

## **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

#### Summary/Reason Statement for DRH14-00006

#### **Staff's Recommendation**

Approval with conditions

#### **Summary**

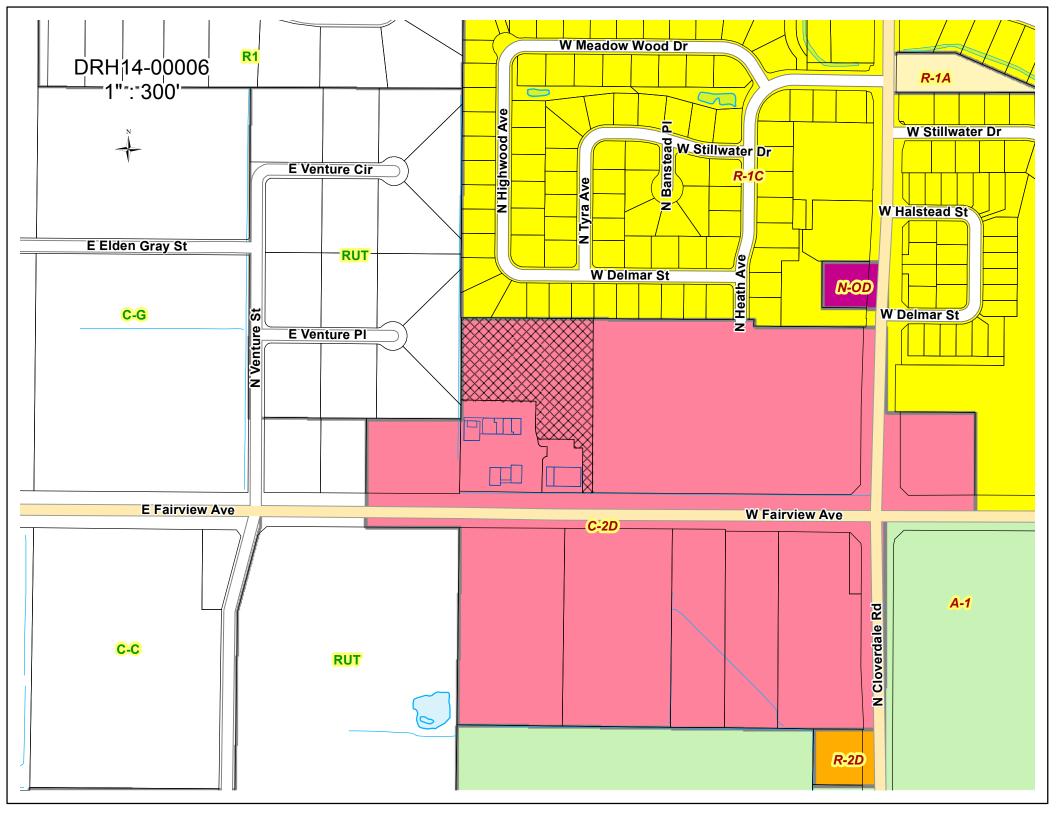
Fred Schuerman/Schuerman Homes requests approval to construct a two-story, 14,720 square foot canning and distribution building at 12550 W. Fairview Avenue in a C-2D (General Commercial with Design Review) zone. The site is located within an established commercial development on the north side of Fairview Avenue, west of Cloverdale Road.

No new curb cuts to public streets are proposed, and the building will not be visible from, nor has direct frontage on, any public streets. Required parking has been provided per the ordinance and the applicant has provided a three-bicycle rack adjacent to the building. A recessed loading dock is located at the east end of the building, screened from the property to the rear by a CMU wall and landscaping. Setbacks are provided per the ordinance, with a larger than required setback along the rear of the property to accommodate additional landscaping.

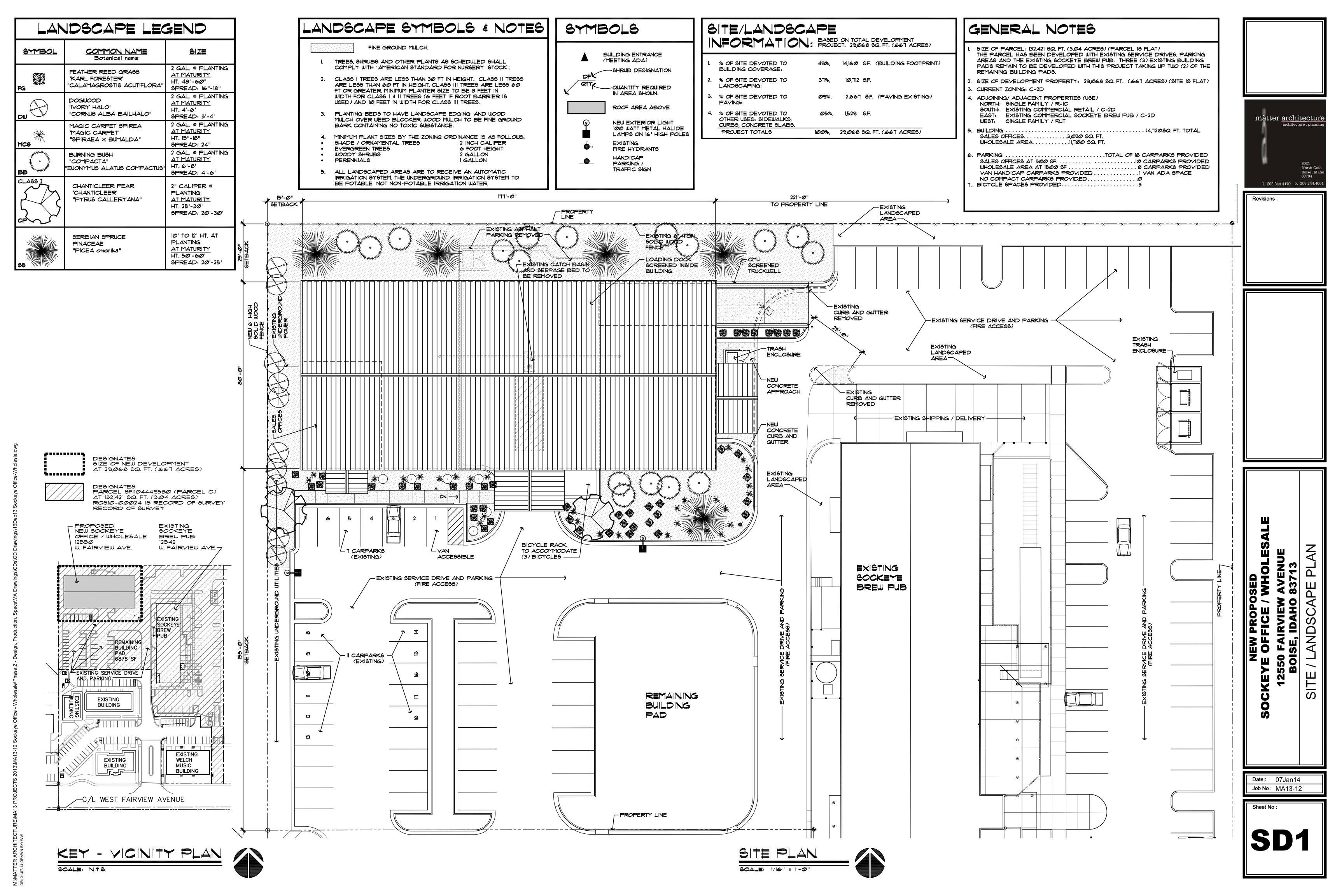
Landscape planters along the front of the building will be planted with shrubs and ornamental grasses. The rendering of the building elevations submitted with the application shows small trees along the front of the building between the office and the overhead door; however the planting plan does not. The landscape plan should be revised to include plant materials at least six feet in height at this location to help break up the large blank wall plane. A Chanticleer Pear should be added to the planter at the east end of the row of parking in front of the building to satisfy ordinance requirements and create symmetry with the Pear tree proposed in the planter to the west. Columnar evergreens shall be added to the west property line and be located adjacent to the portion of the building elevation which does not have windows proposed. The submitted landscape plan contains errors which shall be corrected and resubmitted prior to building permit application. The proposed Compact Burning Bush and Ivory Halo Dogwood shrubs will not attain the size shown on the plan at maturity and should be revised to accurately represent their diameters. There is also an unidentified shrub symbol which shall have an appropriate species designated.

