Planning & Development Services

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Summary/Reason Statement for DRH15-00210

Summary

BRS Architects requests Design Review approval for the construction of two, two-story mixed-use buildings with retail on the ground floor and office and residential uses on the second floor in a C-4D/DA (Planned Commercial with a Development Agreement and Design Review Overlay) zone. These parcels are part of a larger 39.79-acre development that received rezone and Planned Unit Development approval and is currently being subdivided as a part of the Northwest Passage Subdivision. These two buildings are identified as Site 1 and Site 4 of the PUD. The parcels are identified as Mixed-Use within the Boise Comprehensive Plan and are designated within the Design Review Guidelines as Commercial/Mixed-Use. The site has an existing development agreement that governs the site. State Street is also classified as a gateway street within the City of Boise.

The two, two-story mixed-use buildings are 37' at their maximum height. To break up the massing of the buildings and provide visual interest the applicant uses varied rooflines, wall plane modulation, canopies as well as material changes. Each of these architectural treatments breaks up the massing and proportions of the buildings allowing them to integrate into the area in a manner that is appropriate and compatible with the surrounding heights and uses.

Overall, the two-story design contains appropriate colors and materials, fenestration, and modulation. Each of these elements assists to break up the massing of each structure, provides an additional depth of character through shading and relief and provides architectural design interest to the buildings. The applicant's proposal will integrate well with the other developments along this segment of the State Street corridor and will complement the adjoining multi-family project that was recently approved. Based on the preceding analysis and the suggested conditions of approval, the building design will comply with Boise City Code Section 11-03-04.12.C.7.d.

Staff has recommended the applicant: replace the proposed Spring Snow Crabapple tree with an approved Class II or Class III tree, locate all light poles and fixtures outside of landscape planters which contain trees and submit specifications and cut sheets for the pedestrian scale lighting to be reviewed by the Boise City Design Review Division. These Conditions of Approval have been recommended to comply with the Objectives, Findings and Considerations of Sections 11-06-03.03 of the Zoning Ordinance, the Design Review Guidelines and the goals and policies of the Boise City Comprehensive Plan

Staff Recommends approval of the Design Review Committee:

- Move to approve DRH15-00210 as recommended in Findings of Fact, Conclusions of Law and the Recommended Conditions of Approval noted in the project report.

<u>OR</u>

- Move to approve DRH15-00210 as recommended in Findings of Fact, Conclusions of Law and the Recommended Conditions of Approval noted in the project report with the following modifications.

ARCHITECTS

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Boise, Idaho 83709
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Fax 208 336-8380
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May 11, 2015

Attn: Sarah Schafer, Design Review & Historic Preservation Manager
City of Boise, Planning and Development Services
150 N. Capitol Boulevard
Boise, Idaho 83702

RE: Design Review - Letter of Explanation
North Pointe Retail
W. State Street, Boise
BRS Job no.: 15028

Dear Sarah:

Please accept our Design Review application and this letter of explanation of our design intent and project philosophy for Buildings 1 + 4 of the North Pointe Retail, located at West State Street, in Boise.

North Pointe Retail is the commercial component of the previously approved plan for The Kensington Apartments at North Pointe, a multi-family project including (23) dwelling structures which will house (312) apartment units, a clubhouse, and two pavilions. This submittal includes buildings 1 and 4 of the nine planned commercial retail and mixed use buildings for the community project. We have previously submitted a Design Review application for buildings 2 + 3, which is scheduled to be heard on Wednesday, May 13, 2015, please reference DRH15-00151.

Site Access and Site Context. Located within the context of the Northwest Boise Comprehensive Plan Area at Glenwood & State, the existing site is currently vacant. Buildings 1 + 4 will be located just north of buildings 2 + 3, which anchor the site at the Southwest corner, just West of the existing traffic signal at Saxton Drive. The drive entrance will provide a right-in, right-out access at State Street. The development is bordered to the Southeast by W. Saxton Drive, and bordered on the East by N. Gary Lane. The adjacent properties include residential housing and light commercial retail to the Southeast. The neighboring property to the North makes up residential housing off W. Baron Lane, which will tie into this development at the Northwest corner of the property. The neighboring property to the West serves as a storage facility and a Wal-Mart is located across State Street to the Southwest.

