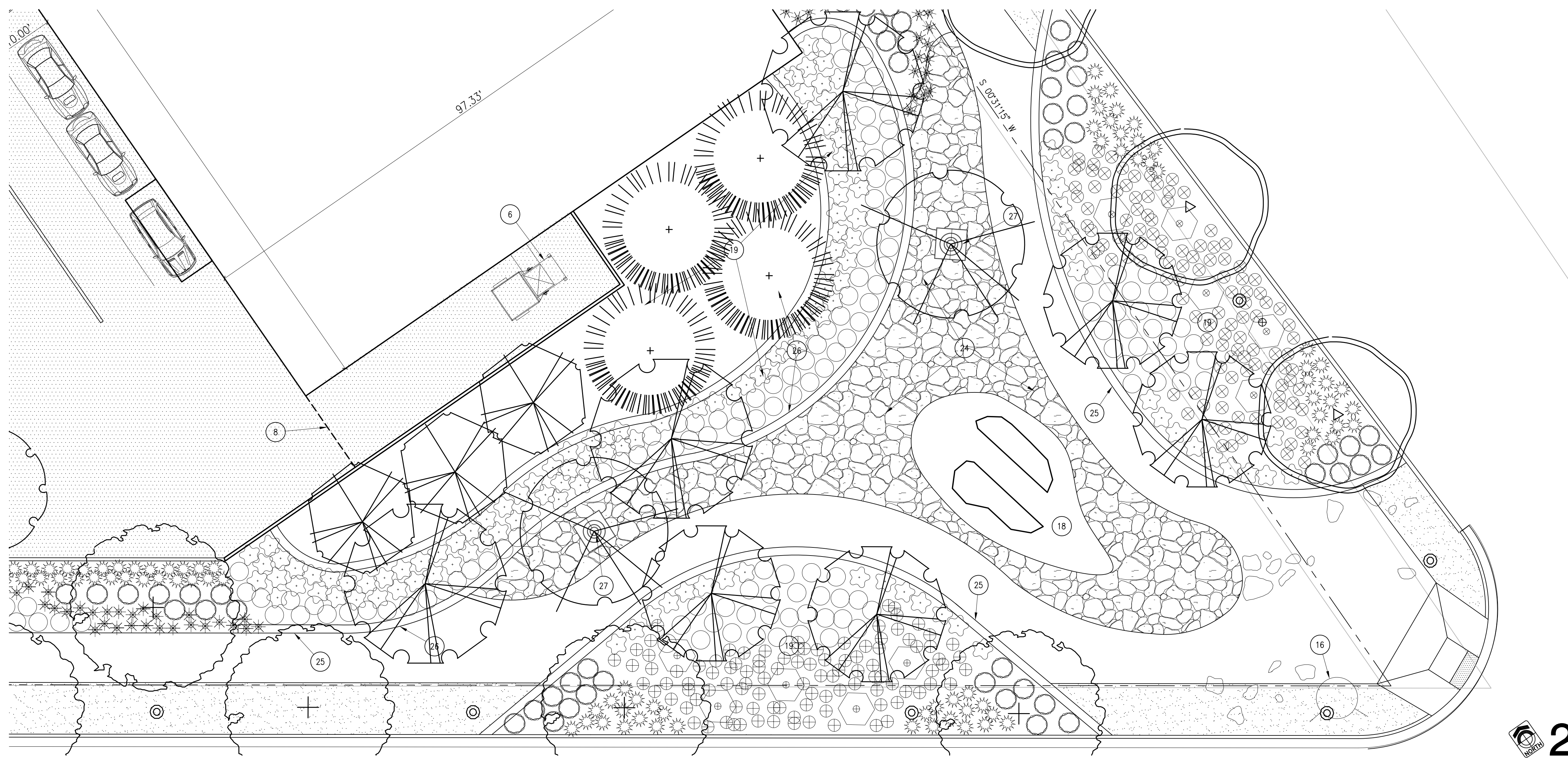
Listings: UL Listed (standard); CSA Certified or NEMA Certified (See Options). UL Listed for wet locations in down-orientation (slamp location listed in listing orientation). Meets ESDA full cutoff criteria. U.S. patent no. D447,590. Canadian patent no. 24324.

Ordering Information: Example: AST1 1505 SR2 120 SPA 5F LPI

Part Number	Description	Part Number	Description
AST1 1505	1505 Suspend Type II roadway	AST2 2405	2405 Suspend Type II square
AST1 1507	1507 Suspend Type II roadway	AST2 2407	2407 Suspend Type II square
AST1 1509	1509 Suspend Type II roadway	AST2 2409	2409 Suspend Type II square
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AST1 1517	1517 Suspend Type II roadway	AST2 2417	2417 Suspend Type II square
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AST1 1521	1521 Suspend Type II roadway	AST2 2421	2421 Suspend Type II square
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AST1 1539	1539 Suspend Type II roadway	AST2 2439	2439 Suspend Type II square
AST1 1541	1541 Suspend Type II roadway	AST2 2441	2441 Suspend Type II square
AST1 1543	1543 Suspend Type II roadway	AST2 2443	2443 Suspend Type II square
AST1 1545	1545 Suspend Type II roadway	AST2 2445	2445 Suspend Type II square
AST1 1547	1547 Suspend Type II roadway	AST2 2447	2447 Suspend Type II square
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AST1 1777	1777 Suspend Type II roadway	AST2 2677	2677 Suspend Type II square
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AST1 1811	1811 Suspend Type II roadway	AST2 2711	2711 Suspend Type II square
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AST1 1815	1815 Suspend Type II roadway	AST2 2715	2715 Suspend Type II square
AST1 1817	1817 Suspend Type II roadway	AST2 2717	2717 Suspend Type II square
AST1 1819	1819 Suspend Type II roadway	AST2 2719	2719 Suspend Type II square
AST1 1821	1821 Suspend Type II roadway	AST2 2721	2721 Suspend Type II square
AST1 1823	1823 Suspend Type II roadway	AST2 2723	2723 Suspend Type II square
AST1 1825	1825 Suspend Type II roadway	AST2 2725	2725 Suspend Type II square
AST1 1827	1827 Suspend Type II roadway	AST2 2727	2727 Suspend Type II square
AST1 1829	1829 Suspend Type II roadway	AST2 2729	2729



1 ACTIVITY AREA
SCALE 1"=10'



2 CORNER PARK
SCALE 1"=10'

MINIMUM SETBACKS

	PARKING SETBACK		BUILDING SETBACK	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
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BROADWAY	20'	20'	20'	16'
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SHEET NOTES:

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- WHOLE FOODS MARKET PERMITTED EVENT AREA.
- CART CORRAL.
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- AQUA-FILTER.
- CONNECT TO JULIA DAVIS POND.
- PARKING LOT DRAINAGE.
- HEAVY DUTY ASPHALT FOR DELIVERIES AND FIRE ACCESS AS INDICATED BY: [Symbol]
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- FIVE BAY BICYCLE PARKING
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- WATER FEATURE
- RAISED PLANTER
- REMOVEABLE BOLLARDS
- ASPHALT AS INDICATED BY: [Symbol]
- STAMPED/STAINED CONCRETE AS INDICATED BY: [Symbol]
- INTEGRAL COLORED CONCRETE.
- FLAGSTONE AS INDICATED BY: [Symbol]
- SLOPED ROCK WALL.
- 18" HIGH ROCK RETAINING WALL.
- 5'x5' TREE GRATE.

LAND USE RATIOS

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WHOLE FOODS MARKET BUILDING		35,652 SF	14%
WALGREENS BUILDING		14,617 SF	6%
PHASE 2 FOOTPRINT		45,888 SF	18%
TOTAL BUILDING FOOTPRINTS		96,137 SF	38%
HARDSCAPE		17,328 SF	6%

**PRELIMINARY
NOT FOR
CONSTRUCTION**

KENT A. HANWAY, ARCHITECT
C.W. MOORE PLAZA
250 S. 5TH ST.
BOISE, ID 83702
PHONE: 208-343-4635 FAX: 208-343-1858

BOISE, ID

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF KENT A. HANWAY ARCHITECT. THE ARCHITECT ENGINEER WHETHER THE PROJECT FOR WHICH THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS, FOR ANY REASON, WITHOUT THE WRITTEN CONSENT OF KENT A. HANWAY ARCHITECT. Copyright ©

C.W. MOORE PLAZA
250 S. 5TH ST.
BOISE, ID 83702
(208) 343-4635 FAX (208) 343-1858
<http://www.cshqa.com>

BOISE PARK WEST
401 S. BROADWAY AVE.

CSHQA

**SCHLOSSER
DEVELOPMENT**
BUILDING LIFESTYLES FROM THE GROUND UP
BROADWAY FRONT, L.L.C.
601 N. LAMAR BLVD, SUITE 301
AUSTIN TX 78703
(512) 472-7774

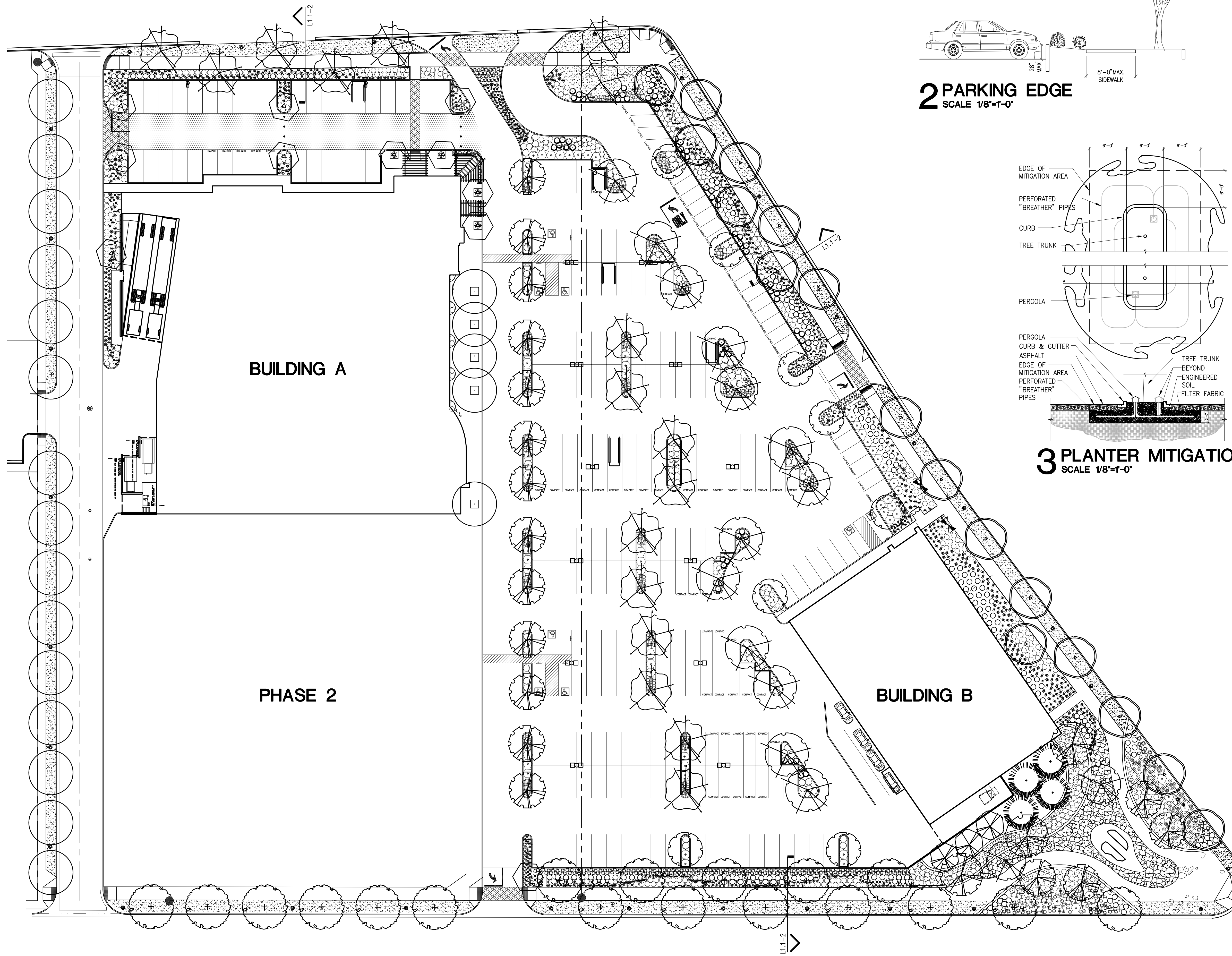
PROJECT 10036.0	DATE 08-31-10
DRAWN SKH	CHECKED JI

REVISED

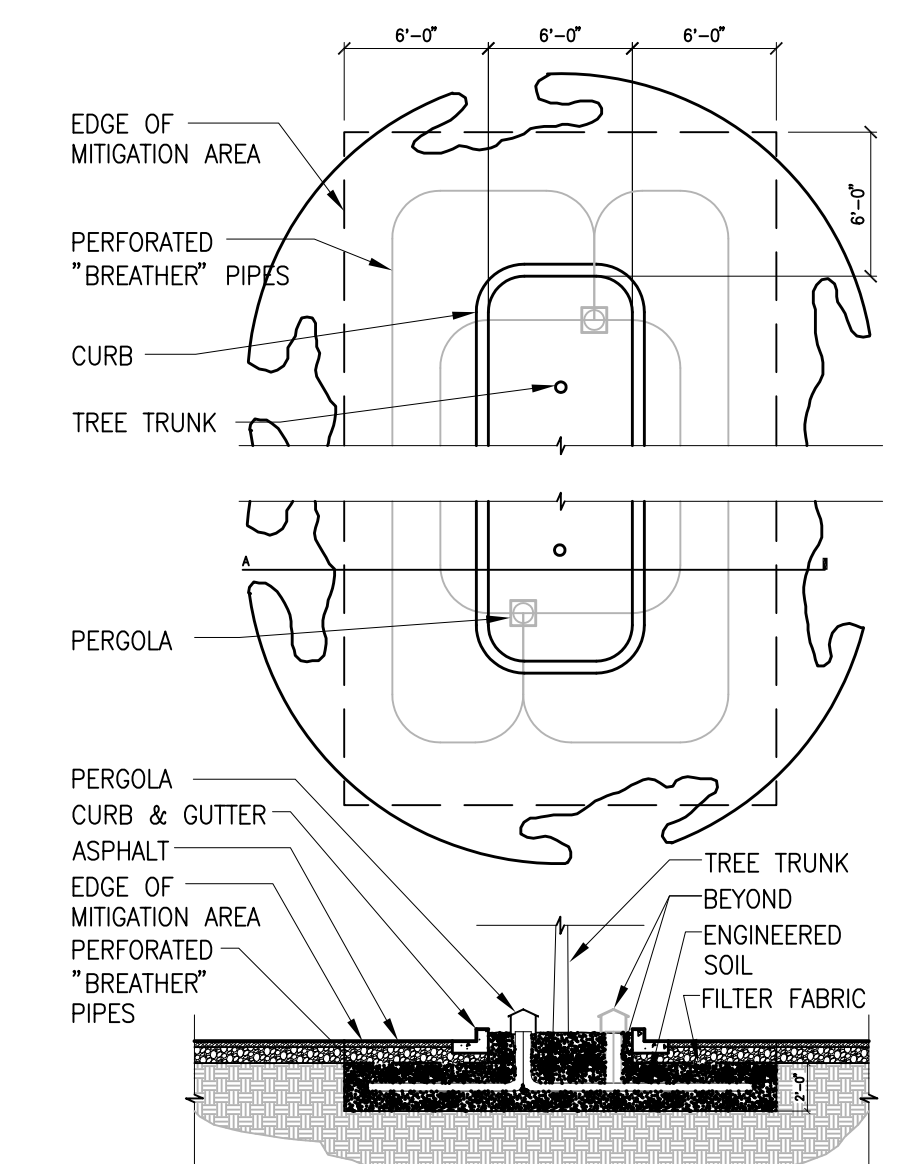
SHEET TITLE
SITE PLAN

SHEET
AS.2

ORIGINAL SHEET SIZE
24" x 36"