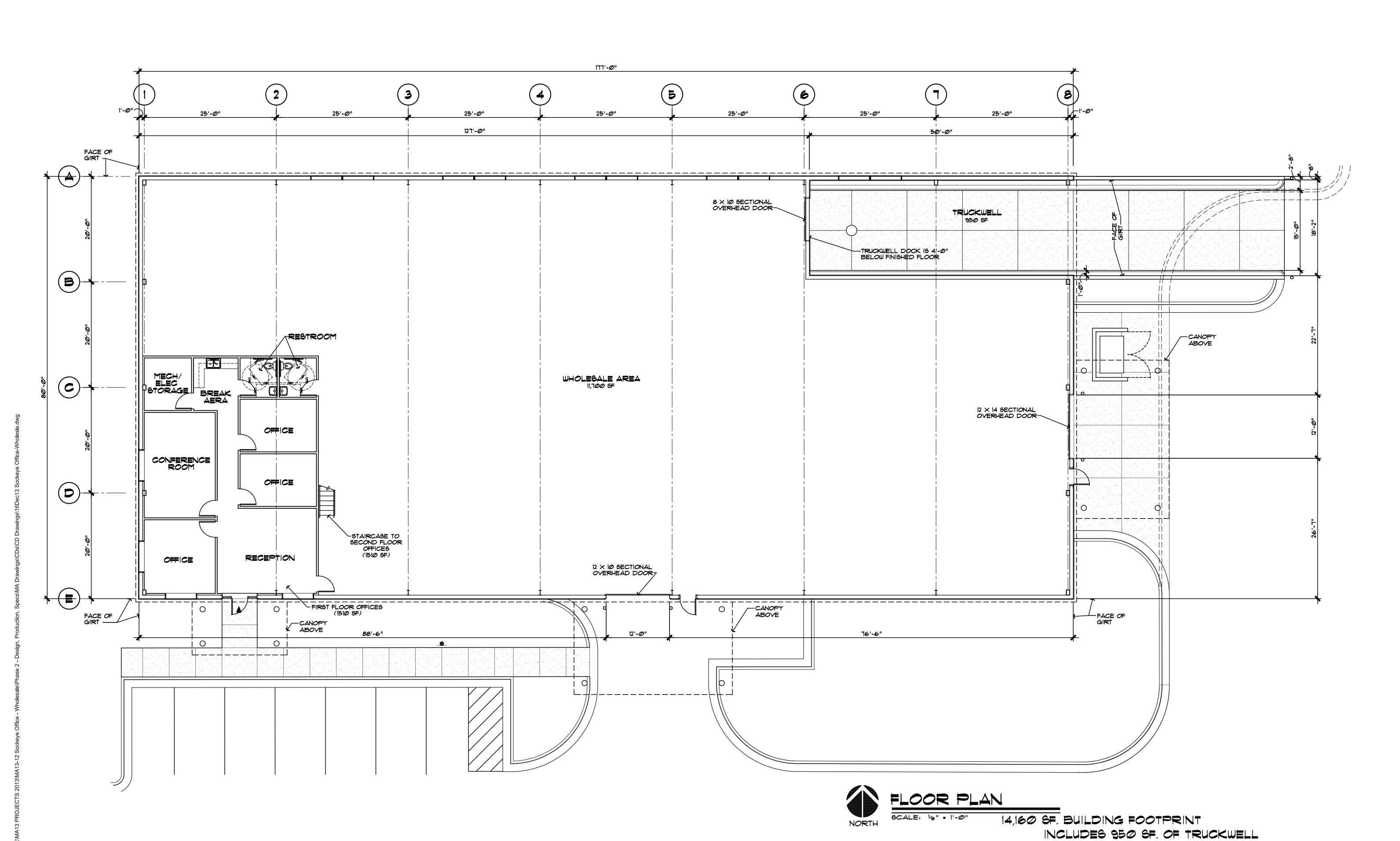
The exterior walls consist of metal siding in tan with red sunshade accents and wood timber canopies. The structure features a design with a simple standing seam metal gabled roof and perpendicular canopies at the building entrance and overhead door locations. The office portion has been differentiated from the warehouse portion with prominent windows and red fabric sunshades. Cupolas have been placed on the ridgeline of the gable roof to help with ornamentation and to create additional design interest. The proposed building uses the same color metal for the walls and roof and should be revised to provide a contrasting roof color to break up the massing and create an impression of reduced mass. The front elevation should be revised to include four clerestory windows in a size and spacing similar to those proposed on the rear elevation in order to further break up the large wall plane and provide additional detailing, while providing natural light to the warehouse area inside.