Site circulation is addressed through an internal framework, including a planned boulevard, connection to W. Saxton Drive, and the aforementioned connection at the Northwest to W. Baron Lane. Street side parking is offered at the boulevard to encourage pedestrian activity at the retail and storefront

locations. Additional parking is broken up into smaller quantities, located at the east and west sides of buildings 1 + 4, respectively.

Block Frontages / Community Design. Situated to front the planned boulevard and through street that will parallel State Street, the buildings are oriented to provide frontage at each street front.

Site Design Elements. The design includes pedestrian-oriented storefront along the planned boulevard, including street-side parking, and landscaped sidewalks which will provide the desired development patterns as described in the City Design Guidelines. The building entrances have been located for ease of access from parking locations at the boulevard and lots to the reverse sides of the buildings. The site layout and the boulevard create multiple street frontages to the buildings, so entrances or gathering places have been positioned to welcome activity with the use of plaza spaces integrated into storefront setting.

Building Design. Architectural Character. As a gateway site with high visibility street corners, the entrances are prominent building features. Contiguous storefront creates activated shopping and dining areas around the entire building. The building façade is articulated with the complimentary mix of building materials, but incorporates slight variation to create an easily identifiable and natural separation for each tenant. Awnings at all building entrances and storefronts offer weather protection. Large sidewalks and patios allow expanding dining areas to create a vibrant street.

Building materials and heights. The building materials are made up of an array of textures, materials, and colors which incorporate high quality and durability. Exterior ceramic tile is used as an inset material in line with the storefront and second story windows. A complimenting palette of stucco in neutral tones step along the façade. A concrete masonry unit, ground face finish exposing aggregate, is used in varying heights as a wainscot at the base of stucco wall locations to protect the building exterior, and used as a structural vertical circulation element. A proven, durable phenolic resin panel offers various finish options; The wood grain pattern is intermixed with the metallic imitation, Mercury colored panel. The panels are made up of a solid phenolic core making them an extremely durable building material, which will function as a rain screen envelope. Both fire tested and FSC certified, the panels are a high quality material that will minimize maintenance costs and provide visual interest to the street. With a 15’-0” floor to ceiling height at the ground level, and 10’-0” floor to ceiling height at the second story level, the overall building heights vary from 29’-0” to 37’-0”.

Thank you for your review and consideration of our project. We welcome input and helpful interaction from P&Z staff during the review process to provide the Owners and city a successful project. Please contact me with any questions or comments regarding our Design Review application.

Sincerely,

Ricci Reavis
BRS Architects
ricci@brsarchitects.com

Planning & Development Services

Boise City Hall, 2nd Floor
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Planning Division Staff Report

File Number	DRH15-00210
Applicant	BRS Architects
Property Address	7610 West State Street
Public Hearing Date	June 10, 2015
Heard by	Design Review Committee
Design Review Planner	Andrea N. Tuning
Design Review Supervisor	Sarah M. Schafer

Public Notification

Newspaper notification published on:	May 26, 2015
Radius notices mailed to properties within 300 feet on:	May 26, 2015
Staff posted notice on site on:	May 26, 2015

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1. Project Data and Facts

Applicant/Status	Ricci Reavis – BRS Architects / Applicant
Architect/Representative	Trent Koci / BRS Architects
Location of Property	7672 West State Street
Present Zoning and Land Use	C-4D/DA (Planned Commercial with a Development Agreement and Design Review overlay) zone
Description of Applicant's Request	Construction of two, two-story mixed-use buildings with retail on the ground floor and office and residential uses on the second floor

2. Land Use

Description and Character of Surrounding Area
The area is currently developed with a mixture of uses along the State Street corridor. There are commercial retail uses, professional offices, restaurants, multi-family residential and single-family residential within this area.