2 PARKING EDGE
SCALE 1/8"=1'-0"



3 PLANTER MITIGATION
SCALE 1/8"=1'-0"

LEGEND:

SYM	COMMON NAME	BOTANICAL NAME	PLANTING SIZE NATURE H. X. W.
TREES			
	London Planetree	Platanus acerifolia	2 1/2" caliper 65x70
	Little Leaf Linden 'Corinithan'	Tilia cordata 'Corinithan'	2 1/2" caliper 40x30
	Green Ash 'Cimmzam'	Fraxinus ennsylvanica 'Cimmzam'	2 1/2" caliper 40x30
	Aristotle Callery Pear	Pyrus calleryana 'Aristotle'	2" caliper 25x20
	Capitol Pear	Pyrus Calleryana 'Capitol'	2" caliper 25x20
	Moraine Sweetgum	Liquidambar Styraciflua 'Moraine'	2 1/2" caliper 40x30
	Saratoga Ginkgo	Ginkgo Biloba 'Saratoga' (Male, Seedless)	2" caliper 40x30
	Austrian Black Pine	Pinus nigra	8" T 50x30
	Norway Spruce	Picea abies	8" T 50x20
	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'	3" caliper 40x30
OTHER SYMBOLS			
SYM	DESCRIPTION		
	New Sodded Lawn. Turf Type Tall Fescue (Phase 2 Pad to be seeded)		

GENERAL NOTES:

ALL PLANTING BEDS SHALL RECEIVE A 3" DEPTH OF ORGANIC MULCH.

THE SITE WILL BE MAINTAINED THROUGHOUT THE YEAR BY PROFESSIONAL LANDSCAPE MAINTENANCE CREW. SUCH MAINTENANCE SHALL INCLUDE BUT WILL NOT BE LIMITED TO WEEKLY MOWING AND TRIMMING OF THE TURF, REGULAR FERTILIZATION, ANNUAL TREE AND SHRUB PRUNING, WEEDING AND TRASH OR DEBRIS REMOVAL.

FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 4:1.

ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.

PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

IRRIGATION STATEMENT:

THIS DESIGN AS SHOWN IS INTENDED TO BE PERMANENTLY IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM COMPOSED OF OVERHEAD SPRAY AND ROTOR SPRINKLER HEADS AND LOW-VOLUME DRIP LINE. THE SYSTEM SHALL BE CONTROLLED WITH AN PROGRAMMABLE IRRIGATION CONTROLLER, CAPABLE OF ADJUSTING FOR CLIMATIC VARIANCES. ONE POINT OF CONNECTION SHALL BE MADE AND FITTED WITH A DOUBLE CHECK BACKFLOW PREVENTER.

PRELIMINARY NOT FOR CONSTRUCTION

BOISE, ID

BOISE PARK WEST 401 S. BROADWAY AVE.

CSHQA

KYLE D. REMLEY, LANDSCAPE ARCHITECT
C.W. MOORE PLAZA
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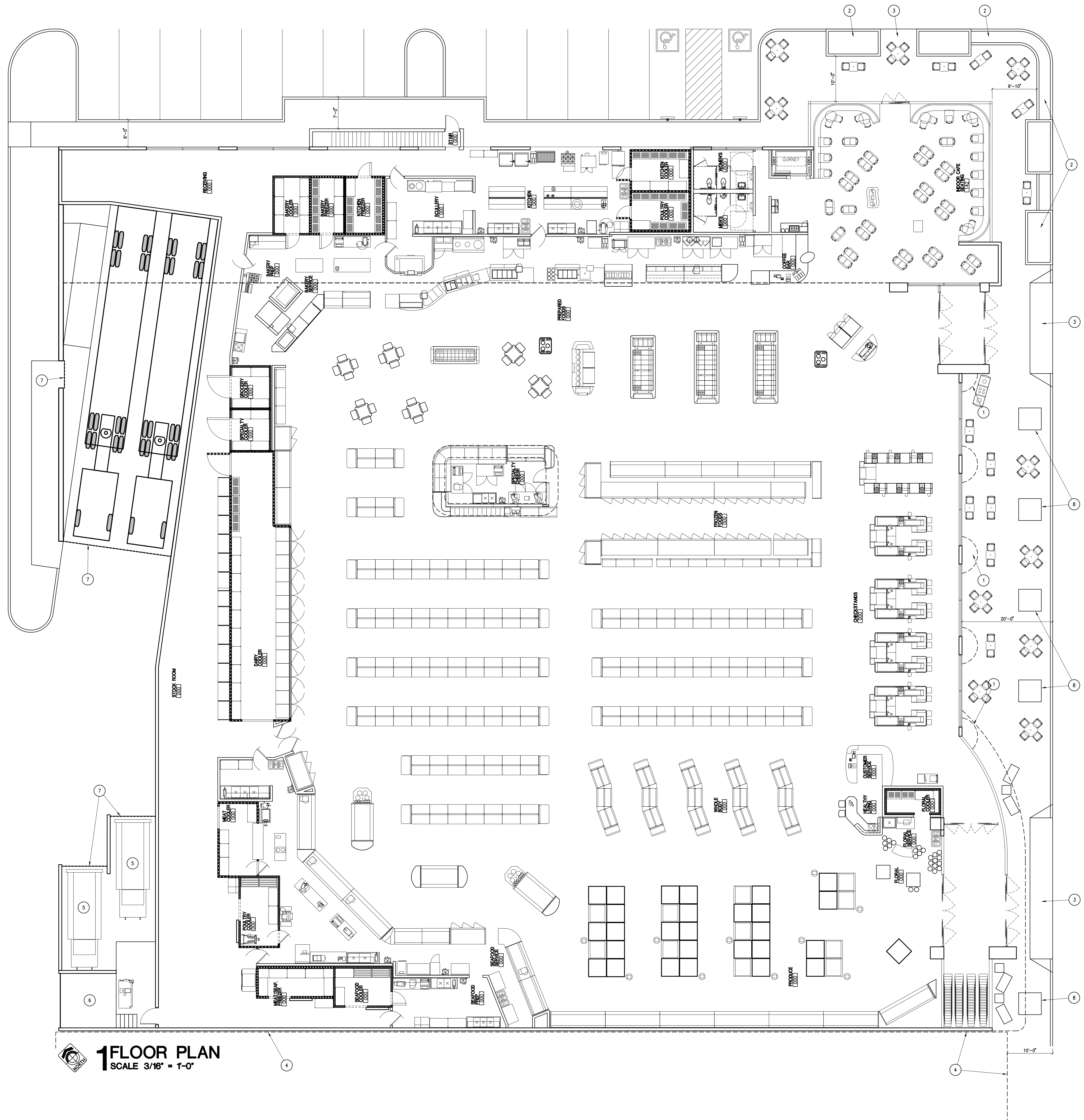
SCHLOSSER DEVELOPMENT
BUILDING LIFESTYLES FROM THE GROUND UP
BROADWAY FRONT, L.L.C.
601 N. LAMAR BLVD., SUITE 301
AUSTIN TX 78703
(512) 472-7774

PROJECT 10036.0 DATE 11-02-10
DRAWN KDH CHECKED KDH
REVISED

SHEET TITLE **PLANTING PLAN**

SHEET **L1.1**

ORIGINAL SHEET SIZE 24" x 36"



- # SHEET NOTES:
1. PLANTER AT GRADE IN SIDEWALK
 2. RAISED PLANTER
 3. ADA CURB RAMP.
 4. FUTURE PHASE 2 BLDG
 5. TRASH COMPACTORS
 6. RECYCLE AREA
 7. GATE OR OVERHEAD SCREEN
 8. 5'X5' TREE GRATE IN SIDEWALK

1 FLOOR PLAN
SCALE 3/16" = 1'-0"

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BUILDING LIFESTYLES FROM THE GROUND UP

BROADWAY FRONT, L.L.C.
601 N. LAMAR BLVD, SUITE 301
AUSTIN TX 78703
(512) 472-7774

PROJECT 10036.0	DATE 08-31-10
DRAWN JI	CHECKED XXX

REVISED

SHEET TITLE
**WFM
FLOOR
PLAN**

SHEET
A1.1
ORIGINAL SHEET SIZE
24" x 36"



1 NORTH EAST (RIGHT) ELEVATION
SCALE 3/16" = 1'-0"



2 NORTH WEST (REAR) ELEVATION
SCALE 3/16" = 1'-0"



3 SOUTH WEST (LEFT) ELEVATION
SCALE 3/16" = 1'-0"



4 SOUTH EAST (FRONT) ELEVATION
SCALE 3/16" = 1'-0"

EXTERIOR ELEVATIONS LEGEND:

<p>A [Symbol]</p> <p>B [Symbol]</p> <p>C [Symbol]</p> <p>D [Symbol]</p> <p>E [Symbol]</p> <p>F [Symbol]</p> <p>G [Symbol]</p> <p>H [Symbol]</p> <p>J [Symbol]</p> <p>K [Symbol]</p> <p>L [Symbol]</p> <p>M [Symbol]</p> <p>N [Symbol]</p>	<p>INDICATES 4x16x4, BRICK VENEER, RUNNING BOND, OR ACCENT WHERE OCCURS. GROUT: SAHARA BROWN</p> <p>INDICATES 4x12x4, BRICK VENEER, RUNNING BOND, OR ACCENT WHERE OCCURS. GROUT: SAHARA BROWN</p> <p>INTEGRAL COLOR SMOOTH FACE CMU - 8x16x8 BASALITE COLOR: D320 GROUT: S381</p> <p>INTEGRAL COLOR SPLIT FACE CMU - 8x16x4 BASALITE COLOR: D320 GROUT: S381</p> <p>SPLIT FACE CMU - 8x16x4 PAINT TO MATCH BENJAMIN MOORE: 2107-40 DRIFTWOOD</p> <p>SMOOTH FACE CMU - 8x16x8 PAINT TO MATCH BENJAMIN MOORE: 2107-50 SANDLOT GRAY</p> <p>STONE ARRISCRAFT OAK RIDGE</p> <p>PAINT TO MATCH BENJAMIN MOORE: HC-166 KENDALL CHARCOAL</p> <p>CANVAS AWNING SUNBRELLA COLOR: MAHOGANY</p> <p>ACCENT WOOD PANELS STAIN TO MATCH COLUMBIA PAINT & COATINGS: WOODTECH SEMI-TRANSPARENT STAIN: ST-075 DANISH WALNUT</p> <p>STONE - WINDOW SILLS & ACCENTS ARRISCRAFT OAK RIDGE - ROCK FACE</p> <p>KALWALL</p> <p>SMOOTH FACE CMU - 8x16x8 PAINT TO MATCH BENJAMIN MOORE: 2093-10 CIMARRON</p> <p>METAL ROOF REGLETS PAINT TO MATCH ADJACENT SURFACES</p> <p>EXTERIOR HOLLOW METAL DOORS & FRAMES, RAILINGS, ROLL-UP DOORS & FRAMES PAINT TO MATCH BENJAMIN MOORE: 2107-50 SANDLOT GRAY</p> <p>GALVANIZED METAL FLASHING/COPING PAINT TO MATCH ADJACENT SURFACES</p> <p>STOREFRONT/ENTRY DOORS/COLUMN COVERS/SILL FLASHING/TRIM AT STOREFRONT & COLUMNS AT OUTDOOR SALES CLEAR ANODIZED ALUMINUM DARK BRONZE ALUMINUM PAINT TO MATCH ADJACENT SURFACES</p> <p>EXTERIOR GLASS CLEAR, W/ LOW E FILM</p> <p>ADDRESS NUMBERS FURNISH AND INSTALL CAST NUMBERS FOR ADDRESS SIGNAGE. COORDINATE EXACT LOCATION WITH BUILDING AND FIRE DEPT.</p> <p>KNOX BOX FURNISH AND INSTALL FLUSH MOUNT BOX IN WALL. COORDINATE EXACT LOCATION WITH FIRE DEPT.</p>
--	---

EXTERIOR ELEVATIONS GENERAL NOTES:

MASONRY TYPE IS SHOWN ON BUILDING ELEVATIONS. PROVIDE "SMOOTH FACE" BLOCK AT THE FOLLOWING LOCATIONS:

- DOCK SEALS, RE: _____ PROVIDE SMOOTH FACE BLOCK 16" BEYOND EDGE OF OPENING AT HEAD & JAMBS.
- WALL HUNG LIGHT FIXTURES, RE: _____ & ELECTRICAL DRAWINGS. PROVIDE 16"x16" AREA OF SMOOTH FACE BLOCK FOR MOUNTING FIXTURE.
- SCUPPERS, RE: _____

NOTE: FINISHES ARE ALSO REQUIRED AT PORTIONS OF INSIDE FACE OF PARAPETS EXPOSED TO PUBLIC VIEW, RE: _____

NOTE: ALL MATERIAL SYMBOLS ARE FOR REPRESENTATIONS ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING PROPER BLOCK COURSING, ETC.

THE REFERENCED ELEVATION MARKED REPRESENTS VERTICAL HEIGHT RELATIVE TO AN INTERIOR FLOOR DATUM. COORDINATE WITH SITE/CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATIONS.

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BOISE, ID

BOISE PARK WEST
401 S. BROADWAY AVE.