With conditions, the project complies with Sections 11-03-04.12 C (7)(d) of the Zoning Ordinance, the Citywide Design Standards and Guidelines, and the goals and policies of the Boise City Comprehensive Plan.









mätter architecture
architecture . planning

3021
North Cole
Boise, Idaho
83704
T. 208.344.4170 F. 208.344.4001

Revisions :

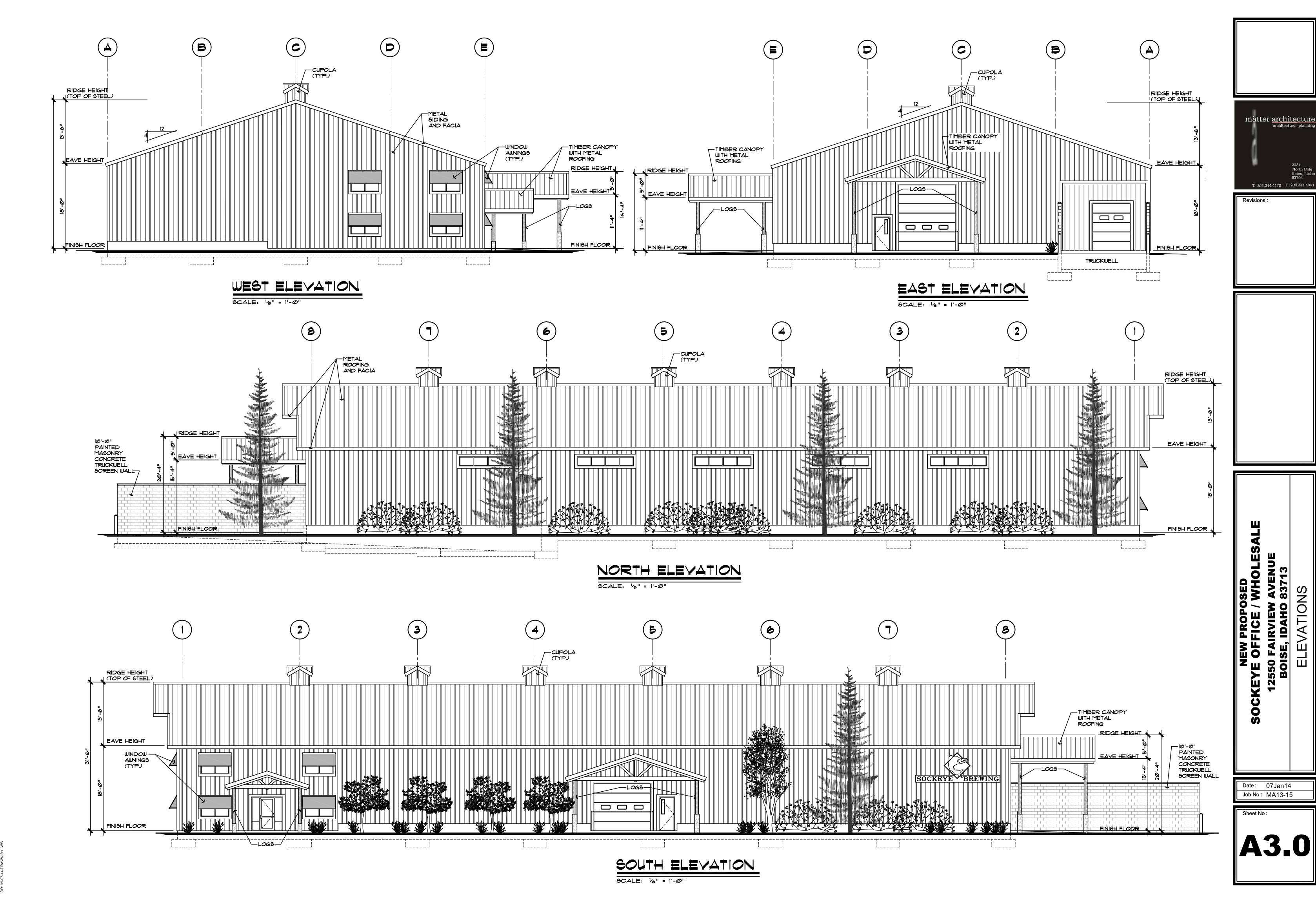
SOCKEYE OFFICE / WHOLESALE
12550 FAIRVIEW AVENUE
BOISE, IDAHO 83713

Date : 07Jan14

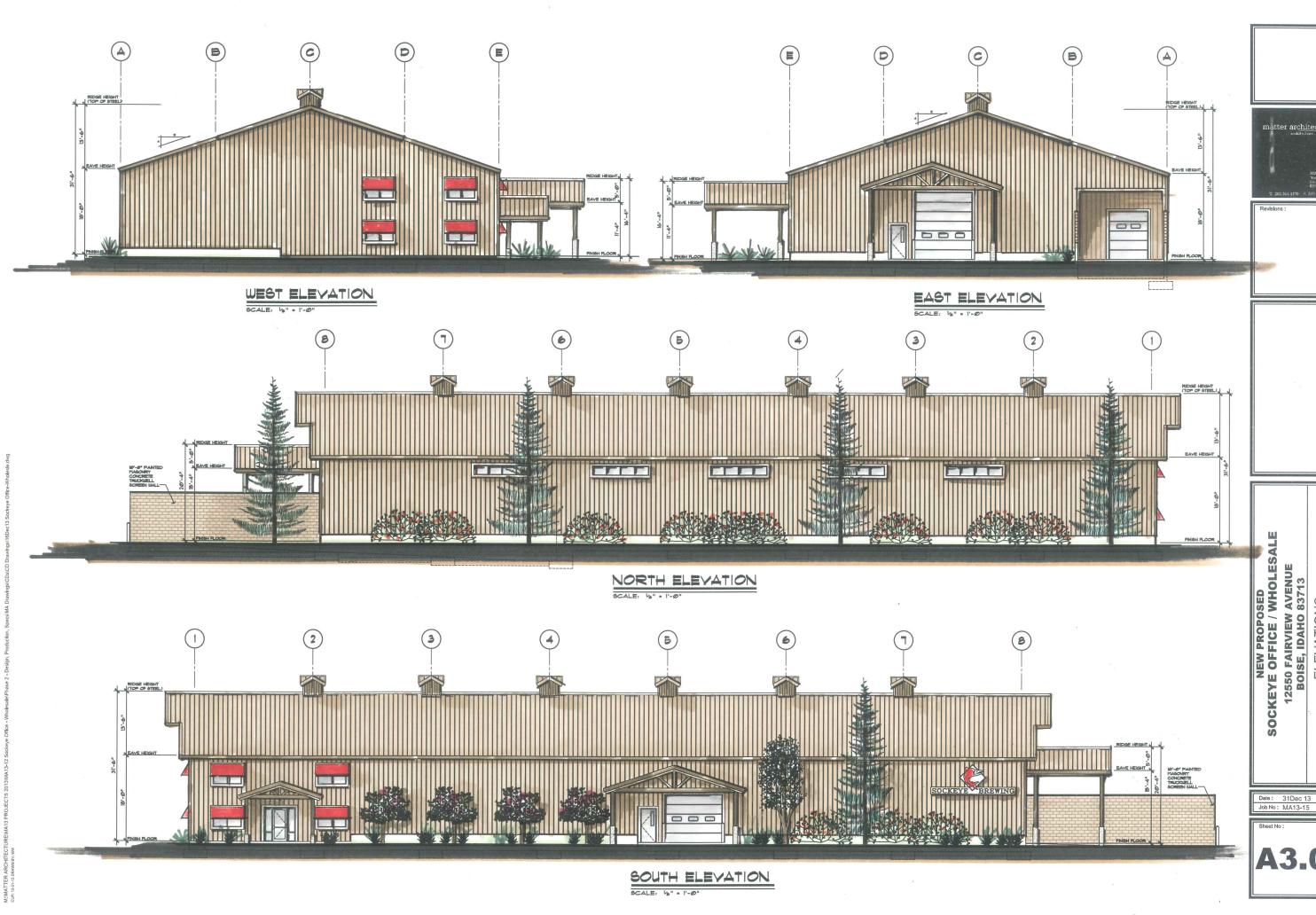
Job No : MA13-12

Sheet No :

14,720 SF. TOTAL BUILDING AREA FIRST FLOOR: 13,210 SF. SECOND FLOOR: 1,510 SF. **A2.0** 



M:\MATTER ARCHITECTURE\MA13 PROJECTS 2013\MA13-12 Sockeye Office - Wholesale\Phase 2 - Design, Production, Specs\MA Drawings\CDs\CD Drawings\16Dec13 Sockeye Office-W



ELEVATIONS

A3.0

## **SPECTRALITE 2000** Roof & Wall Cladding

## STANDARD COLOR SELECTION



## PREMIUM COLOR SELECTION

The colors below are premium colors and are available with extra lead time and a minimum order.

Charcoal Gray SR .27 SRI 26

Aztec Gold SR .55 SRI 64

Forest Green SR .32 SRI 32

Evergreen SR .34 SRI 35

Ivory SR .64 SRI 76

Gallery Blue SR .27 SRI 26

Typical Metal Roofing / Siding and Color - to match existing building

**ALL of the colors listed above are Energy Star Rated.** 



Rigid has partnered with Energy Star to offer you a wide selection of colors and also help save on energy costs and the environment. Choose Smart - Choose Rigid

The colors above are for informational purposes only, color chips are available upon request for color matching.

\*Denotes Spectralite 1000 colors. SR and SRI Values are subject to change. Consult your salesperson for details.



www.RigidBuilding.com

#### MODEL 430

#### Standard Features at a Glance

Nominal thickness 2" (51 mm) 20'2" (6147 mm) Maximum standard width Maximum standard height 16'1" (4902 mm) Exterior steel Nominal 24-gauge galvanized steel Exterior surface Ribbed End stiles 16-gauge steel Center stiles 16-gauge steel Standard mounting Angle mount Standard track 2" (51 mm) Standard springs 10,000 cycle Weatherstripping Standard on bottom Manual pull rope Operation Finish White baked-on polyester Interior-mounted slide Lock