Adjacent Land Uses and Zoning	
North:	An approved multi-family residential apartment complex and vacant retail / C-4D/DA
South:	Two approved single-story commercial retail buildings / C-4D/DA
East:	Vacant Retail / C-4D/DA
West:	An approved multi-family residential apartment complex and vacant retail / C-4D/DA

Site Characteristics
The subject property is currently vacant and does not present any unusual circumstances.

Special Considerations
The parcels are identified as Mixed-Use within the Boise Comprehensive Plan and are designated within the Design Review Guidelines as Commercial/Mixed-Use. The site is located within the Northwest Planning Area and has an existing development agreement that governs the site. State Street is also classified as a gateway street within the City of Boise.

History of Previous Actions for the Planned Unit Development
A-15-95 – Annexation of the middle 7.5 acres of the site with a C-4D zone. **CU-73-95 –** Conditional use approval of a service station on site, which was never built. **CAR99-00014 -** Annexation of eastern portion of the site with a C-2D zone. This annexation request was denied. **CAR00-00005** – Annexation of the eastern portion of the site. This includes annexing 19-acres with a C-4D/DA, R-2/DA and L-OD/DA zoning. **CAR00-00008** – Rezone 1.38 acres from C-4D to R-2D. **CUP00-00007** – Approval of a conceptual mixed use planned unit development for the eastern portion of the subject property. **CUP04-00073** - Conditional use modification approval to adjust building placement. **DRH04-00155** - Design Review approval of landscaping and irrigation. **DRH05-00463** - Approval of a ± 3,000 sq. ft. building and modifications to landscaping approved under DRH04-00155. **DRH06-00349 -** Design review approval of a ± 29,890 building. **CAR07-00023** - Annexation of the western portion of the site consisting of 5 acres with a C-4D/DA and R-2D/DA zone. **CAR07-00024** – Approval to modify the development agreement to include the western portion of the site. **CUP07-00027** – Approval to modify the existing conditional use permit to add a new building and change the site plan. **CUP07-00070** – Approval to modify the phasing plan of the existing conditional use permit. **CAR08-00022** – Modification to the development agreement to increase the limit of commercial square footage from 168,000 to 208,510-square feet. **CUP08-00106** and **CUP08-00107** – Modification of the CUP for a Lowe's Improvement store. **DRH07-00224** – Approval to construct a 29,890-square foot retail building for Hastings. **DRH07-00352** – Modification to the phasing and landscaping of DRH00352. **DRH07-00399** – Modification to the exterior elevations of the 29,890-square foot retail building approved under DRH07-00224 and DRH07-00352. **CAR14-00010** – Rezone to C-2D and C-4D with an associated development agreement. **PUD14-00003** – Planned Unit Development to allow 10-lots containing retail and multi-family residential uses. **DRH15-00151 –** Design Review approval to construct two, single-story commercial retail buildings totaling approximately 15,000-square feet

3. Project Proposal

Site Design

Land Use	**Percentage**
Percentage of the site devoted to building coverage:	16%
Percentage of the site devoted to paving:	72%
Percentage of the site devoted to landscaping:	12%
TOTAL	100%

Parking

Proposed		**Required**	
Accessible spaces proposed:	4	Accessible spaces required:	3
Total parking spaces proposed:	52	Total parking spaces required:	52*
Number of compact spaces proposed:	0	Number of compact spaces allowed:	64
Bicycle parking spaces proposed:	17	Bicycle parking spaces required:	17
Parking Reduction requested?	No	Off-site Parking requested?	No

*The applicant is proposing shared parking among the retail pad site within the subdivision