CSHQ&A

**SCHLOSSER
DEVELOPMENT**
BUILDING LIFESTYLES FROM THE GROUND UP
BROADWAY FRONT, L.L.C.
601 N. LAMAR BLVD, SUITE 301
AUSTIN TX 78703
(512) 472-7774

PROJECT 10036.0	DATE 08-31-10
DRAWN JI	CHECKED XXX

SHEET TITLE
**WFM
ELEVATIONS**

SHEET

A4.1

ORIGINAL SHEET SIZE
24" x 36"



PRELIMINARY
NOT FOR
CONSTRUCTION

KENT A. HANWAY, ARCHITECT

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PROJECT 10036.0	DATE 08-31-10
DRAWN JI	CHECKED XXX

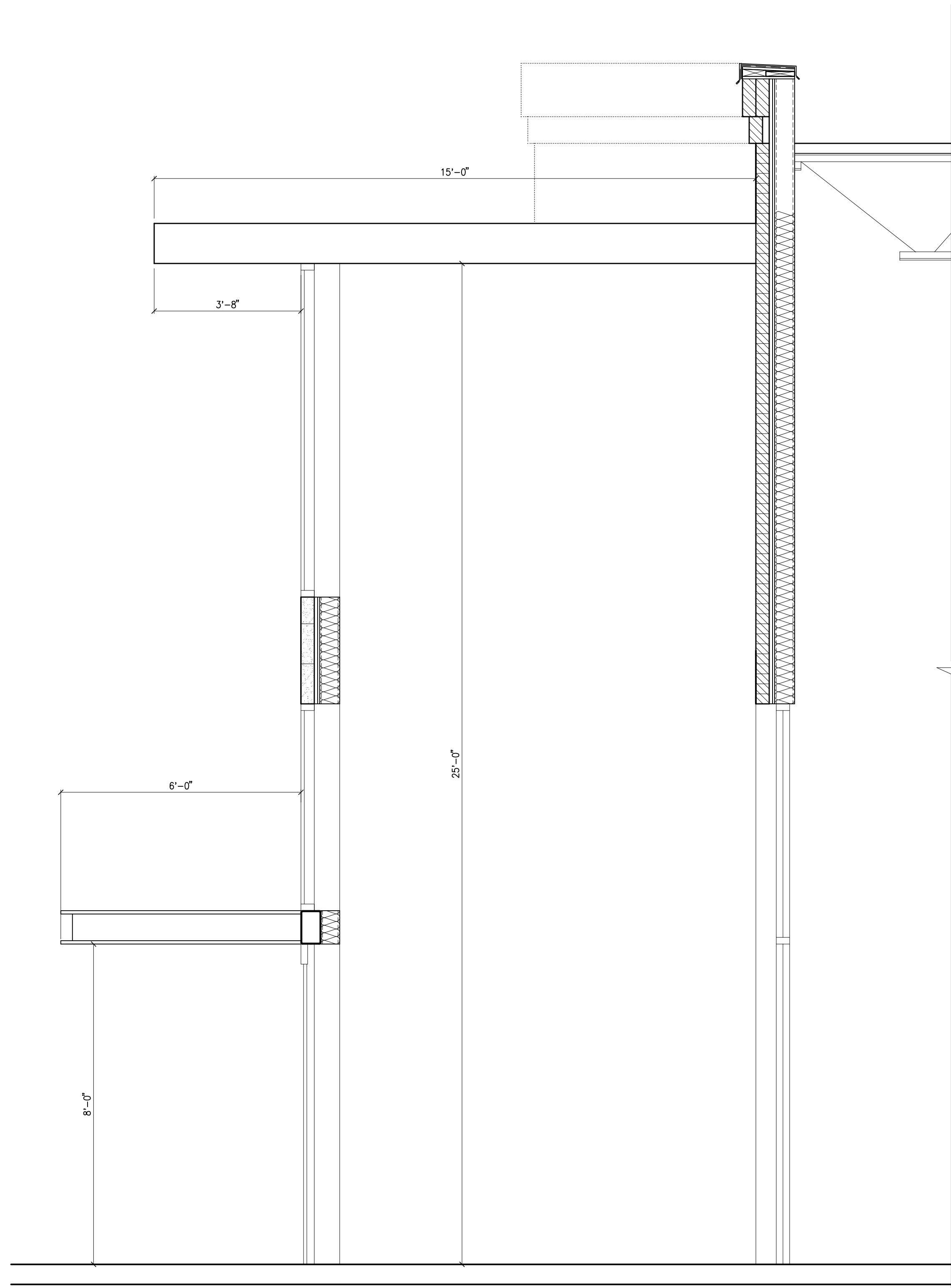
REVISED

SHEET TITLE
**SITE
IMAGES**

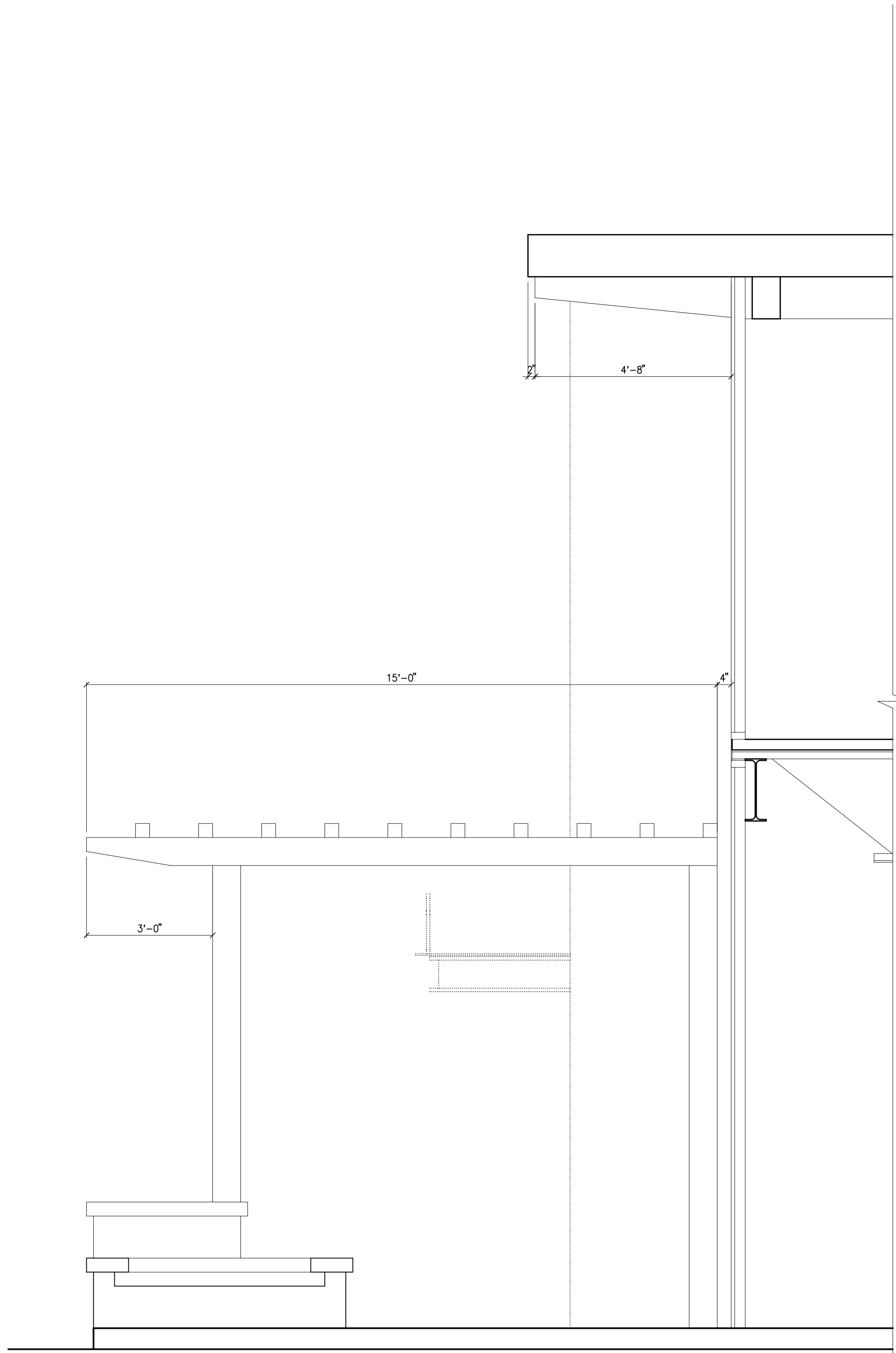
SHEET

A4.5

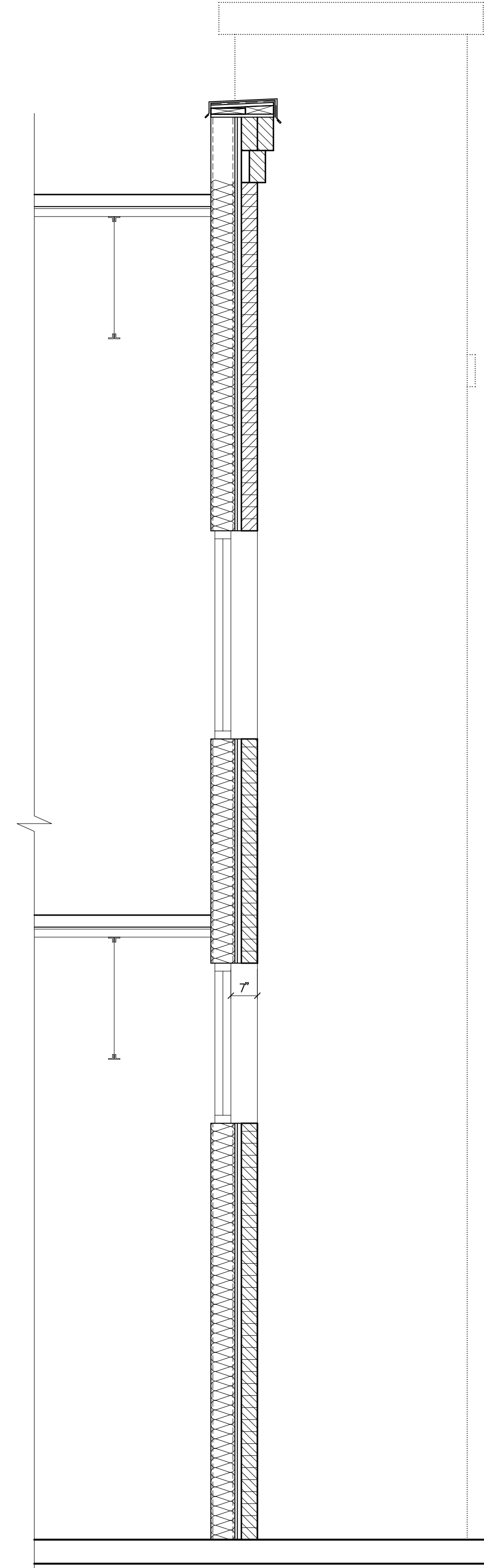
ORIGINAL SHEET SIZE
24" x 36"



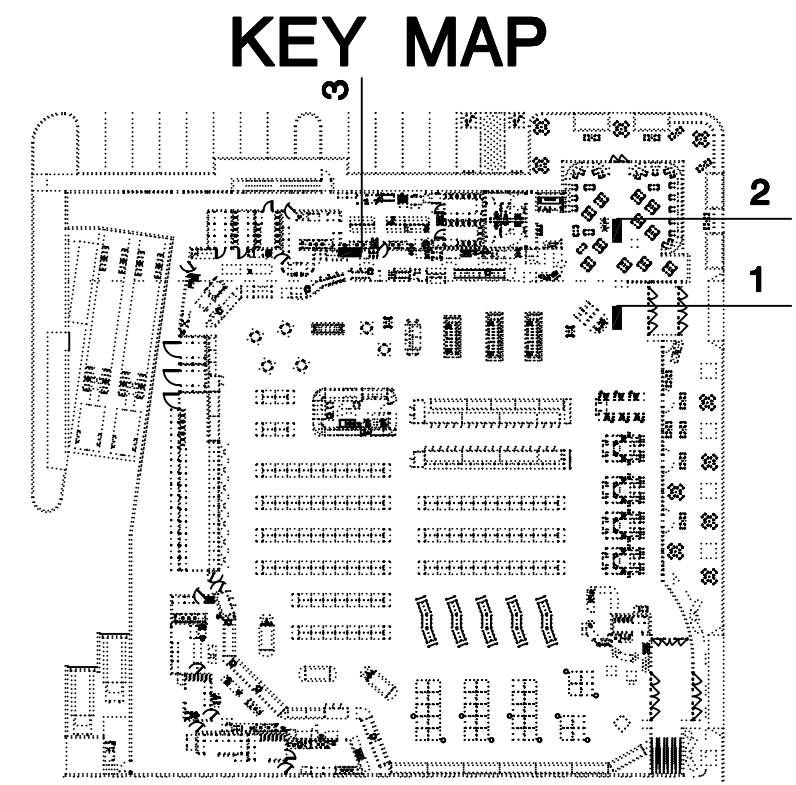
1 SECTION
SCALE 1/2"=1'-0"



2 SECTION
SCALE 1/2"=1'-0"



3 SECTION
SCALE 1/2"=1'-0"



**PRELIMINARY
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BOISE PARK WEST
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CSHOA

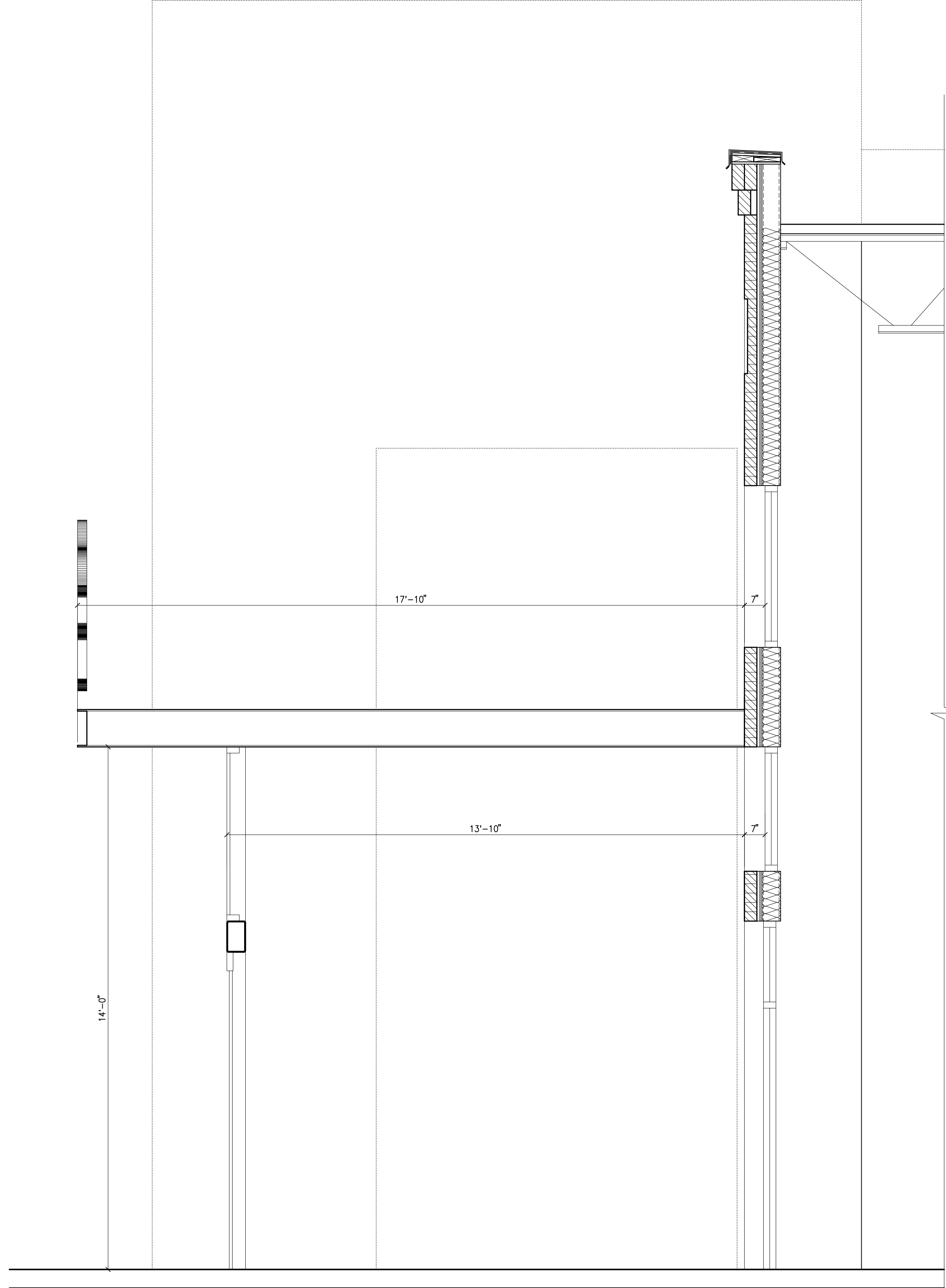
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601 N. LAMAR BLVD., SUITE 301
AUSTIN TX 78703
(512) 472-7774