lock

**Options** 

- Electric operator or chain hoist
- Full sash section with 1/8" (3 mm) DSB, insulated; 1/8" (3 mm) and 1/4" (6 mm) acrylic
- Individual lites with 1/8" (3 mm) DSB; 1/8" (3 mm) and 1/4" (6 mm) acrylic; 1/8" (3 mm) and 1/4" (6 mm) polycarbonate; 1/8" (3 mm) and 1/4" (6 mm) Tempered; 1/4" (6 mm) wired
- Industrial Brown polyester
- 3" (76 mm) track
- Bracket mounting (not available on full vertical)
- · Bottom sensing edge
- Higher-cycle springs in 25k, 50k, 75k, 100k cycles
- Exhaust ports
- Jamb weatherseals
- Bottom strips, including looped PVC weatherstrips, flexible PVC astragal weatherstrips and double-contact weatherstrips
- · Reinforcing struts of roll-formed, galvanized steel
- Movable center posts for 2" (51 mm) or 3" (76 mm) tracks that roll away, with automatic safety catches that prevent door closure when posts are removed
- · Tumbler keyed lock
- Knock & Lock<sup>®</sup> breakaway door system

Typical Sectional Overhead Doors and Color

The Model 430 sectional steel door is available in sizes up to 20'2" in width and 16'1" in height (6147 mm and 4902 mm) for a variety of medium-duty applications. These doors feature a 2" (51 mm) panel thickness and a nominal 24-gauge, ribbed, white galvanized steel exterior with 16-gauge steel intermediate and end stiles. (Industrial Brown is available) The Model 430 is customizable to any project specification with a variety of additionally available options.

Panel Schedule		Section Schedule	
Door Width	Number of Panels	Door Height	Number of Sections
8'0"to 10'2" (2438 mm to 3099 mm)	2	to 8'1" (2464 mm)	4
10'3" to 12'2" (3124 mm to 3708 mm)	3	8'2" to 10'1" (2489 mm to 3073 mm)	5
12'3" to 16'2" (3734 mm to 4928 mm)	4	10'2" to 12'1" (3099 mm to 3683 mm)	6
16'3" to 19'2" (4953 mm to 5842 mm)	5	12'2" to 14'1" (3708 mm to 4293 mm)	7
19'3" to 20'2" (5867 mm to 6147 mm)	6	14'2" to 16'1" (4318 mm to 4902 mm)	8