Setbacks – West Parcel – Building 1

Yard	**Building**		**Parking**	
	Required	**Proposed**	**Required**	**Proposed**
South– Front Yard	10’	37’ 9”	0’*	0’*
North - Rear	15’	10’ 5”	0’*	0’*
East – Interior Side	15’	64’ 5”	0’*	0’*
West – Interior Side	10’	73’ 6”	6’*	6’*

*The applicant is was approved modified interior setbacks through the Planned Unit Development to allow cross access and shared parking

Setbacks – East Parcel – Building 4

Yard	Building		Parking	
	Required	Proposed	Required	Proposed
South– Front Yard	10’	29’ 11”	0’*	0’*
North - Rear	15’	9’	1’*	1’*
East – Interior Side	10’	41’ 8”	0’*	0’*
West – Interior Side	10’	63’ 6”	0’*	0’*

*The applicant is was approved modified interior setbacks through the Planned Unit Development to allow cross access and shared parking

Transportation

Roadway	Frontage	Functional Classification	Traffic Count	Level of Service	Acceptable Level of Service	LOS + Project
State Street	60’	Principal Arterial	32,767 east of Bogart Lane in February 2013	D	E	E

Fencing
There is not any existing fencing on the site and no new fencing is proposed with this application.

Outdoor Lighting
The applicant has identified pole lighting within the parking area as well as pedestrian scale lighting adjacent to the building. All light poles and fixtures shall be located outside of landscape planters which contain trees as required by the landscape ordinance and all pedestrian scale lighting fixtures shall be reviewed and approved by the Boise City Design Review Division.

Structure(s) Design	
Number and Proposed Use of Buildings	Two mixed-use buildings
Proposed Building Height	37’
Maximum Building Height	45’
Number of Stories	Two-story
Square Footage	Building #1 - 10,374- square feet Building #4 - 13,416-square feet Total – 23,790-square feet