PROJECT 10036.0	DATE 08-31-10
DRAWN EP	CHECKED --

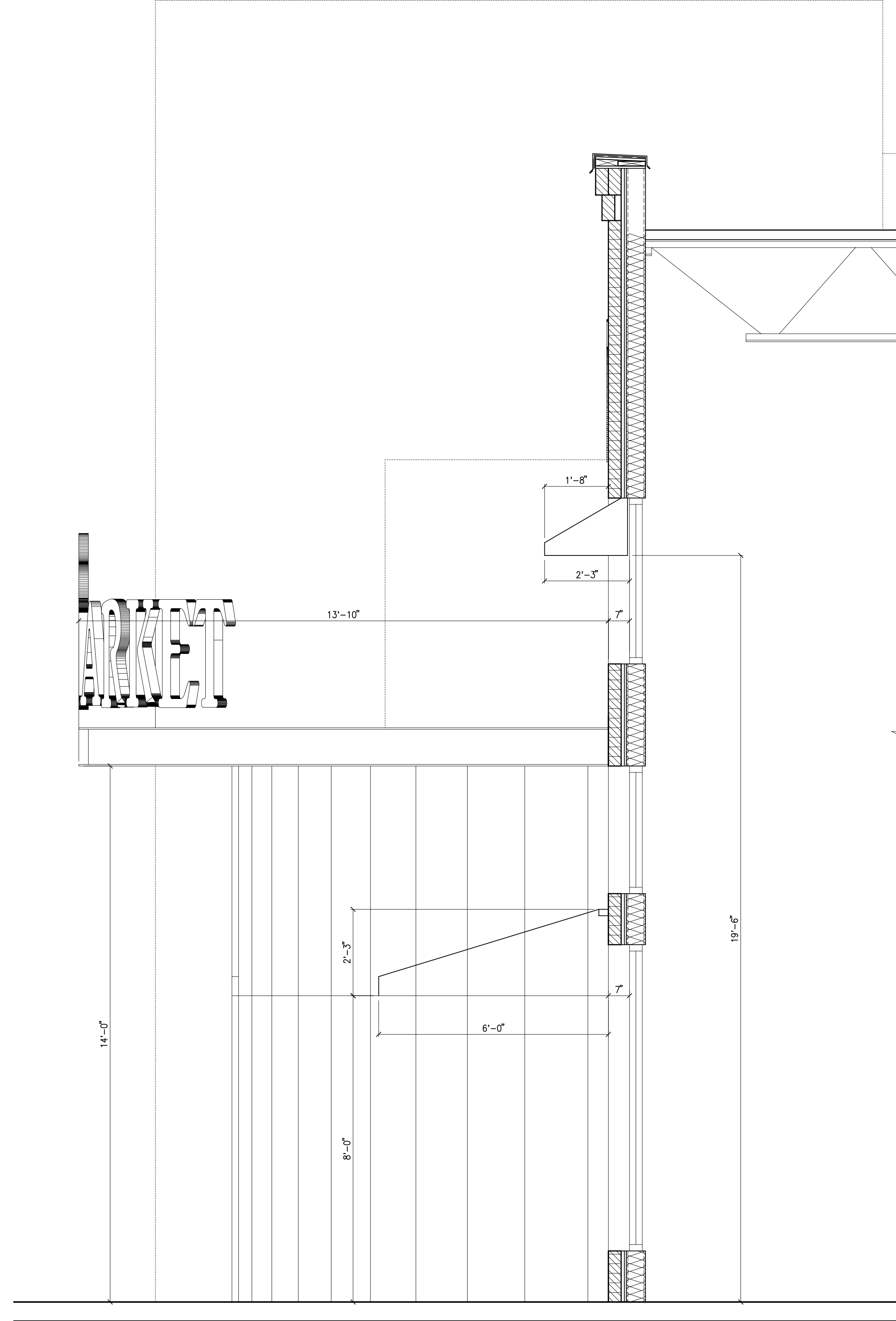
REVISED

SHEET TITLE
**WFM
SECTIONS**

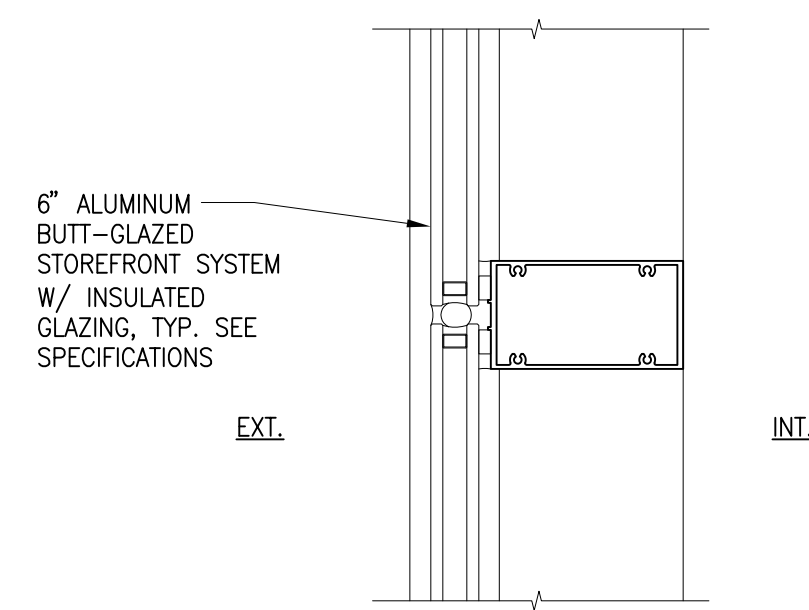
SHEET
A4.1C
ORIGINAL SHEET SIZE
24" x 36"



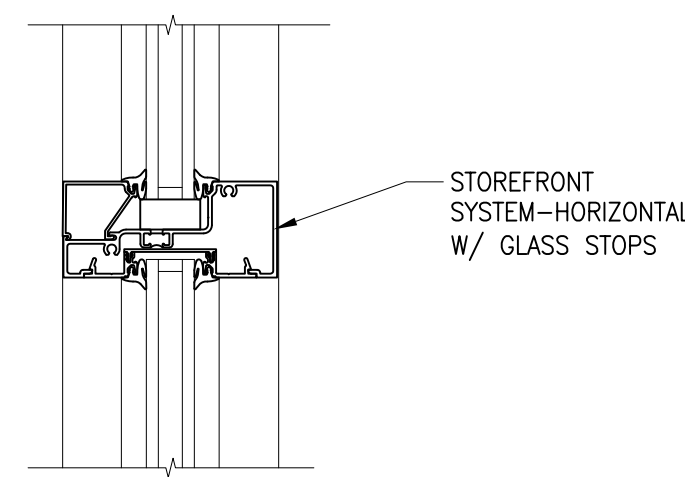
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SCALE 1/2"=1'-0"



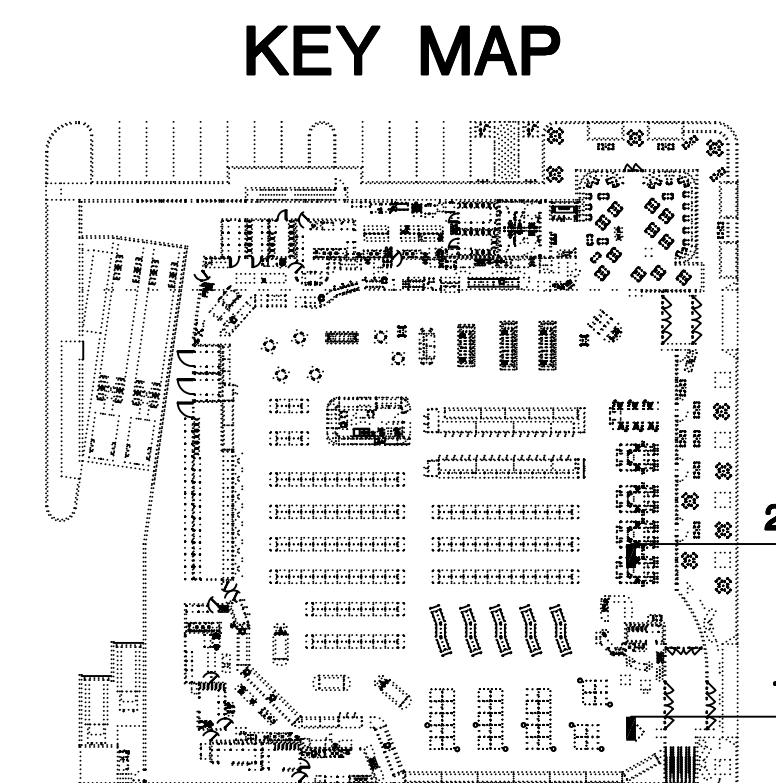
2 SECTION
SCALE 1/2"=1'-0"



3 ENTRY GLAZING SYSTEM
SCALE 1 1/2"=1'-0"



4 GLAZING
SCALE 1 1/2"=1'-0"



KEY MAP

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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CSHOA

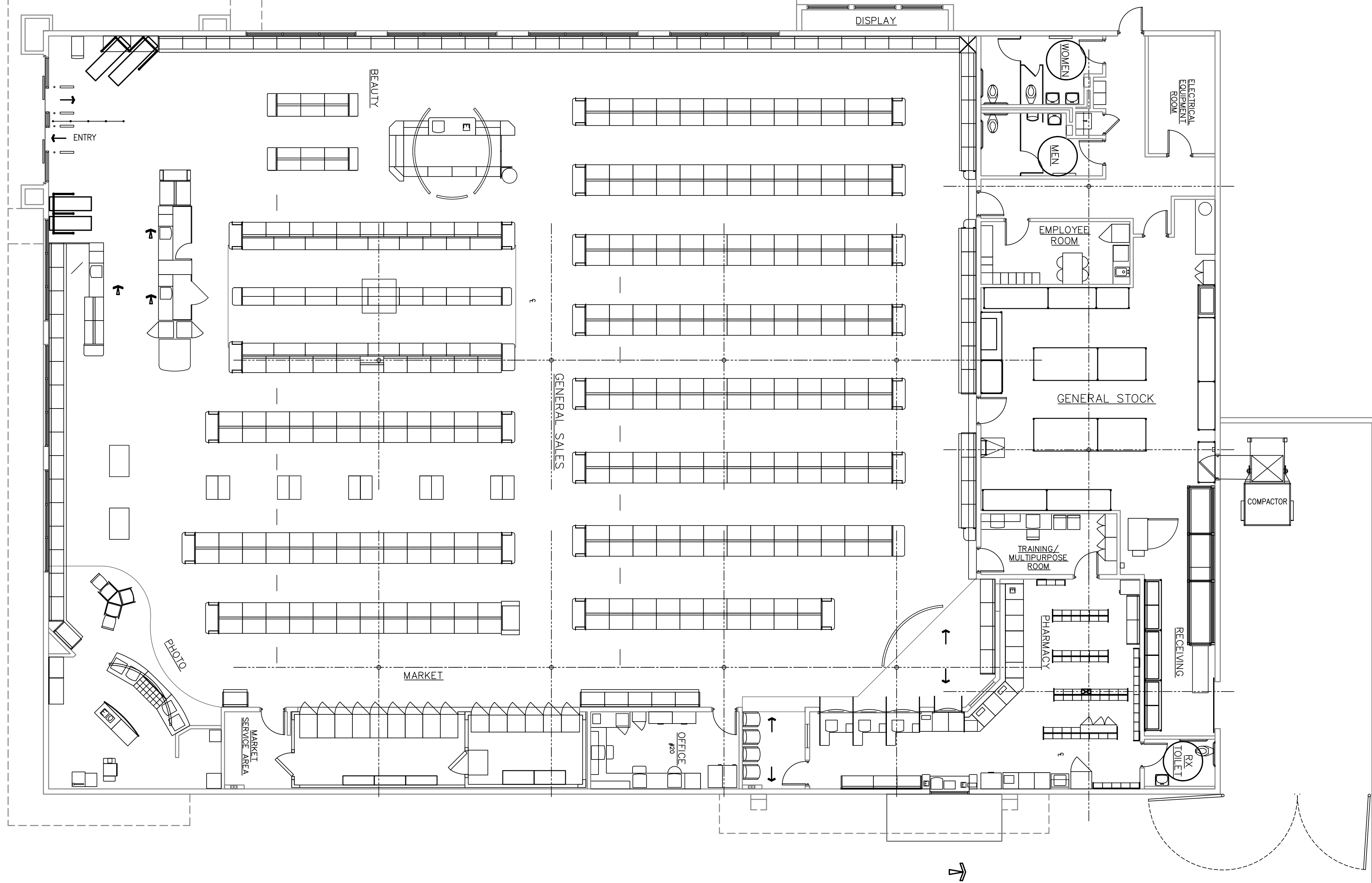
**SCHLOSSER
DEVELOPMENT**
BUILDING LIFESTYLES FROM THE GROUND UP
BROADWAY FRONT, L.L.C.
601 N. LAMAR BLVD., SUITE 301
AUSTIN TX 78703
(512) 472-7774

PROJECT 10036.0	DATE 08-31-10
DRAWN EP	CHECKED -

REVISED

SHEET TITLE
**WFM
SECTIONS**

SHEET
A4.1B
ORIGINAL SHEET SIZE
24" x 36"



1 FLOOR PLAN
SCALE 1/8" = 1'-0"

**PRELIMINARY
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CONSTRUCTION**

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**BOISE PARK WEST
401 S. BROADWAY AVE.**
CSHQA

**SCHLOSSER
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BUILDING LIFESTYLES FROM THE GROUND UP
BROADWAY FRONT, L.L.C.
601 N. LAMAR BLVD, SUITE 301
AUSTIN TX 78703
(512) 472-7774

PROJECT 10036.0	DATE 08-31-10
DRAWN JI	CHECKED XXX

REVISED

SHEET TITLE
**FLOOR
PLAN**

SHEET
A1.2
ORIGINAL SHEET SIZE
24" x 36"

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1 SOUTH (REAR) ELEVATION
SCALE 3/16" = 1'-0"



2 WEST (LEFT) ELEVATION
SCALE 3/16" = 1'-0"



3 EAST (RIGHT) ELEVATION
SCALE 3/16" = 1'-0"



4 NORTH (FRONT) ELEVATION
SCALE 3/16" = 1'-0"

EXTERIOR ELEVATIONS LEGEND:

- A [Symbol] INDICATES 4x16x4, BRICK VENEER, RUNNING BOND, OR ACCENT WHERE OCCURS.
INTERSTATE BRICK - GOLDEN BUFF, TEXTURE: MAT
GROUT: LINE PUTTY
- B [Symbol] INDICATES 4x12x4, BRICK VENEER, RUNNING BOND, OR ACCENT WHERE OCCURS.
INTERSTATE BRICK - MANHATTAN, TEXTURE: MAT
GROUT: PECAN
- C [Symbol] INTEGRAL COLOR SMOOTH FACE CMU - 8x16x8
BASALITE COLOR: D113
GROUT: S318
- D [Symbol] INTEGRAL COLOR SPLIT FACE CMU - 8x16x4
BASALITE COLOR: D113
GROUT: S318
- E [Symbol] STONE
ARRISCRAFT OAK RIDGE
- F [Symbol] PAINT TO MATCH BENJAMIN MOORE: 2092-10
CLYDESDALE BROWN
- H [Symbol] STONE - WINDOW SILLS & ACCENTS
ARRISCRAFT OAK RIDGE - ROCK FACE

- METAL ROOF REGLETS PAINT TO MATCH ADJACENT SURFACES
- EXTERIOR HOLLOW METAL DOORS & FRAMES, RAILINGS, ROLL-UP DOORS & FRAMES PAINT TO MATCH BENJAMIN MOORE: 2161-30 DARK MUSTARD
- GALVANIZED METAL FLASHING/COPING PREFINISHED TO MATCH ACCENT COLOR
- STOREFRONT/ENTRY DOORS/COLUMN COVERS/SILL FLASHING/TRIM AT STOREFRONT & COLUMNS AT OUTDOOR SALES DARK BRONZE ALUMINUM
- EXTERIOR GLASS CLEAR
- ADDRESS NUMBERS FURNISH AND INSTALL CAST NUMBERS FOR ADDRESS SIGNAGE COORDINATE EXACT LOCATION WITH BUILDING AND FIRE DEPT.
- KNOX BOX FURNISH AND INSTALL FLUSH MOUNT BOX IN WALL. COORDINATE EXACT LOCATION WITH FIRE DEPT.