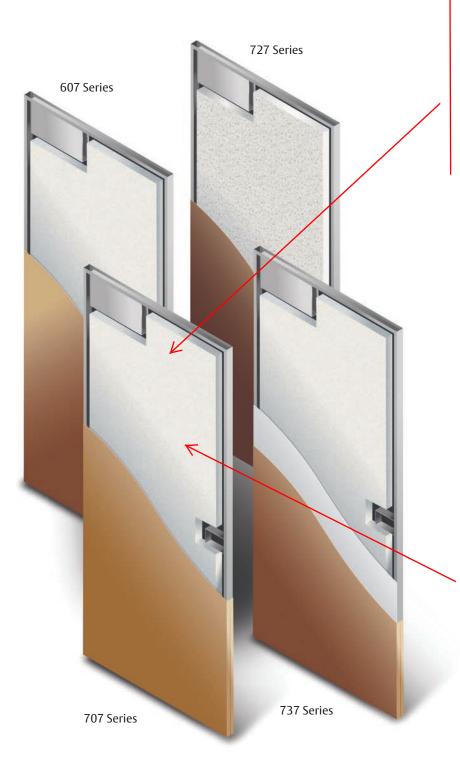


# **Door Details**



## Composite

CURRIES offers a complete line of composite type hollow metal doors in face sheet gauges ranging from 20 to 14. All CURRIES 607 and 707 Series doors are insulated as standard with fully bonded, durable polystyrene (optional polyurethane) cores. The 727 Series Temperature Rise doors offer the maximum in fire and life safety as they feature either 250°F (121°C) or 450°F (232°C) ratings. Fire ratings are available from 20 minutes through 3 hours. CURRIES composite type doors have been tested to out-perform all test criteria available for physical endurance. The combined durability and economy of these doors make them a popular choice for a variety of uses.



#### 607 Series

- Insulated Polystyrene Core
- 1-3/4 Inches Thick
- 18 Gauge Top & Bottom Channels
- 20 or 18 Gauge Face Skins
- Available sizes from 2068 to 4070
- Fire Rated up to 3 Hours
- Rugged Perimeter Channel Construction

#### 707 Series

- Available with Embossed Panels
- Insulated Polystyrene Core (optional Polyurethane Core)
- 1-3/8 or 1-3/4 Inches Thick
- Polystyrene R-Factor 6.37
- Polyurethane R-Factor 10.04
- 16 Gauge Top & Bottom Channels
- 20, 18, 16 or 14 Gauge Face Skins
- Fire Rated up to 3 Hours
- Rugged Perimeter Channel Construction
- Sizes from 2068 to 50100
- Versatile and Dependable

## 727 Series

- Temperature Rise Rated (250 degrees)
- Insulated
- 1-3/4 Inches Thick
- 12 Gauge Top Channel
- 16 Gauge Bottom Channel
- Mineral Fire Door Core
- 18 or 16 Gauge Face Skins
- Fire Rated up to 3 Hours
- Sizes from 2068 to 4080
- Rugged Perimeter Channel Construction

#### 737 Series

- Bullet Resistant Level 2
- Insulated
- 1-7/8 Inches Thick
- 16 Gauge Top & Bottom Channels
- Polystyrene Core
- 16 or 14 Gauge Bullet Resistant Plated
- Face Skin
- Fire Rated up to 3 Hours
- Sizes up to 40100 Max
- Rugged Perimeter Channel Construction

Typical Doors and Frames and Color to be White

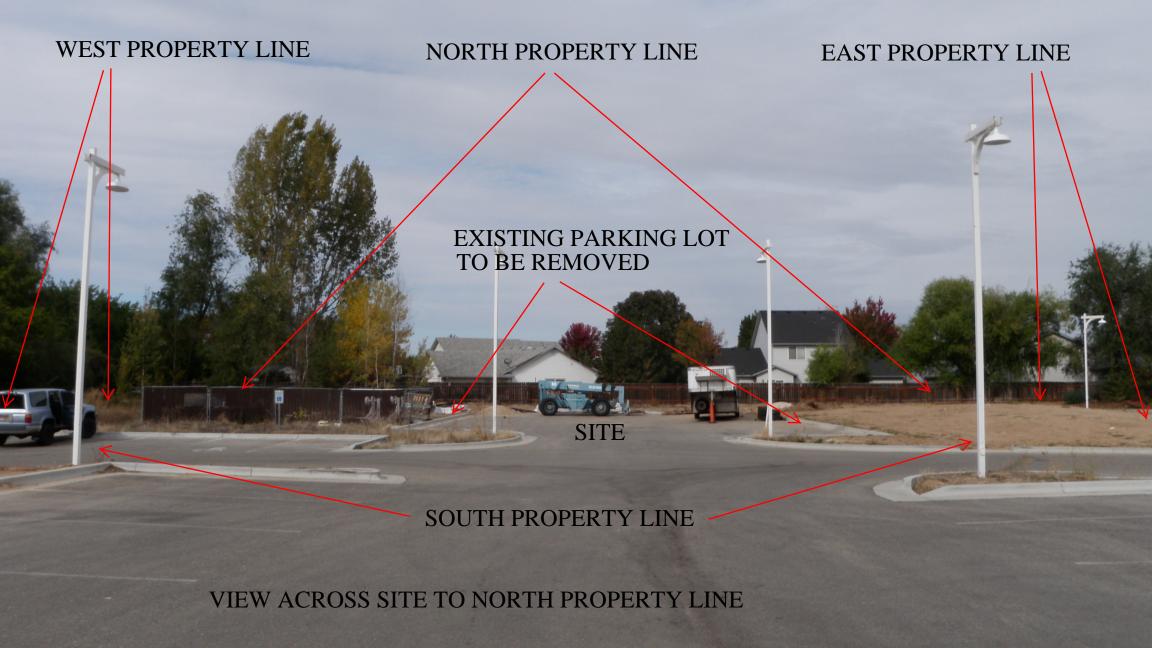


# 5500 SERIES











January 7, 2014

Boise City Planning & Development Services 150 North Capitol Blvd. P.O. Box 500 Boise, Idaho 83701-0500

Project: New Sockeye Sales Office / Wholesale Building

12550 West Fairview Avenue

Boise, Idaho 83713

Subject: Letter of Explanation of Design Intent

Dear Boise City Staff and Members of the Design Review Committee:

This new proposed Sockeye Sales Office / Wholesale accessory building is a natural extension to the existing adjacent Sockeye Brewery & Pub that will provide management and sales offices as well as wholesaling functions for the Sockeye Brewery product.

The design is a single story 14,720 square foot steel framed building with an enclosed truck ramp with loading dock at the east end of the building. The truck ramp and loading dock is recessed into the building's footprint 50 feet while 40 feet of the truck ramp is outside and screened by a 10-foot high concrete masonry wall.

At the southwest corner of the building are sales and management offices that are two floors inside the main, single story building. In addition to the interior management office space, the wholesale portion of the building consists of interior pallet storage for canning supplies, keg cleaning and filling, product canning and cold storage for wholesaling of the finished product.