4. Zoning Ordinance and Comprehensive Plan

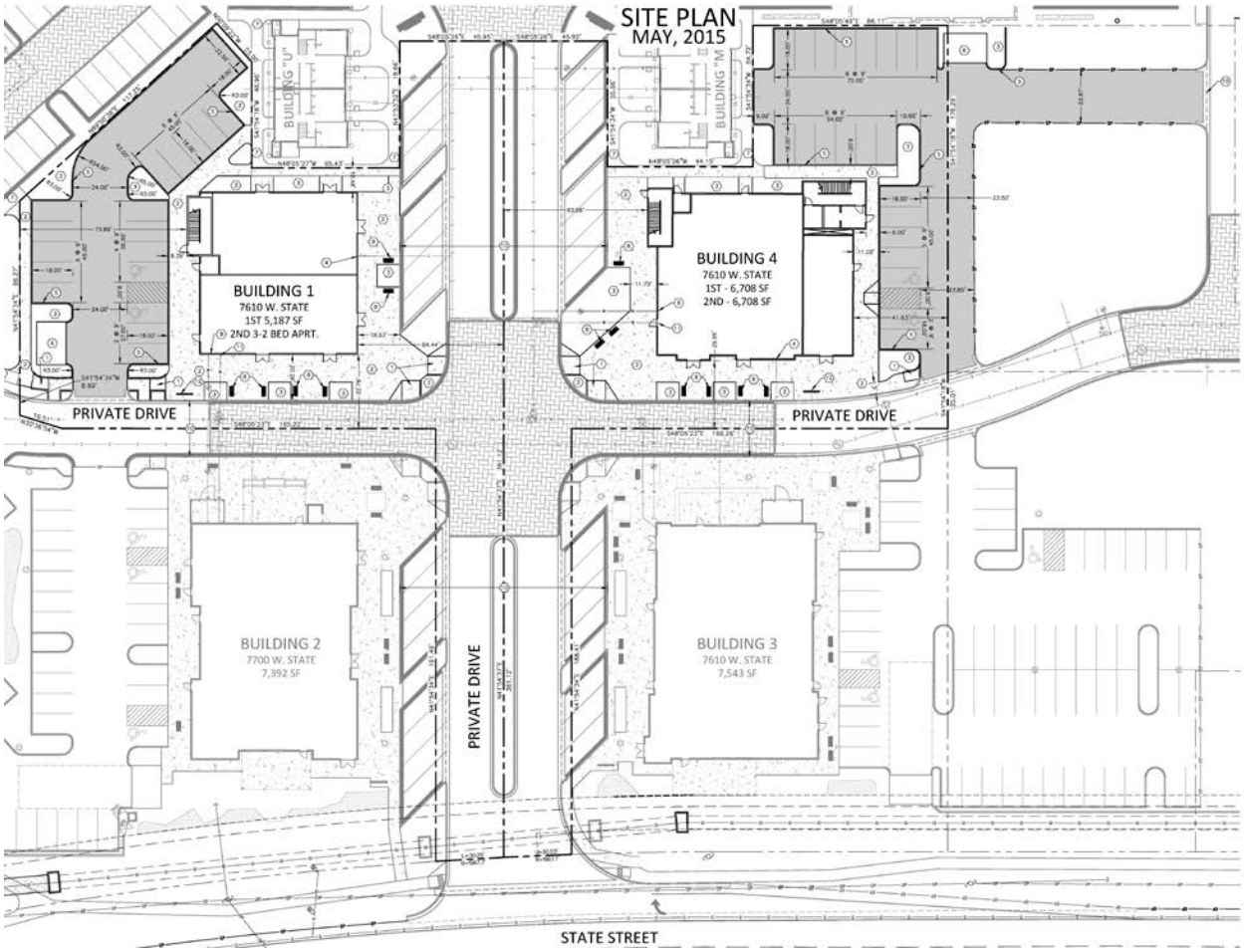
Zoning Ordinance Sections	
11-03-04.12 C (7)(d) (i)	Site Design – A - E
11-03-04.12 C (7)(d) (ii)	Structure Design – A - E
11-03-04.12 C (7)(d) (iii)	Adopted Plans and Design Guidelines
11-04-05	Commercial Districts
11-07-03	Off-Street Parking and Loading Guidelines

Comprehensive Plan Sections	
3-10	Mixed Use and Community Activity Center Land Use Category
3-14	Design Principles for Mixed-Use Activity Centers
NW-1	Northwest Planning Area

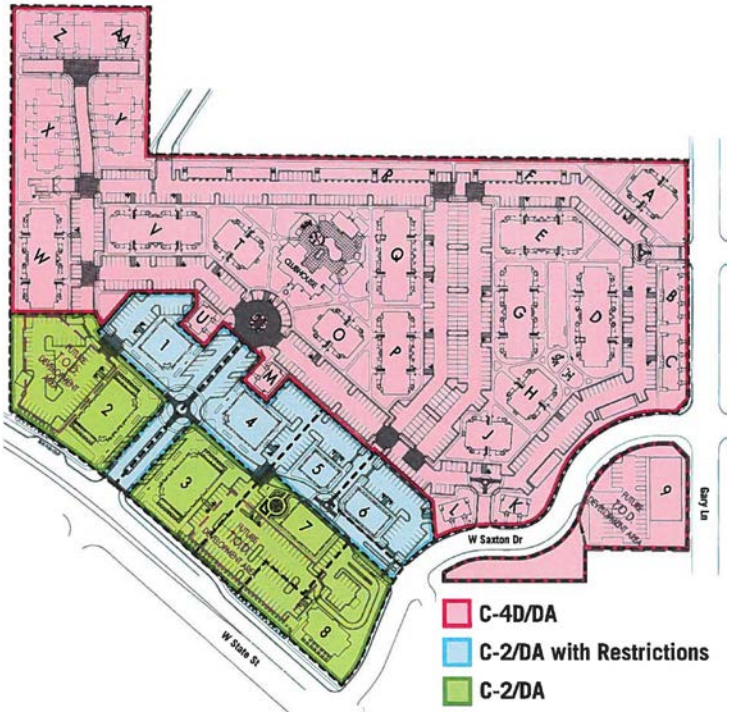
5. Analysis/Findings

Vehicular Circulation and Connections
Boise City Code Section 11-03-04.12.C.7.d states:

A. Traffic Impact: That traffic impact is minimized and the pedestrians and cyclists have been provided for through the use of sidewalks, pathways, landscaping, and safe parking lot design.