EXTERIOR ELEVATIONS GENERAL NOTES:

MASONRY TYPE IS SHOWN ON BUILDING ELEVATIONS. PROVIDE "SMOOTH FACE" BLOCK AT THE FOLLOWING LOCATIONS:

- DOCK SEALS, RE: ____ PROVIDE SMOOTH FACE BLOCK 16" BEYOND EDGE OF OPENING AT HEAD & JAMBS.
- WALL HUNG LIGHT FIXTURES, RE: ____ & ELECTRICAL DRAWINGS. PROVIDE 16"x16" AREA OF SMOOTH FACE BLOCK FOR MOUNTING FIXTURE.
- SCUPPERS, RE: ____

NOTE: FINISHES ARE ALSO REQUIRED AT PORTIONS OF INSIDE FACE OF PARAPETS EXPOSED TO PUBLIC VIEW, RE: ____

NOTE: ALL MATERIAL SYMBOLS ARE FOR REPRESENTATIONS ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING PROPER BLOCK COURSING, ETC.

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PRELIMINARY
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BOISE, ID

BOISE PARK WEST
401 S. BROADWAY AVE.

CSHQA

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601 N. LAMAR BLVD, SUITE 301
AUSTIN TX 78703
(512) 472-7774

PROJECT 10036.0	DATE 08-31-10
DRAWN JI	CHECKED XXX

REVISED

SHEET TITLE
**BUILDING B
ELEVATIONS**

SHEET

A4.2

ORIGINAL SHEET SIZE
24" x 36"



BOISE PARK WEST
401 S. BROADWAY AVE.

CSHQ&A

SCHLOSSER DEVELOPMENT
BUILDING LIFESTYLES FROM THE GROUND UP
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 601 N. LAMAR BLVD, SUITE 301
 AUSTIN TX 78703
 (512) 472-7774

PROJECT 10036.0	DATE 08-31-10
DRAWN JI	CHECKED XXX

REVISED

SHEET TITLE
SITE IMAGES

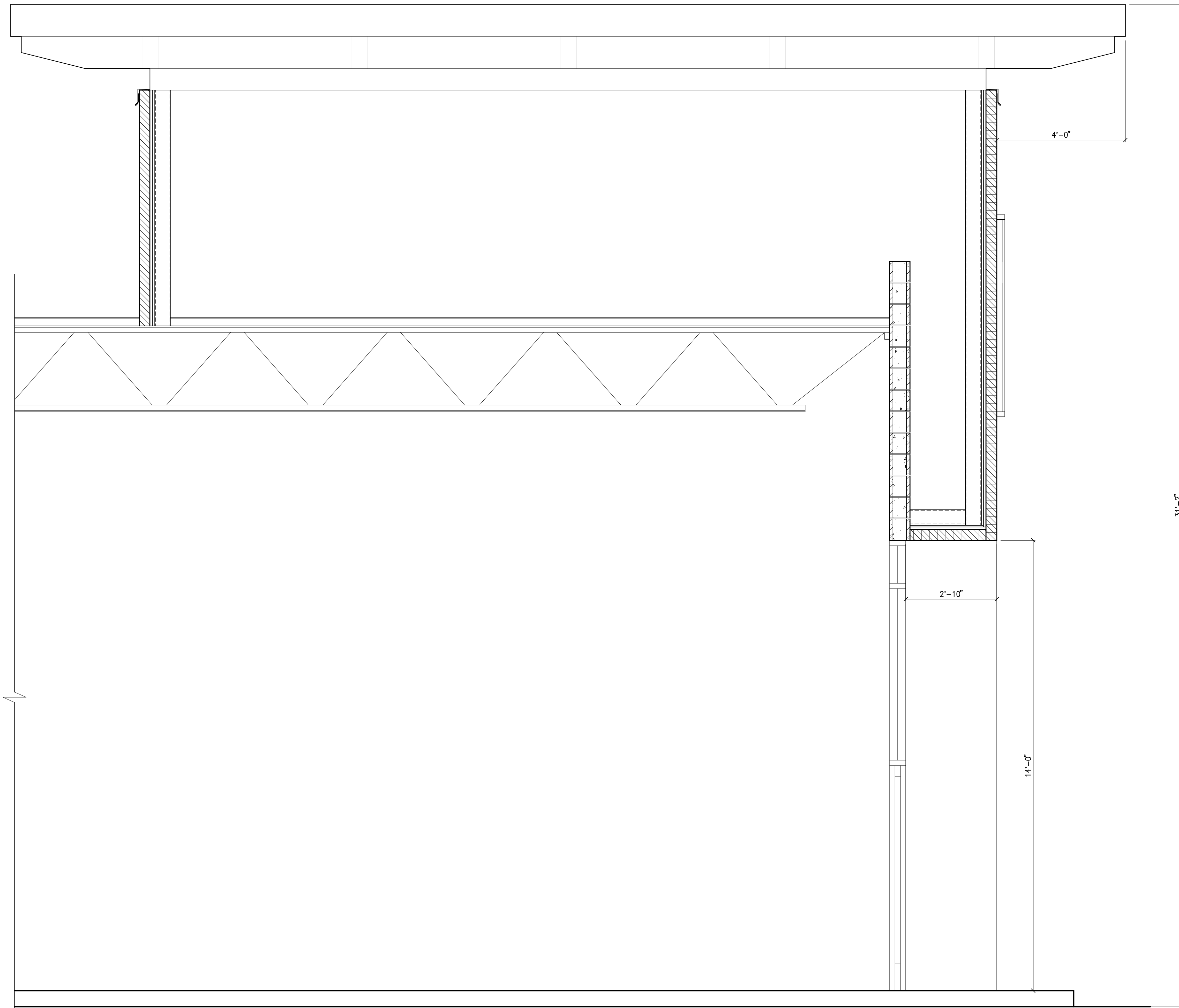
SHEET
A4.3
 ORIGINAL SHEET SIZE
 24" x 36"

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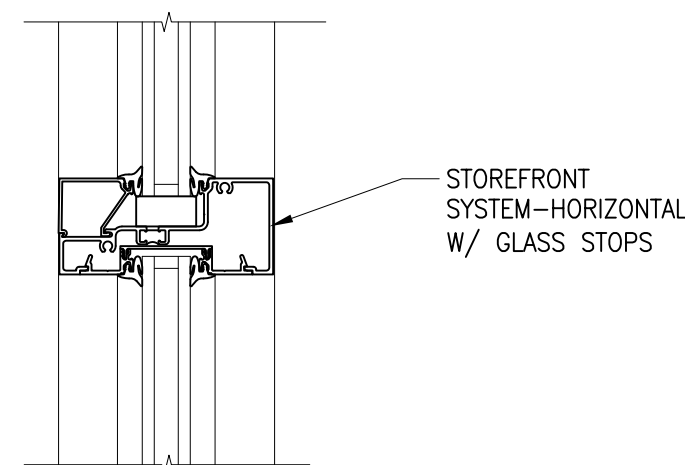
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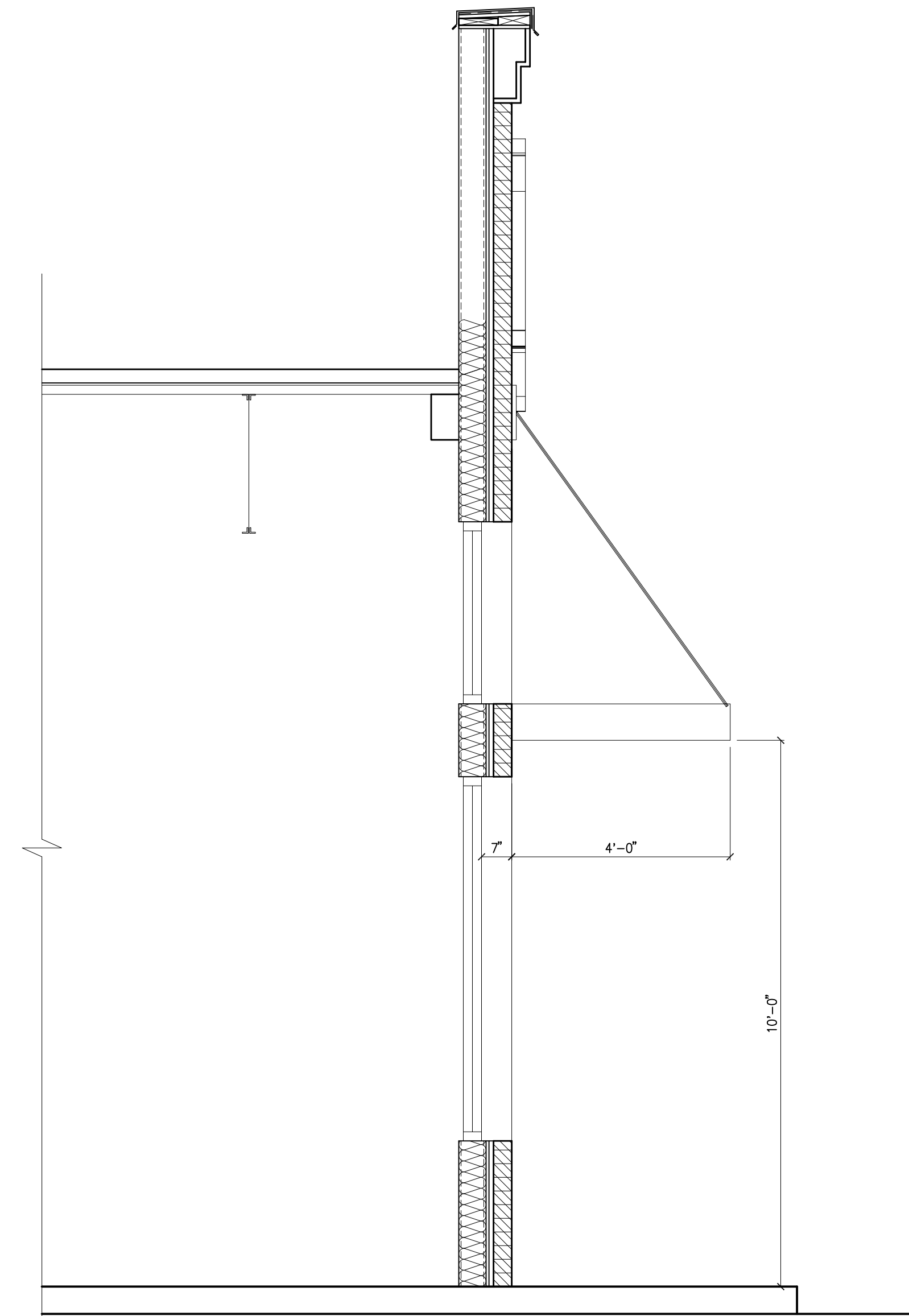
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1 SECTION
SCALE 1/2"=1'-0"

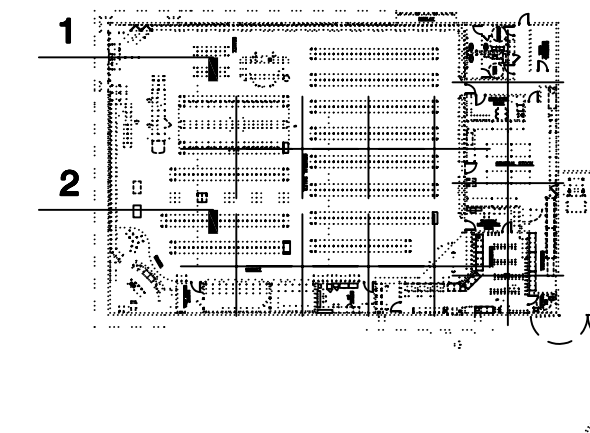


3 GLAZING
SCALE 3"=1'-0"



2 SECTION
SCALE 1/2"=1'-0"

KEY MAP



**PRELIMINARY
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BOISE, ID

C.W. MOORE PLAZA
250 S. 5TH ST. BOISE, ID 83702
(208) 343-4635 FAX (208) 343-1858
<http://www.cshqa.com>

BOISE PARK WEST
401 S. BROADWAY AVE.