The new facility will be located in the northwest corner of a 3.04-acre parcel. It faces the back or service entrances to the existing Sockeye Brewery & Pub to the east as well as the back and service entrances to the existing Town & Country retail building across the existing parking lot to the south. Building orientation of this new expanded commercial use renders itself non-visible from the C-2 General Commercial zoned main traffic corridor of West Fairview Avenue to the south.

New 6 ft high solid fencing and conifer tree landscape screening along the common property lines with the north R-1C and west Ada County RUT zones will be provided. The new building will be set-back off the parcel 25 ft along the north property line and 15 ft on the west property line further aiding in the screening and buffering of the contiguous properties.

This expanded building complements and supports the existing Sockeye Brewery & Pub by adding similar façade articulation on the south and east elevations. Design and selection of the timber beam and log column materials for the entrance canopies enhances pedestrian visual interest while helping to limit the effects of a long and high blank wall syndrome.

Building location with site orientation, beam and log canopy façade articulation, building setbacks from contiguous properties, conifer tree screening, cupolas, gable roof extensions, window awnings and window treatment on the north face wall, all are a part of this new facilities design features that support and meet the Citywide Boise Design Review Guidelines.

The hours of operation of the wholesale facility is from 7:00 am to 6:00 pm Monday through Friday. Shipping of the finished product from the wholesale building's cold storage is by a 48-foot truck trailer that is scheduled each Monday morning. Other shipping and / or deliveries though out the week are provided by a 25-foot box van at various times during the hours of operation.

Please do not hesitate to contact me for any questions or additional information you may need or require.

Best Regards,

WA Mätter, AIA Mätter Architecture





## **Planning & Development Services**

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Website: www.cityofboise.org/pds

## **Planning Division Staff Report**

File Number DRH14-00006

**Applicant** Fred Schuerman / Schuerman Homes

**Property Address** 12550 W. Fairview Avenue

**Public Hearing Date** February 12, 2014

**Heard by** Design Review Committee

**Design Review Planner** Josh Wilson **Design Review Supervisor** Sarah M. Schafer

## **Public Notification**

Newspaper notification published on: January 27, 2014

Radius notices mailed to properties within 300 feet on: January 27, 2014

Staff posted notice on site on: January 27, 2014

## **Table of Contents**

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#### **Exhibits**

Public Works Comments
Boise City Fire Department Comments
Forestry Comments
ACHD Comments

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## 1. Project Data and Facts

Applicant/Status	Fred Schuerman / Owner
Architect/Company	Bill Matter / Matter Architects
<b>Location of Property</b>	12550 W. Fairview Avenue
<b>Present Zoning and Land Use</b>	C-2D / Vacant pad site in a commercial development
<b>Description of Applicant's Request</b>	Construct a 14,720 square foot, single-story distribution
	facility for Sockeye Brewery

## 2. Land Use

## **Description and Character of Surrounding Area**

The site is located within an established commercial development on the north side of Fairview Avenue, west of Cloverdale Road. The subject property is a vacant pad site in the rear of the development, abutting a residential neighborhood. The property is zoned C-2D (General Commercial with Design Review) and is located in the West Bench Planning Area.

**Adjacent Land Uses and Zoning** 

North:	Residential / zoned R-1C
South:	Retail stores / zoned C-2D
East:	Auto Dealership / zoned C-2D
West:	Residential / zoned RUT (Ada County)

## **Site Characteristics**

The site is flat and there are no known hazards.

## **Special Considerations**

None.

## **History of Previous Actions**

**CUP13-00060:** Conditional Use Permit for a special exception for a canning/distribution facility in a C-2D zone. Approved by City Council on January 14, 2014.

## 3. Project Proposal

## **Site Design**

Land Use	Percentage
Percentage of the site devoted to building coverage:	49%
Percentage of the site devoted to paving:	9%
Percentage of the site devoted to landscaping:	37%
Other (Sidewalks)	5%
TOTAL	100%

## **Parking**

Proposed		Required	
Accessible spaces proposed:	1	Accessible spaces required:	1
Total parking spaces proposed:	18	Total parking spaces required:	18
Number of compact spaces proposed:	0	Number of compact spaces allowed:	7
Bicycle parking spaces proposed:	3	Bicycle parking spaces required:	2
Parking Reduction requested?	No	Off-site Parking requested?	No

## **Setbacks**

Yard		Building	Parking	
Tura	Required	Proposed	Required	Proposed
Front (South)	10'	155'	10'	0'*
Rear (North)	15'	25'	10'	10'
Side (West)	15'	15'	10'	10'
Side (East)	0'	226'	5'	8'

<sup>\*</sup>There is a cross access agreement with the adjoining shopping center and the parking has already been built

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Structure(s) Design	
Number and Proposed Use of Buildings	One canning and distribution building
Proposed Building Height	30 feet
Number of Stories	Two
Square Footage	14,720 square feet

## **Fencing**

Existing six foot solid wood fence along rear property line adjacent to residences and a proposed six foot solid wood fence along the west property line adjacent to residences.

## **Outdoor Lighting**

Building and pole mounted lighting proposed.

## 4. Zoning Ordinance and Comprehensive Plan

Zoning Ordinance Sections		
11-03-04.12 C (7)(d) (i)	Site Design – A - E	
11-03-04.12 C (7)(d) (ii)	Structure Design – A - E	
11-03-04.12 C (7)(d) (iii)	Adopted Plans and Design Guidelines	
11-07-03	Off-Street Parking and Loading Guidelines	
11-04-05	Commercial Districts	

Blueprint Boise Sections	
3-29	Commercial/Employment Areas
WB	West Bench Planning Area

## 5. Analysis/Findings

## Site Layout and Circulation/Parking/Pedestrian and Bicycle Facilities

The applicant has proposed to construct a new canning and distribution building to support and expand the existing brewery operations at the building to the east. The new building is located on a vacant pad site in an existing commercial development abutting residential neighborhoods to the west and north. A portion of an existing parking lot will be removed to accommodate the building and new landscaping, and the new building will be accessed from existing drive aisles within the development. No new curb cuts to public streets are proposed, and the building will not be visible from, nor has direct frontage on, any public streets. Required parking has been provided per the ordinance and the applicant has provided a three-bicycle rack adjacent to the building. A recessed loading dock is located at the east

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end of the building, screened from the property to the rear by a CMU wall and landscaping. Setbacks are provided per the ordinance, with a larger than required setback along the rear of the property to accommodate additional landscaping.