This parcel is part of a larger 39.79-acre development that received rezone (CAR14-00010) and Planned Unit Development (PUD14-00003) approval and is currently being subdivided as a part of the Northwest Passage Subdivision. These two buildings are identified as Site 1 and Site 4 of the PUD and are located on the north side of State Street just west of Gary Lane. *See figure below.



State Street is a principal arterial roadway that is currently improved with 5-traffic lanes with a detached 5-foot concrete sidewalk abutting the site. The proposed development will be utilizing a single driveway that intersects State Street and leads to the proposed parking field and other uses throughout the Northwest Passage Subdivision. The driveway was reviewed and approved as a part of the PUD application in 2014 by the City of Boise, ACHD and ITD. There is also a shared parking and cross access agreement as part of this approval which provides some relief to the internal setbacks for parking and vehicular circulation.

The applicant is required to provide between 69 and 103 parking spaces to fall within the parking minimum and maximum established by the current zoning ordinance. The applicant is proposing a total of 52 parking spaces on the site which will consist of 14-angled, 34-standard parking spaces and 4-accessible parking spaces. While the number of parking spaces proposed is less than the amount of parking required, this parking will be shared among the entire development which will include other commercial retail buildings as well as a large multi-family development. Buildings 2 and 3 have provided additional parking greater than what is required which will bring the shared parking into compliance with the current zoning ordinance.

The ordinance requires one bicycle parking space for every 10 vehicle spaces with a minimum of one bicycle parking space. Because 52 parking spaces are provided with this development, the applicant will be required to provide 6 bicycle parking spaces on the site that is convenient and visible to individuals using alternative modes of transportation. The applicant has proposed to install a total of 17 bicycle parking spaces located within two separate bicycle racks near the southwest corner of each building. To comply with the ordinance, the applicant will be required to provide a total of 6-bicycle parking spaces that are appropriately located. The number,

dimension and location of bicycle and parking spaces on the site are appropriate and will comply with ordinance standards (3.3 and 11-07-03).

Non-Motorized Circulation and Connections
The site will provide a detached public sidewalk on State Street. The on-site pedestrian network will build upon this pedestrian framework and will provide sidewalk around the perimeter of both buildings and a sidewalk that will extend from the buildings to State Street (3.2).

Traffic Impact Summary
This development will provide a detached concrete public sidewalk and street trees, as well as a safe pedestrian and cycling network. Based on the preceding analysis and the attached conditions of approval, the project will comply with Boise City Code Section 11-03-04.12.C.7.d to minimize the traffic impact.