CSHOA

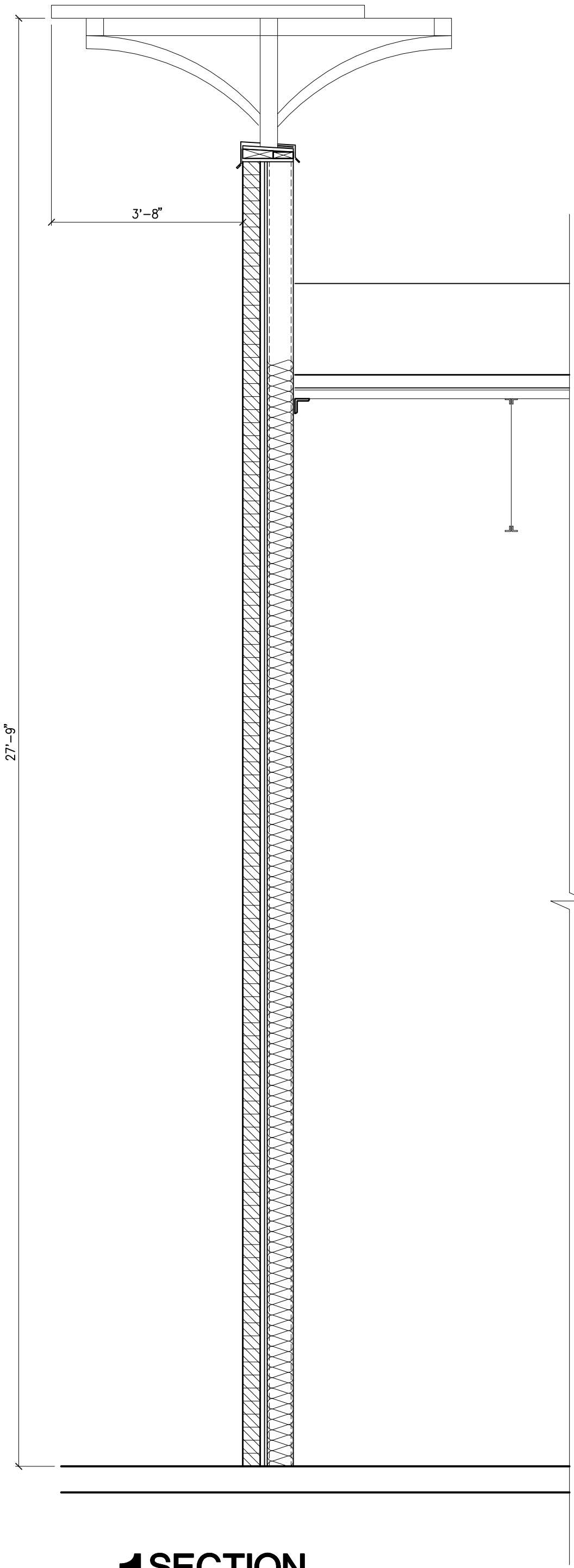
SCHLOSSER DEVELOPMENT
BUILDING LIFESTYLES FROM THE GROUND UP
BROADWAY FRONT, L.L.C.
601 N. LAMAR BLVD., SUITE 301
AUSTIN TX 78703
(512) 472-7774

PROJECT 10036.0	DATE 08-31-10
DRAWN EP	CHECKED --

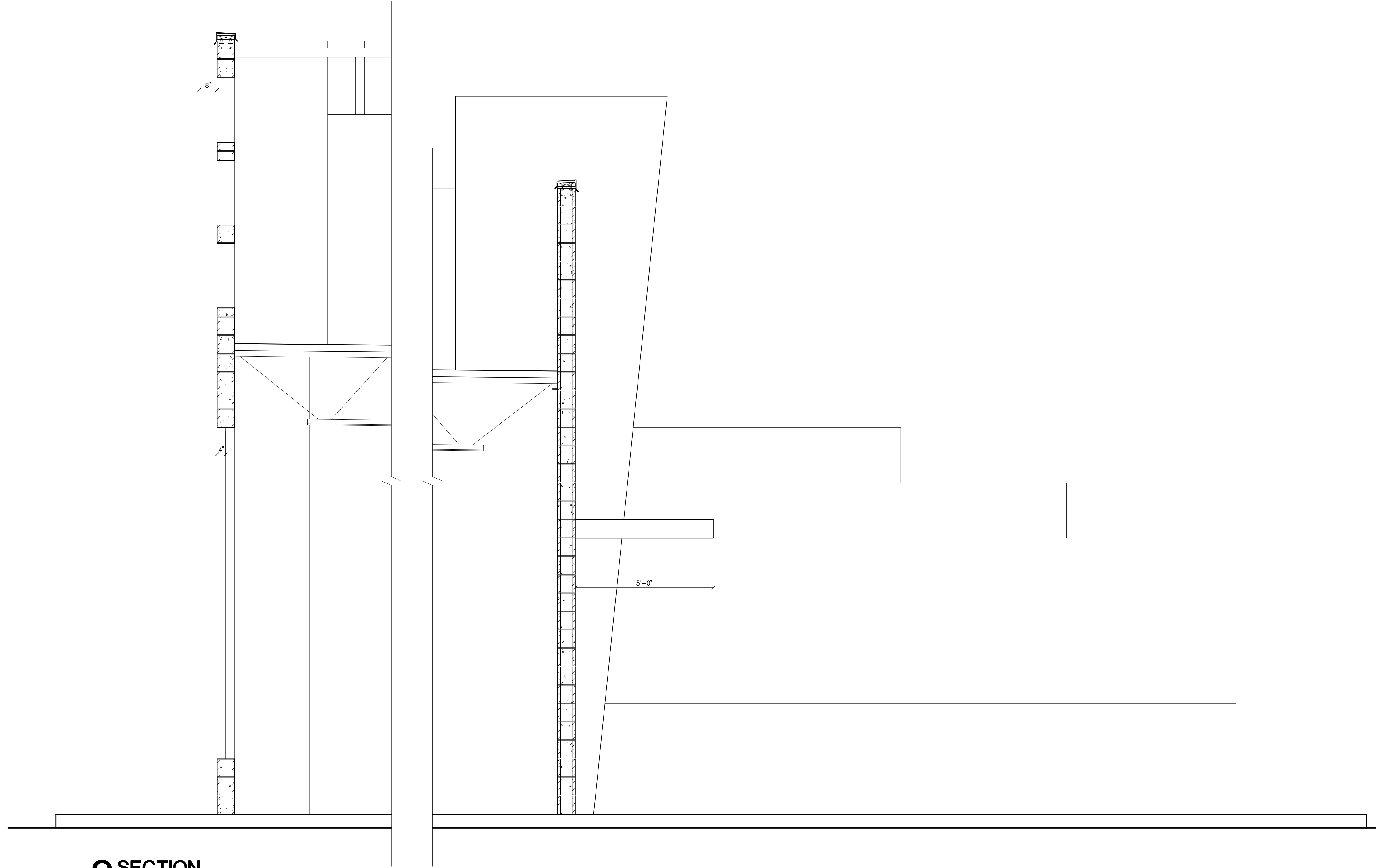
REVISED

SHEET TITLE
**WG
SECTIONS**

SHEET
A4.2B
ORIGINAL SHEET SIZE
24" x 36"

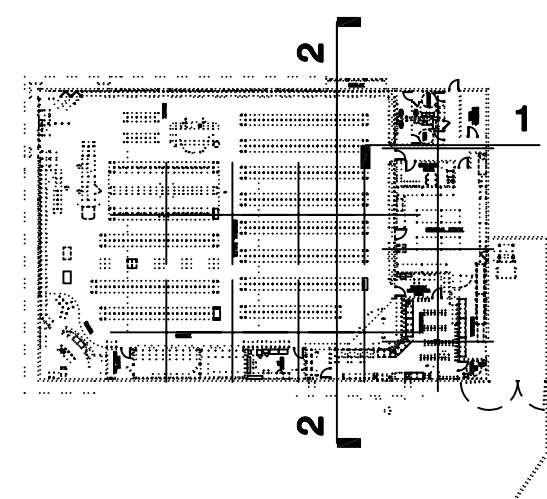


1 SECTION
SCALE 1/2"=1'-0"



2 SECTION
SCALE 1/2"=1'-0"

KEY MAP



**PRELIMINARY
NOT FOR
CONSTRUCTION**

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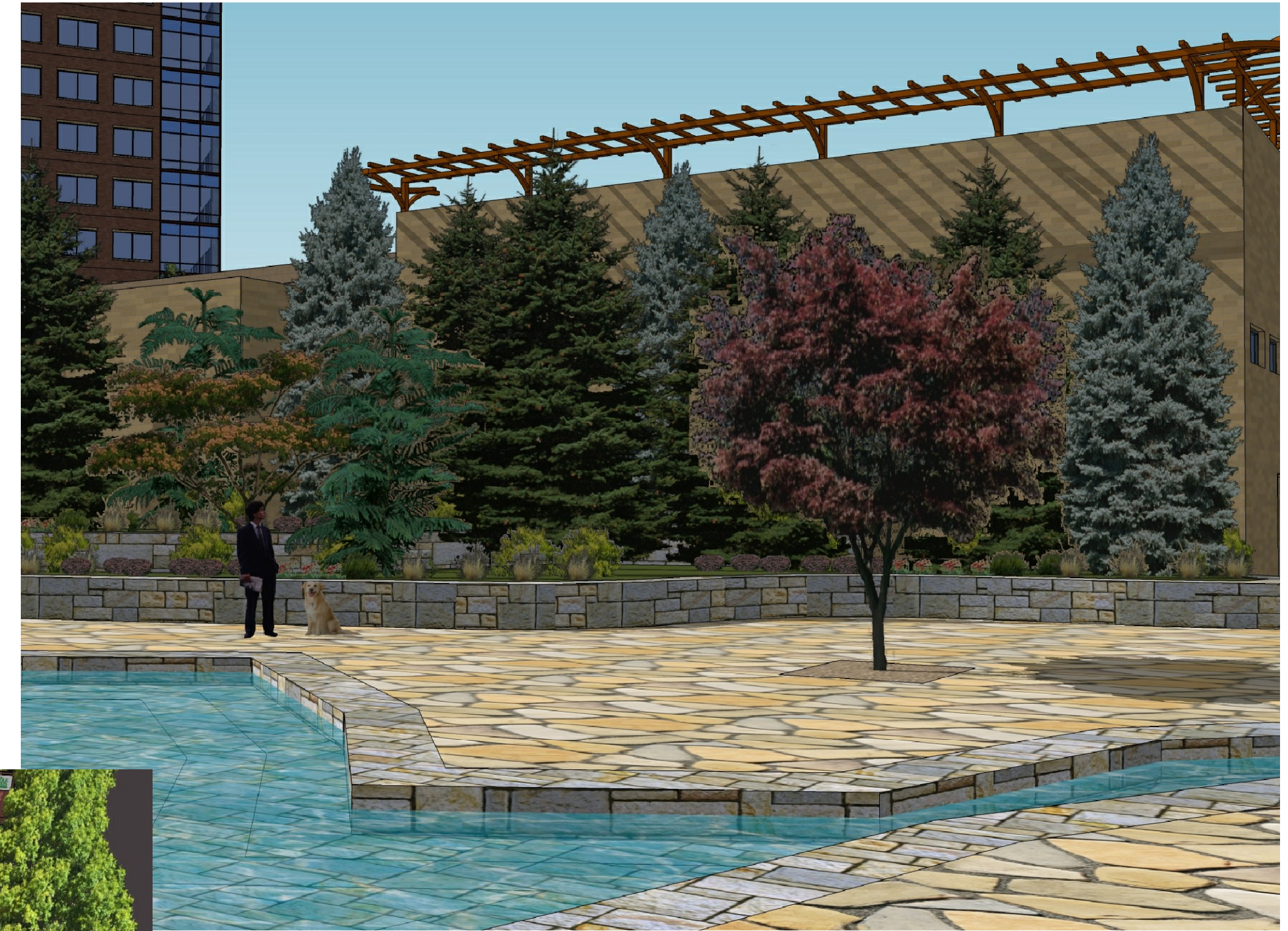
**BOISE PARK WEST
401 S. BROADWAY AVE.**
CSHOA

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AUSTIN TX 78703
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PROJECT 10036.0	DATE 08-31-10
DRAWN EP	CHECKED -
REVISED	

SHEET TITLE
**WG
SECTIONS**

SHEET
A4.2C
ORIGINAL SHEET SIZE
24" x 36"



PRELIMINARY
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BOISE PARK WEST
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AUSTIN TX 78703
(512) 472-7774

PROJECT 10036.0	DATE 08-31-10
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REVISED

SHEET TITLE
**SITE
IMAGES**

SHEET

A4.4

ORIGINAL SHEET SIZE
24" x 36"



C.W. Moore Plaza
250 S. 5th Street
Boise, ID 83702
208.343.4635
Fax: 208.343.1858

December 7, 2010

City of Boise
Attn: Design Review Board and City Staff
150 North Capitol Boulevard
Boise, Idaho 83701

RE: Boise Park West – Whole Foods Market and Walgreen’s
Broadway, Myrtle and Front
Boise, Idaho
CSHQA Project No. 10036.00

Dear Board Members:

The CSHQA team is excited to be collaborating on this project with an excellent developer, and two notable tenants; Whole Foods and Walgreen’s. Our design takes into account the active people of this community, proximity to the river and Julia Davis Park, while addressing the unique site. The artistry of the center plays into the outdoorsy passions of the people along with the creative technology that represents our city and state.

Whole Foods Market – Design story

The design of this building is based upon “Old Boise” - brick, glass and stone detailed in a simple rhythm of old style storefront, awnings, clearstory and second floor opening. This rhythm is seen throughout the building façade. While “Old Boise” provides the backdrop and base for the design, “New Boise” represents technology and innovation. We captured this spirit in the entrances and seating area with clean crisp lines enveloping and developing open space.

The main entrance provides visual pull for a point of importance. The stone pops with importance in contrast with the brick, while the truncated curve addresses the unique site and brings interest and flow to the entrance. This provides a functional flow to a busy space, while standing proudly as a signboard. “Entrance”: The asymmetrical main entrance flows into the “Old Boise” core of the building. The “Old Boise” core building provides the backdrop for the outdoor seating area at the center. This area will be a comfortable and familiar seating area to Boiseans, extending across much of the front of the building.

The secondary entrance, while downplayed in importance, still attracts attention through the use of the same materials in a more subdued design. The secondary entrance is capped within the corner seating area, stating the importance of both spaces.

The corner seating area, while modern, visible and appealing is designed to provide connectivity to the activity area, designated at the side of the building. The exterior seating wraps the corner drawing people around toward the activity area, while the interior seating on two levels creates a show window of activity facing both Broadway and Front Streets. The old brick façade recessed into the footprint at the corner of the building provides the perfect nod to the “Old Boise” core of the building and continues to connect the front of the building to the side and provides a niche that exists outside the brick footprint.

people who listen - design that speaks

www.cshqa.com
EEO/AA Employer

Innovation of the glu-lam wood and glass materials provides for the development of the corner by encapsulating and bringing importance to the seating area. Sheathed in glass the space will glow at night and shine with activity throughout the day. The seating area will further embrace this mix of new and old by utilizing the core building façade as the architectural treatment for the interior that define the prepared foods area and its relationship to the seating area. The building will provide a solid base to all the wonderful activities Whole Foods Team Members will bring.

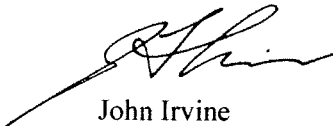
Walgreen's – Design story

This building is designed to be complementary to Boise and the Whole Foods building. The façades incorporate rhythms similar to various older buildings in Boise, while utilizing Whole Foods materials. Additionally, we integrated new brick colors to ensure Walgreen's has its own identity. The entrance is located close to Broadway allowing great pedestrian access from the sidewalk or parking lot. We have provided sill heights of 2-3 feet with real windows allowing for visual connection between the building interior with anyone interacting with the building. This transparency is a great departure from other Walgreen's and will provide a variety of materials and visible activity along Broadway. The service area has been squeezed between the building and the corner plaza. The service area is physically screened from the street with brick/CMU, while the screen wall is softened with extensive landscape material.