## Landscaping

The applicant has proposed landscaping around the property perimeter and adjacent to the new building and parking lot. Landscape planters along the front of the building will be planted with shrubs and ornamental grasses. The rendering of the building elevations submitted with the application shows small trees along the front of the building between the office and the overhead door; however the planting plan does not. The landscape plan should be revised to include plant materials at least six feet in height at this location to help break up the large blank wall plane. The large planter at the southeast corner of the building will contain Serbian Spruce and Chanticleer Pear trees along with shrubs and ornamental grasses. A Chanticleer Pear should be added to the planter at the east end of the row of parking in front of the building to satisfy ordinance requirements and create symmetry with the Pear tree proposed in the planter to the west.

The buffer to the residential property to the west has been proposed to contain low shrubs and should be revised to include vertical screening of the new building. Columnar evergreens shall be added to the west property line and be located adjacent to the portion of the building elevation which does not have windows proposed. A large landscape buffer has also been proposed behind the building against the residential property, containing four Serbian Spruce trees to provide screening of the rear of the building.

The submitted landscape plan contains errors which shall be corrected and resubmitted prior to building permit application. The proposed Compact Burning Bush and Ivory Halo Dogwood shrubs will not attain the size shown on the plan at maturity and should be revised to accurately represent their diameters. There is also an unidentified shrub symbol which shall have an appropriate species designated. With the changes to the planting plan requested, the proposed landscaping will meet the requirements of the ordinance, integrate the new building into the site, and will provide screening and year round visual interest.

#### Trash Enclosures and Mechanical Units

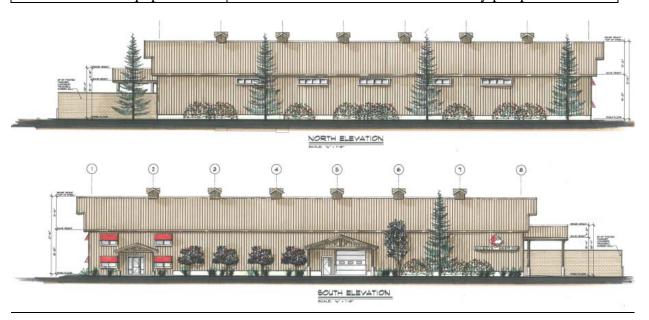
The applicant has proposed a trash enclosure at the east side of the building adjacent to the loading dock. The applicant shall coordinate with the Solid Waste Manager to ensure compliance with dimensional standards outlined in the memo dated January 9, 2014. Mechanical units will be located on the ground and shall be screened by appropriate landscaping.

#### Structure Design

<b>Building Location</b>	Type/Color
Roof:	Standing Seam Metal / Saddle Tan
Exterior Walls:	Metal siding / Saddle Tan
	Wainscot / TBD

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Trim:	Metal / Saddle Tan	
	Wood timbers / Natural wood	
Windows/ Doors:	Vinyl / White	
	Hollow metal / White	
Mechanical Equipment:	Roof mounted / Screened by parapet	



#### **Building Design**

The proposed two-story canning and distribution building totals 14,720 square feet and has a maximum height of 30 feet to the peak of the roof. The exterior walls consist of metal siding in tan with red sunshade accents and wood timber canopies. The structure features a design with a simple standing seam metal gabled roof and perpendicular canopies at the building entrance and overhead door locations. The office portion has been differentiated from the warehouse portion with prominent windows and red fabric sunshades. Cupolas have been placed on the ridgeline of the gable roof to help with ornamentation and to create additional design interest. The proposed building uses the same color metal for the walls and roof and should be revised to provide a contrasting roof color to break up the massing and create an impression of reduced mass.

#### Massing/Proportions

The building uses projecting canopies, sunshades, windows, and variations in form provided by horizontal and vertical design elements to break up the massing and provide design interest. The proposed building uses the same color metal for the walls and roof and should be revised to provide a contrasting roof color to break up the massing and create an impression of reduced mass. The massing, height, and design are typical of the type of building and are compatible with surrounding structures and uses. The building is in scale with other structures within the immediate area and the expansion of the existing use in a new building will not negatively impact the adjacent properties.

#### Shadow Relief/ Design Interest

The building design uses accent colors, ornamentation, canopies, and window placement to provide design interest. Shadow lines are provided by the projecting canopies at building entrances and sunshades. Windows have been appropriately provided on the office area at the southwest corner of the building. The front elevation should be revised to include four clerestory windows in a size and spacing similar to those proposed on the rear elevation in order to further break up the large wall plane and provide additional detailing, while providing natural light to the warehouse area inside.

## 6. Conclusion and Recommended Conditions

Staff finds the project complies with Sections 11-03-04.12 C (7)(d) of the Zoning Ordinance, the Design Review Guidelines 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 the plans and specifications submitted to and on file in the Planning and Development Services Department dated received January 7, 2014, except as expressly modified by the following conditions:
  - a. Add four clerestory windows to the front elevation of the building in a size and spacing similar to those on the rear.
  - b. The metal roof shall be a contrasting color to the building walls.
  - c. Submit a material for the proposed wainscot on the building and continue at full height around the office portion of the building.
  - d. Revise the landscape plan to show correct sizes for the Compact Burning Bush and Ivory Halo Dogwood plant materials.
  - e. Add plant materials at least six feet in height to the planter along the front of the building between the office and the overhead door.
  - f. Assign an appropriate species to the unidentified shrub symbol on the landscape plan.
  - g. Add a Chanticleer Pear tree to the planter at the east end of the row of parking in front of the building.
  - h. Add columnar evergreen trees to the landscape buffer on the west property line.

i. The illumination level of all light fixtures shall not exceed two (2) foot-candles as measured one (1) foot above the ground at the property lines shared with residentially zoned or used parcels. Exterior light fixture details shall be submitted to the Design Review staff for approval prior to issuance of a Building Permit.

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, street lights and pretreatment comments as well as the memorandum from the Solid Waste/Ground Water Manager dated **January 9**, **2014**. 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. Prior to a Building Permit and prior to any construction on the site, an Erosion and Sediment Control Permit must be obtained from the Building Division of the Planning and Development Services Department.
- 5. 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.
- 6. Compliance with the requirements of the Ada County Highway District (ACHD).
- 7. Compliance with the Boise City Fire Code as required by the Boise Fire Department.