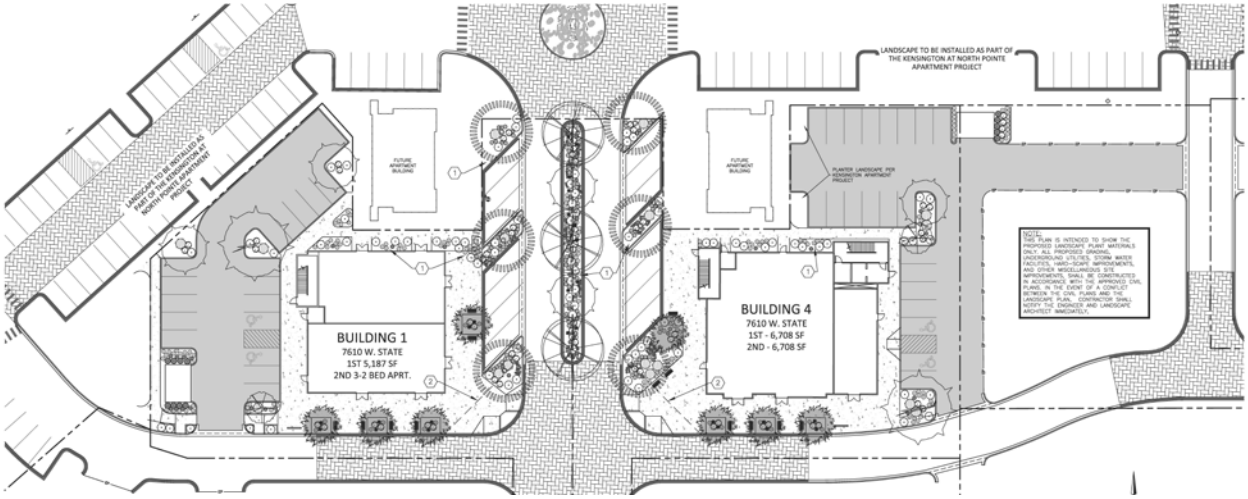
Service Area Location and Design
Boise City Code Section 11-03-04.12.C.7.d states:

> *A. Landscaping, Stabiliztion, and Screening: That landscaping screens buffer adjacent uses, and screen or conceal unsightly areas.*

The applicant is proposing to install two 6-yard trash receptacles on the site. These trash receptacles will be located within two 6-foot tall CMU enclosures painted to match the associated buildings. In addition to the CMU enclosure, the applicant is proposing landscaping to provide additional screening.

The mechanical units proposed to service the site are located on the rooftop. The proposed parapet wall will conceal the mechanical units from public view.

Landscape Design



The submitted landscape plan includes plantings on the north elevation of each building, interior trees located in tree wells as well as landscape islands throughout the parking area. The submitted plan includes: Imperial Honeylocust, Norwegian Sunset Maple, American Linden, European Hornbeam, Japanese Tree Lilac, Spring Snow Crabapple, Ivory Halo Dogwood, Blue Arrow Juniper, Dwarf Daylily, Broadmoor Juniper, Flower Carpet Rose, Little Kitten Maiden Grass, Black Beauty Stonecrop, Purple Coneflower, Foerster Feather Reed Grass. A great deal of the landscaping proposed with this project is urban streetscape. To promote the health and longevity of the trees within the streetscape, the City recommends a suspended pavement system, within the urban streetscape. Because the City of Boise has not adopted standards in regard to suspended pavement systems at this time, he applicant has proposed to utilize a root barrier as an alternative to the suspended pavement system. The City is supportive of this alternative until a formal standard has been adopted.

Section 11-07-05.2E requires interior planter islands to contain at least one Class II tree and shall be covered with low shrubs or other vegetative groundcover. As such, the applicant will be required to remove the proposed Spring Snow Crabapple tree located in two of the interior planters and install the required Class II or Class III tree with low shrubs or other vegetative groundcover in each interior planter island.

With the minor recommendations that have been provided, the landscape plan will provide a mixture of species that will provide year round color, will soften the overall appearance of the site, will provide adequate screening to the adjacent residential properties and will provide continuity with the landscaping within the general area.

Landscaping, Stabilization and Screening Summary
Based on the preceding analysis and the suggested conditions of approval, the landscape and screening methods for the utility locations and mechanical units will be screened to conceal them from public view and will comply with Boise City Code Section 11-03-04.12.C.7.d and 3.7 and 3.8 of the Boise Design Review Guidelines.

Grading and Drainage

Boise City Code Section 11-03-04.12.C.7.d states:

A. That on-site grading and drainage have been designed so as to minimize off-site impact and provide for erosion control.