This completes our submittal. Please let us know if you have any further questions. We look forward to the opportunity to present this project to the board.

Sincerely,

CSHQA

A handwritten signature in black ink, appearing to read "John Irvine", with a long, sweeping underline that extends to the left.

John Irvine



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

2

Planning Division Staff Report

File Number DRH10-00299
Applicant Schlosser Development / Rick Duggan
Property Address 401 South Broadway Avenue and 316 East Myrtle Street
Public Hearing Date January 12, 2010
Heard by Design Review Committee
Design Review Planner Andrea N. Tuning
Design Review Supervisor Sarah M. Schafer

Public Notification

Newspaper notification published on: December 28, 2010
Radius notices mailed to properties within 300 feet on: December 28, 2010
Staff posted notice on site on: December 20, 2010

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1. Project Data and Facts

Applicant/Status	Schlosser Development – Rick Duggan / Applicant
Architect/Representative	John Irvine / CSHQA
Location of Property	Block between Front Street, Myrtle Street, Broadway Avenue and Avenue B
Size of Property	5.659-Acres
Present Zoning and Land Use	R-ODD (Residential Office with Downtown Design Review Overlay) zone
Description of Applicant's Request	Construct a two-story freestanding retail grocery store (Whole Foods) and a single-story retail building with drive-thru (Walgreen's)

2. Land Use

Description and Character of Surrounding Area
The area surrounding the site is comprised of a variety of uses including retail, office, multi-family residential, parking structures as well as institutional facilities. To the south of the project is a large park which includes the Boise River Greenbelt Pathway. The Comprehensive Plan Land Use Map designates this property as "Mixed Use" and is located within the Downtown Planning Area.

Adjacent Land Uses and Zoning

North:	Front Street, then Mixed Use Development / R-ODD (Residential Office with Downtown Design Review)
South:	Myrtle Street, then Public Park / A-1 (Open Land)
East:	Broadway Avenue, then Office Building / C-1D (Neighborhood Commercial with Design Review)
West:	Avenue B, then Office Building and Vacant Ground / R-ODD (Residential Office with Downtown Design Review)

Site Characteristics		
Overall, the site is vacant, relatively flat and void of any significant features.		
Special Considerations		
The site is bound by four public streets and is located within the P-3 parking overlay district. The project is also in the River Myrtle-Old Boise Urban Renewal District and the River Street-Myrtle Street Planning Area.		
History of Previous Actions		
CUP10-00051 and CVA10-00027	Conditional Use Permit and special exception for a retail grocery store and a pharmacy with drive-thru window. Also included a request to exceed the parking maximum and variances from the front and street-side setbacks.	Approved with conditions

3. Project Proposal

Site Design

Land Use	Phase I	Phase II
Percentage of the site devoted to building coverage:	20%	38%
Percentage of the site devoted to paving:	43%	43%
Percentage of the site devoted to landscaping:	31%	13%
Percentage devoted to other improvements: Docks, ramps, drive thru, sidewalks and other hardscapes	6%	6%
TOTAL	100%	100%

Parking (P-3 Overlay)

Proposed		Required	
Handicapped spaces proposed:	8	Handicapped spaces required:	4
Total parking spaces proposed:	255	Total parking spaces required:	84
Number of compact spaces proposed:	70	Number of compact spaces allowed:	102
Bicycle parking spaces proposed:	15	Bicycle parking spaces required:	9
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks

Yard	Required	Proposed for Building	Proposed for Parking Area
Myrtle Street (South)	20' (bldg.) 20' (prkg.)	16'*	20'
Front Street (North)	20' (bldg.) 20' (prkg.)	80'	12'*
Broadway Avenue (East)	20' (bldg.) 20' (prkg.)	18'*	20'
Avenue B (West)	10' (bldg.) 10' (prkg.)	10'	10'

* A variance was requested and approved as a part of CVA10-0027 to reduce this requirement.

Transportation

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Myrtle Street	680-feet	Principal Arterial	2,132	"F"	"F"
Broadway Avenue**	620-feet	Principal Arterial	2,347	"E"	N/A
Front Street	360-feet	Principal Arterial	2,130	"F"	"F"
Avenue B	500-feet	Local	N/A	N/A	N/A

*Acceptable level of service for a five-lane principal arterial is "E" (1,770 VPH).

*Acceptable level of service for a seven-lane principal arterial is "E" (2,660 VPH).

Average Daily Traffic Count (VDT)

- The average daily traffic count for East Myrtle Street west of 3rd Street was 26,859 on May 28, 2009.
- The average daily traffic count for South Broadway Avenue south of East Front Street was 30,668 on June 20, 2007.
- The average daily traffic count for East Front Street west of South Broadway Avenue was 24,112 on July 22, 2009.

Fencing

No fencing has been proposed with this application.

Outdoor Lighting

The applicant has identified 24 locations where historic street lighting will be located within the mow strip between the curb and sidewalk on Broadway Avenue, Front Street and Myrtle Street. The proposed street lighting will match the downtown street lighting that is identified within River Street-Myrtle Street Planning Area and the Elements of Continuity. The applicant has also identified internal pole lighting for the site that will be downward facing and will not spill onto any adjacent parcels.

Structure(s) Design	
Number and Proposed Use of Buildings	Two commercial retail buildings
Proposed Building Height	35-feet to the top of the parapet
Maximum Building Height	35-feet
Number of Stories	Building A - Two story Building B - Single-story
Square Footage	Building A - 46,652 square feet Building B - 14,617 square feet

4. Zoning Ordinance and Comprehensive Plan

Zoning Ordinance Sections	
11-04-05	Regulations for Residential Office District (R-ODD Zone)
11-7-3.1	Objective – Site Design A - E
11-7-3.2	Objective – Structure Design A - F
11-7-3.3	Adopted Plans and Design Guidelines
11-10	Off-Street Parking and Loading Guidelines

Comprehensive Plan Sections	
7-2-5	Commercial Development
8-34	Land use policies for the Downtown Planning Area

5. Analysis/Findings

The Site and Surrounding Area

The subject property is approximately 5.659-acres in size and is located between Front Street, Myrtle Street, Broadway Avenue and Avenue B in Boise's downtown. The site is currently vacant and is occasionally utilized as event parking for Boise State University. The area surrounding the site is comprised of a variety of uses including retail, office, multi-family residential, parking structures as well as institutional facilities. To the south of the project is a large park which includes the Boise River Greenbelt Pathway. The Comprehensive Plan Land Use Map designates this property as "Mixed Use" and locates it within the Downtown Planning Area.

On December 6, 2010, the applicant obtained a conditional use permit (CUP10-00041) to construct a retail grocery store and a special exception for a retail pharmacy with drive-thru window. The approval also allowed the applicant to exceed the maximum number of parking spaces and variances to the traditional front and street-side setbacks for the R-ODD zone.

As conditions of approval for the Conditional Use Permit and variance request, the Planning and Zoning Commission required the following:

- a. The streetscape along Broadway, Myrtle and Front shall be constructed in accordance with the Urban Parkway Section as delineated in the River Street-Myrtle Street Master Plan. This includes the requirement for an 8' planter, 8' detached sidewalk and double row of street trees. This condition does not apply to the plaza space located at the southeast corner of the site.
- b. Wherever possible, the parking lot shall be recessed a minimum of 12" below the grade

- of adjacent sidewalk along Broadway, Front and Myrtle. The final treatment shall be approved by the Design Review Committee.
- c. The parking spaces and service drives shall comply with all dimensional standards of Boise City Code. The interior landscape planters may be reduced in width if alternative compliance is approved by the Design Review Committee.
 - d. With the first phase of development, manicured lawn and an automatic underground irrigation system shall be installed in the area identified as Phase Two Building Area.
 - e. Additional signage, striping or landscaping shall be provided to provide a clear delineation between the drive-thru lane and service/loading area located at the southeast corner of the site.
 - f. The open space between Building B and the southeast corner of the site shall be designed as a plaza with an emphasis on pedestrian amenities and substantial buffering of the loading/service area. The final design requires approval by the Design Review Committee.
 - g. This approval allows the applicant to exceed the maximum number of parking spaces to the extent all other conditions of this permit are met.
 - h. Prior to the submittal of any construction permits on the site, the applicant shall obtain final written approval from the Idaho Transportation Department. A copy of this approval shall be provided to Planning and Development Services.
 - i. All signage associated with the development requires a separate approval by Planning and Development Services prior to installation.
 - j. A building permit for Building B will only be issued after one has been obtained for Building A.
 - k. A final occupancy permit for Building B will only be issued after one has been obtained for Building A. Temporary occupancy may be granted for Building B for a maximum of six months.

Phasing

The applicant is requesting that the overall project be constructed in two phases. Phase I will include Building A and Building B with all site improvements. Phase II will include the development of the vacant is located in the southwest corner of the site. The approved Conditional Use Permit and Variances has required the applicant to provide a manicured lawn and an automatic underground irrigation system in the area identified as Phase II Building Area.

The Setbacks

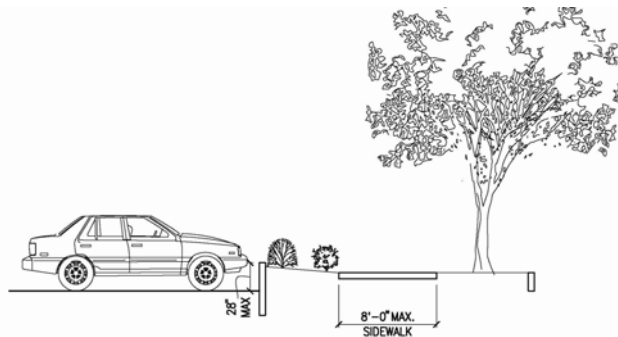
The proposed site plan meets the minimum building and parking setbacks established by the current zoning ordinance and the variances to the setbacks that were approved as part of CUP10-00051 and CVA10-00027.

Vehicular Access and Circulation/ Parking/ Bicycle Facilities

Vehicular access is provided to the site through a single right-in/right-out driveway intersecting Broadway Avenue approximately 200-feet south of Front Street, a single left in/left-out driveway intersecting Front Street approximately 55-feet west of Broadway

Avenue, a single driveway intersecting Myrtle Street approximately 230-feet east of Avenue B, a single driveway intersecting Avenue B approximately 30-feet south of Front Street and one additional access point intersecting Avenue B located mid-point between Front Street and Myrtle Street. This additional access point is for deliveries only and will not be utilized by the general public. Both ACHD and ITD have approved the multiple access points to the adjacent transportation system.

The applicant is required to provide a total of 84 parking spaces for the commercial retail sales facilities located within the P3 Parking Overlay District. The applicant is proposing to construct a total of 255 vehicular parking spaces which include 177 standard spaces, 70 compact spaces and eight accessible spaces. The applicant is proposing to exceed the maximum amount of parking allowed for a commercial retail use located within the P-3 parking overlay district. On December 6, 2010, the Boise City Planning and Zoning Commission granted the applicant the ability to provide a maximum of 255 vehicle parking spaces on the site. The Planning and Zoning Commission also required the applicant to recess the parking lot a minimum of 12 inches below the grade of adjacent sidewalk along Broadway, Front and Myrtle wherever possible. As such, the applicant has proposed to recess the parking areas along Broadway Avenue, Myrtle Street and Front Street by 12 to 28 inches to screen the parking from the public rights-of-way as seen in the diagram below.



The applicant has proposed to construct ten bicycle parking spaces for Building A located at the front entrance to the building. The applicant has also proposed to construct five bicycle parking spaces for Building B located in the northeast corner of the building along Broadway Avenue. The locations for the bicycle parking spaces are both visible and convenient for individuals utilizing alternative transportation. The applicant's proposal meets the minimum number of bicycle parking spaces required.

Loading Facilities

The applicant is proposing to install two loading docks for Building A located on the buildings west elevation. These loading docks will each accommodate a 75-foot long delivery truck. The applicant is proposing to install one loading dock for Building B located on the buildings south elevation. This loading dock will accommodate a 45-foot long delivery truck. The applicant has met the requirement in regard to loading and delivery areas for commercial retail buildings of this size.

Landscaping and Streetscapes

Broadway Avenue, Front Street and Myrtle Street are all currently improved with vertical curb and gutter with segments of attached concrete sidewalk. Each of these streets is identified within the 2007 Boise Streetscape Standards as urban parkway streetscapes. This streetscape is intended to buffer pedestrians from the vehicles utilizing the adjacent arterial roadways while providing an aesthetically pleasing appearance. The applicant is proposing to construct the streetscape on each of these roadways as an eight-foot detached concrete sidewalk separated from the curb by an eight to ten-foot wide grass planting strip.

The grass planting strip on Broadway Avenue is proposed to contain twelve London Planetrees and nine historic acorn street lights. The applicant is also proposing to install a second row of street trees located behind the sidewalk providing five additional London Planetrees and two Aristotle Callery Pear trees along Broadway Avenue. Staff recommends the applicant provide three additional London Planetrees within the second row of street trees along Broadway Avenue to provide a consistent and uniform streetscape in compliance with the 2007 Boise Streetscape Standards. The grass planting strip along Myrtle Street is to contain thirteen Little Leaf Linden trees and eleven historic acorn street lights. The applicant is also proposing to install a second row of street trees located behind the sidewalk on Myrtle Street providing five Littleleaf Linden trees and two Aristotle Callery Pear trees. The applicant has not proposed to construct the second row of street trees on Myrtle Street adjacent to the building pad for Phase II. Although CCDC has recommended this second row of street trees be installed at this time, staff is supportive of the applicant's proposal to not install this portion of the streetscape due to the fact that a variance to the building setbacks has been granted for the Phase II development. Furthermore, staff believes the City of Boise can obtain the second row of street trees along Myrtle Street in the future when Phase II plans are reviewed by the Planning and Development Services Department to locate the trees in their ideal location so they will not be damaged or removed once construction on Phase II begins. CCDC has also recommended the applicant replace the proposed Little Leaf Linden trees on Myrtle Street with a Class III street tree in order to provide additional shading of Myrtle Street and the adjacent parking area. Due to the large expanse of pavement within this area and Myrtle Streets roadway classification, staff is supportive of CCDC's recommendation and suggests the applicant utilize a Class III street tree along Myrtle Street. The grass planting strip on Front Street is proposed to contain four Green Ash trees and four historic acorn street lights. The applicant is also proposing to install a second row of street trees located behind the sidewalk on Front Street providing three Green Ash trees.