## **Standard Conditions of Approval**

- 8. The applicant is encouraged to participate in a Transportation Demand Management Program which may include the following measures:
- 9. Designation of an Alternative Transportation Coordinator to promote alternatives to automobile transportation to employees. This should be coordinated with ACHD's

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Commuteride Program and ValleyRide.

- 10. Secure bicycle parking and storage areas.
- 11. Establish employee alternative transportation incentive programs which may include discounted or free transit passes for employees, carpool/vanpool matching services through coordination with ACHD Commuteride, and flexible work hours.
- 12. All loading activities and site maintenance (with the exception of snow removal) are limited to Mondays through Fridays between the hours of 7:00 a.m. and 10:00 p.m. and Saturdays and Sundays between the hours of 8:00 a.m. and 8:00 p.m.
- 13. Construction activity on site is restricted to the hours of 6:30 a.m. to 6:00 p.m. Mondays through Fridays and 8:30 a.m. to 6:00 p.m. on Saturdays and Sundays.
- 14. 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.
- 15. All landscape trees shall be pruned in accordance with the American National Standards Institute's <u>Standard Practices for Tree Care Operations</u> (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.
- 16. An approved protective curbing shall enclose all landscape areas where they are adjacent to parking areas or driveways.
- 17. Swales/retention/detention areas shall not be located along the streets, unless it can be shown that landscaped berms/shrubs will screen the swales.
- 18. Vision Triangles as defined under Section 11-07-02 (B) of the Boise City Code shall remain clear of sight obstructions.
- 19. In compliance with 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 <u>Boise City Tree Selection</u> Guide.
- 20. Existing healthy trees shall be saved where not in conflict with building locations or required driveways as determined by the Boise City Forester and approved by the Design Review staff. Existing grading shall be altered as little as possible, with a minimum

- compaction of topsoil within the tree dripline area. Soil sterilants shall not be applied near the dripline of these trees. Pervious paving shall be provided within the dripline area, unless otherwise approved by the Boise City Forester and the Design Review staff, to allow surface air and water penetration to the feeder root zone of trees near paved areas.
- 21. 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 the Design Review staff. All plants are to conform to the American Association of Nurseryman Standards in terms of size and quality.
- 22. All surface drainage shall be reviewed and approved by ACHD and BCPW. Perimeter grading shall be designed to match the existing grade of the adjoining properties.
- 23. All parking areas and driveways shall be paved and striped. All handicapped spaces and approved compact spaces shall be clearly marked and signed as required. Bicycle parking, as required by Section 11-07-03 (6) (a) of the Boise City Code, shall be provided.
- 24. All Americans with Disabilities Act (ADA) requirements shall be met. A total of XXXX accessible space(s) shall be provided, which are to be located on the shortest accessible route of travel to the accessible building entry.
- 25. Boise City Fire Department requires water mains, fire hydrants and temporary Fire Department access to be installed, inspected and approved by the Fire Department prior to commencement of combustible construction. Note: Temporary water and temporary access during construction may be permitted upon request to, and approval by, the Fire Department.
- 26. No obstructions (landscaping, signs, fences or other elements) shall encroach upon any required fire access or fire facility.
- 27. All signs will require approval from the Planning and Development Services Department prior to installation.
- 28. 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.
- 29. Utility services shall be installed underground.
- 30. Rain gutters shall be provided on eaves projecting over pedestrian entries and walkways to protect the occupants from undesirable storm runoff. Through-wall mechanical units shall be architecturally integrated into the building design, as approved by the Design Review staff. Roof vents shall be screened or painted to match the roof color.

- 31. No trees within street right-of-ways shall be removed or pruned without approval from Boise City Community Forestry in compliance with Boise City Code. No trees within the property, as shown on the plans and approved by the Design Review Committee or the Design Review staff, shall be removed without the approval of the Design Review Committee or the Design Review staff and in compliance with Boise City Code.
- 32. In the event a tree is removed without prior approval, the tree shall be replaced with a tree with trunk caliper 1.5 times the one removed or with a sufficient number of trees, as approved by the Design Review Committee or the Design Review staff, with a trunk caliper not less than 4" and a total cumulative caliper area equal to 1.5 times the caliper area of the tree(s) removed. Caliper shall be as measured by the American Nurseryman's Association standards. For example, if a 12" caliper tree is removed, it must be replaced with either one 18" caliper tree or three 6" caliper trees or five 4" caliper trees. The replacement requirement may be modified upon a showing made to the Design Review Committee or the Design Review staff of disease or death of the tree which was not caused by neglect.
- 33. 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.
- 34. 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.
- 35. 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.



Dennis Doan

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City Council
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Maryanne Jordan

Council Pro Tem

David Eberle
Elaine Clegg

Elaine Clegg Lauren McLean TJ Thomson Ben Quintana

## **Fire Department**

January 17, 2014

Josh Wilson PDS – Current Planning

Re: Design Review Application; New Building, DRH14-00006

12550 W. Fairview

Dear Josh,

This is a design review application request to construct a new four-story, 110-unit apartment building.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all of the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by Ordinance 6308.

#### Comments:

- 1. The building shall require an automatic fire sprinkler system.
- 2. Fire Department vehicular access shall be provided to within 150' of all portions of the buildings. All Fire Department access roads are to be a minimum of 20' wide and shall be capable of supporting 75,000 lbs. GVW (25,000 lbs. per axle). Turning radius shall have a minimum of 28-foot inner radius and 48-foot outer radius. Please ensure the area near the proposed expanded loading dock meets these criteria. (IFC 503.1.1)
- 3. Fire hydrants, capable of producing the required fire flows, shall be located so that no part of the structure is more than 400-feet from a fire hydrant. (IFC 507.2, C103, C105)

#### General Requirement:

Specific building construction requirements of the International Building Code, International Fire Code and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at building permit application.

Regards,

Romeo P. Gervais, P.E. Deputy Chief – Fire Marshal Boise Fire Department

## **City of Boise**

# Memo

**To:** Planning and Development Services

From: Peter McCullough; Public Works Department

**Date:** 1/9/14

Re: Solid Waste Comments- DRH14-00006, 12550 Fairview Ave., Sockeye

Solid Waste staff has reviewed the application for this project and has the following comments:

- 1. The link below provides information regarding trash enclosure design, location, and submittal requirements.
- 2. Ensure the gates to the trash enclosure open at least 120 degrees and interior dimension of each enclosure is at least 12'.
- 3.25' of overhead clearance must be provided in the area above trash enclosure,

http://curbit.cityofboise.org/commercial/trash-collection/new-construction-design-standards/

Please contact me with any questions at 384-3906.