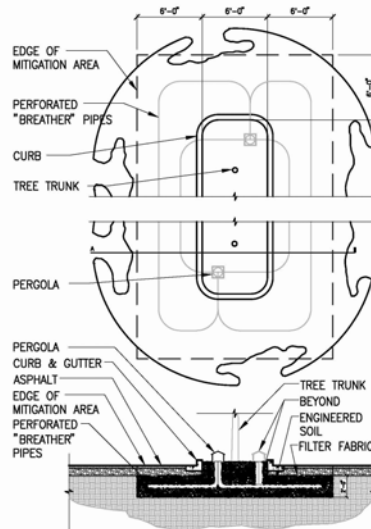
Avenue B is currently an unimproved roadway that does not extend the entire length between Front Street and Myrtle Street. The applicant is proposing to dedicate right-of-way for Avenue B allowing the roadway to be constructed as a 29-foot street section with vertical curb and gutter located on both sides of the roadway and a five foot detached concrete sidewalk located on the west side of the roadway only. Avenue B is identified within the 2007 Boise Streetscape Standards as a neighborhood streetscape which would typically consist of a traditional 36-foot wide street section with vertical curb and gutter and a six foot

wide concrete sidewalk detached from the curb line by a minimum of six feet. The Ada County Highway District and the Boise City Planning and Zoning Commission have reviewed the proposed street section for Avenue B and are supportive of the reduced street section with sidewalks located on the west side of the roadway in an effort to reduce the amount of paving on Avenue B and encourage pedestrians to be separated from the loading and delivery area for Building A. The applicant has not proposed to construct the street trees on Avenue B adjacent to the building pad for Phase II. Although CCDC has recommended the street trees be installed at this time, staff is supportive of the applicant's proposal to not install this portion of the streetscape at this time due to the fact that a variance to the building setbacks has been granted for the Phase II development. Staff also believes that the City of Boise can obtain the street trees along Avenue B in the future when Phase II plans are reviewed by the Planning and Development Services Department to ensure the trees are located in their ideal location and will not be damaged or removed once construction on Phase II begins.

In addition to the streetscape proposed on Front Street, Myrtle Street and Broadway Avenue, the applicant is proposing an extensive amount of landscaping within a courtyard located at the intersection of Myrtle Street and Broadway Avenue. This courtyard area is anticipated to be constructed of a flagstone surfacing and will include raised planter beds, a reflection pool and landscaping intended to screen the south elevation of the proposed Walgreens Building (Building B). The landscape palette proposed within the courtyard/plaza area includes: four Aristotle Callery Pear trees, four Austrian Black Pine trees, four Serbian Spruce trees, Feather Reed Grass, Dwarf Fountain Grass, Lavender, Anthony Waterer Spirea and Autumn Joy Sedum. Staff is supportive of the majority of the planting palette proposed in the courtyard/plaza area, however, staff does recommend the applicant replace the Austrian Black Pine and the Serbian Spruce trees with a faster growing species such as a Norway Spruce or other similar species to provide the intended screening of Building B. Staff also recommends the applicant delineate the public sidewalk throughout the courtyard/plaza by continuing to utilize a straight concrete sidewalk in order to provide pedestrians with a straight and uniform pathway to the Broadway Avenue and Myrtle Street intersection and provide continuity of the streetscape on the adjacent roadways.

There are multiple planter islands located within the parking areas that provide some relief within the non-permeable surfaces. The proposed internal tree planters are five feet in width (measured from the internal dimensions of the curb line). The current landscape ordinance requires all internal planter islands to provide a minimum of eight feet in width (measured from the internal dimensions of the curb line) in order to allow adequate area for trees to spread their root systems to reach their optimum size and health. The applicant is proposing an alternative to the required eight foot wide planters through a planter mitigation system. This mitigation plan will provide a planter width at the surface of five feet in width (measured from the internal dimensions of the curb line) with an area 12-foot wide by 15-foot in length and two feet in depth of engineered soils for the root system. "Breather pipes" will provide an appropriate amount of oxygen and nutrients to the trees and plants root systems (see drawing below). Staff is supportive of applying this alternative approach to the internal

planters due to the sites location within the downtown. Each planter is proposed to contain two Green Ash, Aristotle Pear, Saratoga Ginkgo or Skyline Honeylocust trees with other low growing shrubs located at the base of each tree. Staff does recommend the applicant replace the proposed Aristotle Pear trees located in the internal parking lot planters with Class II trees in order to provide a higher canopy that will not interfere with the pedestrians utilizing the parking area. With this one minor modification, staff is supportive of the applicant's landscaping selection within these planters.



Staff has reviewed the submitted landscape plan and determined it includes lawn and trees, as well as a variety of shrubs, ornamental grasses, ground covers, annuals and perennials within the planters, at the entrance to the parking area and at the base of the buildings. Overall, with the minor modifications recommended, staff believes the landscape plan provides a mixture of species for year round color that will soften the overall appearance of the site, is appropriate for the downtown area and will provide continuity with the landscaping and streetscape within the general area.

Trash Enclosures and Mechanical Units

The applicant is proposing to locate the trash compactor enclosure for Building A in the southwest corner of the building and the trash compactor enclosure for Building B near the midpoint of the building on the south elevation. These enclosures are proposed to be constructed of six foot tall CMU walls to match the associated buildings. The trash enclosures have been placed in a location outside of the required setbacks, accessible to the refuse services and screened from the public view.

The 11 mechanical units associated with Building A and the five mechanical units associated with Building B are proposed to be mounted on the rooftop and screened by the parapet wall. No further screening will be required.

Building Design**Building A – Whole Foods Market**

Building Location	Type/Color
Roof:	Single ply membrane / White
Exterior Walls:	Brick / Multi-Colored Red Smooth Face CMU / Tan and Brown Split Face CMU / Tan Stone at Entry / Beige
Accents/ Trim:	Wood Trellis and Wood Panels / Walnut Awnings / Maroon
Windows/ Doors:	Aluminum Storefront / Clear with Bronze Framing
Mechanical Equipment:	Roof mounted and screened by the parapet wall

Building Design and Materials

The proposed building is constructed of a red multi-colored brick and tan smooth face and split face CMU with accenting wood panels. The buildings front elevation will face Broadway Avenue. This elevation is predominantly red brick with multiple clear window openings framed with a bronze aluminum storefront system. The main entrance is delineated with a beige colored stone entryway near the buildings northeast corner. The buildings north elevations will continue the use of the red brick and aluminum storefront window systems but will also transition into the use of the smooth and split face CMU. Although the elevation transitions into a new material, of the continuation of a red cornice line and banding located near the midpoint of the building help create cohesive design. The south elevation of the building will continue the red cornice line and accent band of the building and will create the appearance of overhead bays through the use of paint changes. While this elevation will likely be covered in the future with the development of Phase II, staff believes the treatment of this wall plane in the interim due to the buildings location on a principal arterial roadways with the City's downtown is important.

Shadow Relief/ Design Interest

The proposed structure contains modulation through changes in fenestration and materials as well as architectural appurtenances but there is very little stepping or moving of the actual wall planes. These changes in fenestration and materials assist in providing overall design interest and shadow relief throughout the building. These changes occur on the north, east

and west elevations. There are also fabric awnings and pergola type structures located on the north and east elevations to provide additional depth and functionality to the site. In addition to the architectural elements that will provide the more significant shadow relief, the applicant is proposing a number of window and door openings throughout the building. This will not only provide an aesthetically pleasing appearance for the public rights of way, it will also provide natural lighting into the building and assist in breaking up the wall planes.

Massing / Proportions

While a number of the buildings in the surrounding area are multiple stories in height, there are a few buildings within the immediate area that are one and two stories in height. As such, staff is comfortable that the massing and proportions of the building are similar to some of the buildings within the area. The proposed building is also architecturally similar to the other structures of downtown Boise in the fact that the proposed building includes a delineated parapet roofline, a number of window and door openings within the façade and through the use of a mixture of urban materials which include red brick masonry, CMU, wood panels, fabric awnings and aluminum storefront window and door systems.

Building B – Walgreens

Building Location	Type/Color
Roof:	Single ply membrane / White
Exterior Walls:	Brick / Multi-Colored Red and Multi-Colored Tan Smooth Face CMU / Tan and Brown Split Face CMU / Tan Stone at Entry / Beige
Accents/ Trim:	Metal Trim and Canopies / Brown
Windows/ Doors:	Aluminum Storefront / Clear with Bronze framing Metal Doors / Orange
Mechanical Equipment:	Roof mounted and screened by the parapet wall



Building Design and Materials

The new structure is located directly at the corner of Broadway Avenue and Myrtle Street. The placement of the single-story building will directly interface with each of these roadways. The building is proposed to be constructed of red and tan multi-colored brick, tan

and brown colored smooth face and split face CMU, beige colored stone accents, brown colored metal awnings and trim, and aluminum storefront windows and door systems.

While the building is sited on the property in order to address Broadway Avenue and Myrtle Street, the main entrance to the building will face the internal parking area and will be located in the northwest corner of the building. This main entrance is delineated by the beige colored stone tower element similar to the main entrance to the Whole Foods building. The north, east and west elevations each contain continuous metal canopies located over the first story windows on the north and east elevations as well as the drive thru window located on the west elevation.

Shadow Relief / Design Interest

While the footprint of the proposed structure is rectangular in shape, the applicant is providing large metal canopies near the mid line of the building and trellis like structures at the cornice line of the building on each elevation in order to provide shadow relief and design interest. The applicant has also utilized significant color and material changes to break up each elevation.

The color and materials palette on the body of the building will create an urban feel while blending well with the surrounding area. Each of these elements provides shadow relief and adds architectural interest to the buildings design.

Massing / Proportions

The massing and proportions of the building are similar to the building located on the southeast corner of Broadway Avenue and Myrtle Street. The proposed building is also architecturally similar to the other structures of downtown Boise in the fact that the proposed building includes a varied and delineated parapet roofline, a number of window and door openings within the façade and the use of a mixture of urban materials which include red brick, CMU, metal canopies and aluminum storefront window and door systems. The building has also adopted and incorporated similar colors and materials utilized on the Whole Foods Market building (Building A) located directly to the northwest of this structure.

Summary

Overall, the two-story design of Whole Foods and the single-story design of Walgreens contain appropriate colors and materials, fenestration, and modulation on each building. Each of these buildings have broken up the massing of the structures, provided an additional depth of character through shading and relief and provide architectural design interest. By providing a stepped height from Broadway into the site and the utilization of similar color and material palettes, this area begins to look like an overall campus providing unique buildings and uses with a cohesive design.

7. Conclusion and Recommended Conditions

Staff finds the project complies with Sections 11-7-3.1, 11-7-3.2 and 11-7-3.3 of the Zoning Ordinance and the goals and policies of the Boise City Comprehensive Plan and would recommend **approval** subject to the following conditions:

Site Specific Conditions

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received December 23, 2010, except as expressly modified by the following conditions:
 - a. Comply with the Conditions of Approval of the Conditional Use Permit and Variance approvals (CUP10-00051 and CVA10-00027).
 - b. Add three additional London Planetrees within the second row of street trees along Broadway Avenue in order to provide a consistent and uniform streetscape that is in compliance with the 2007 Boise Streetscape Standards
 - c. Replace all of the proposed Little Leaf Linden trees located on Myrtle Street with a Class III street tree in order to provide additional shading of Myrtle Street and the adjacent parking area.
 - d. Replace the Austrian Black Pine and the Serbian Spruce trees with a faster growing species such as a Norway Spruce or other similar species.
 - e. Replace the proposed Aristotle Pear trees located in the internal parking lot planters with Class II trees in order to provide a higher canopy.
 - f. Delineate the public sidewalk throughout the courtyard/plaza by utilizing a straight concrete sidewalk in order to provide pedestrians with a straight and uniform pathway to the Broadway Avenue and Myrtle Street intersection as well as providing a continuous streetscape on the adjacent roadways.
 - g. With the first phase of development, install a manicured lawn and an automatic underground irrigation system in the area identified as Phase Two Building Area.

Revised plans indicating compliance with the above conditions shall be submitted to Planning Staff for approval prior to application for any construction permits.

Responsible Agencies and Other Boise City Departments

2. A Building Permit approval is contingent upon the determination that the site is in conformance with the Boise City Subdivision Ordinance. Contact the Planning and Development Services Subdivision Section at 384-3998 regarding questions pertaining to this condition.
3. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW) for drainage, sewers and street lights per department comments dated

December 10, 2010 and per memorandum dated December 15, 2010 from the Solid Waste/Ground Water Manager. Please contact BCPW at 384-3900. All items required by BCPW shall be included on the plans/specifications that are submitted for a Building Permit. Please note that any changes or modifications by the owner to the approved Storm Water Plan must be resubmitted to BCPW for approval.

4. A Building Permit is contingent upon approval from Boise City Community Forestry for tree planting within right-of-ways, per Title 9, Chapter 16, Section 09-16-05.2. Contact Boise City Community Forestry at 384-4083 with questions regarding this condition.
5. Compliance with requirements (that do not specifically contradict the previous requirements by the City of Boise) as requested by the Ada County Highway District (ACHD) letter dated October 27, 2010.
6. Compliance with requirements as requested by the Boise City Canal Company letter dated December 9, 2010.
7. Compliance with requirements as requested by the Boise City Park and Recreation Departments Forester letter dated November 26, 2010.
8. The applicant shall comply with the Boise City Fire Code as required by the Boise Fire Department memo dated November 22, 2010.

General Conditions

9. All landscaping areas shall be provided with an underground irrigation system. Landscaping shall be maintained according to current accepted industry standards to promote good plant health, and any dead or diseased plants shall be replaced. All landscape areas with shrubs shall have an approved mulch such as bark or soil aid.
10. All landscape trees shall be pruned in accordance with the American National Standards Institute's Standard Practices for Tree Care Operations (ANSI A300 - latest edition). No trees on the site shall be topped, headed back, rounded over or otherwise disfigured. Contact Boise City Community Forestry at 384-4083 for information regarding tree care operations.
11. Swales/retention/detention areas shall not be located along the streets unless it can be shown that landscaped berms/shrubs will screen the swales.
12. Vision Triangles as defined under Section 11-1-3 and Section 11-10-4.4G of the Boise City Code shall remain clear of sight obstructions.
13. In compliance with Title 9, Chapter 16, Boise City Code, anyone planting, pruning, removing or trenching/excavating near any tree(s) on ACHD or State right-of-ways must obtain a permit from Boise City Community Forestry at least one (1) week in advance of such work

by calling 384-4083. Species shall be selected from the Boise City Tree Selection Guide.

14. Deciduous trees shall be not less than 2" to 2 1/2" inch caliper size at the time of planting, evergreen trees 5' to 6' in height, and shrubs 1 to 5 gallons, as approved by staff. All plants are to conform to the American Association of Nurseryman Standards in terms of size and quality.
15. Any outside lighting shall be reflected away from adjacent property and streets. The illumination level of all light fixtures shall not exceed two (2) footcandles as measured one (1) foot above the ground at property lines shared with residentially zoned or used parcels.
16. All signs will require approval from the Planning and Development Services Department prior to installation.
17. Trash receptacles and on-grade and rooftop mechanical fixtures and equipment shall be concealed from public view by use of an approved sight-obscuring method. All screening materials shall be compatible with the building materials/design.
18. Utility services shall be installed underground.
19. An Occupancy Permit will not be issued by the Planning and Development Services Department until all of these conditions have been met. In the event a condition(s) cannot be met by the desired date of occupancy, the Planning Director will determine whether the condition(s) is bondable or should be completed, and if determined to be bondable, a bond or other surety acceptable to Boise City will be required in the amount of 110% of the value of the condition(s) that is incomplete.
20. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his authorized representative and an authorized representative of Boise City. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Boise City.
21. Any change by the applicant in the planned use of the property, which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant, or successors of interest, advise Boise City of intent to change the planned use of the property described herein, unless a variance in said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.