The grading and drainage will be reviewed by Boise City Public Works at the time of building permit along with the Ada County Highway District to ensure all drainage is contained on site and street sections meet all agency requirements.

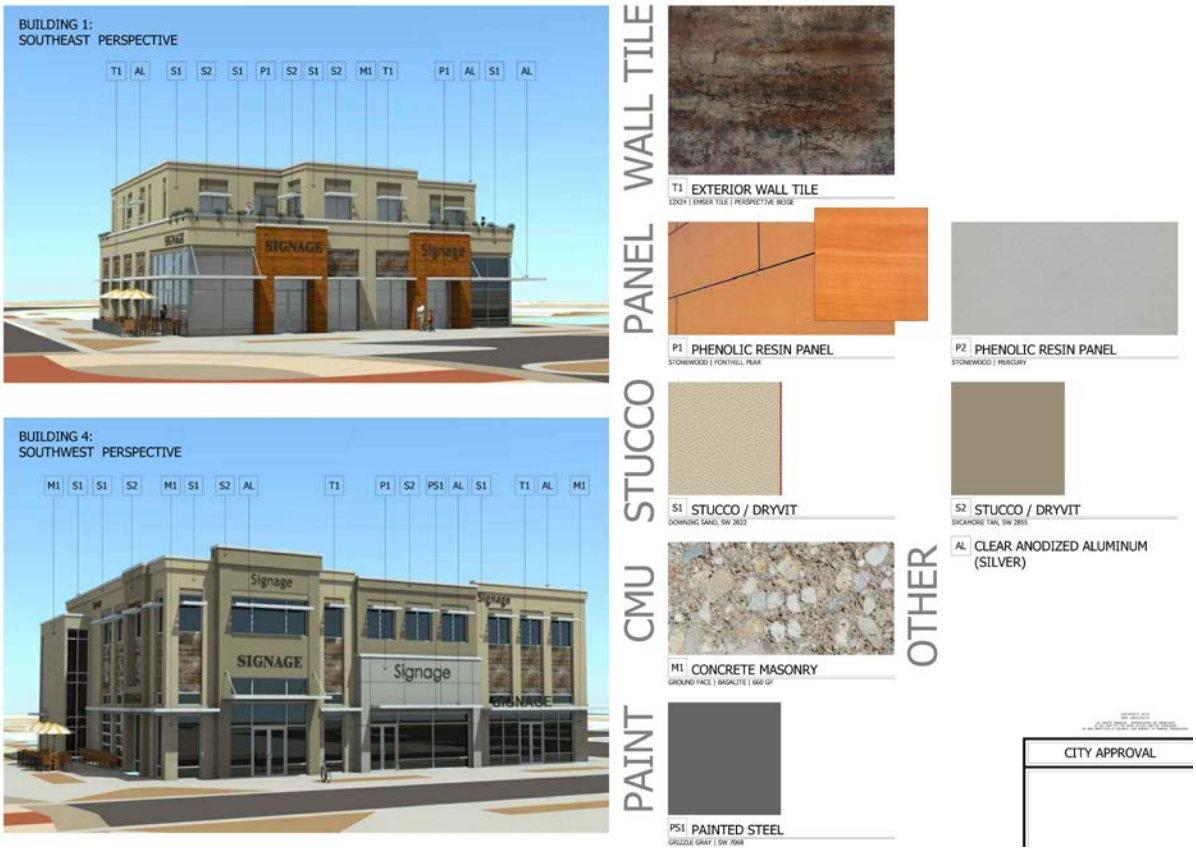
Signage
Boise City Code Section 11-03-04.12.C.7.d states:

A. Signage: That signs provide for business identification minimizes clutter and comply with the sign regulations.

No signs are proposed for this development at this time. At the time the applicant considers building identification, they will be required to submit a separate sign application. The project must comply with all ordinance regulations in effect at the time the sign application is submitted.

Building Design and Materials

Building Location	Type/Color
Roof:	TPO Membrane / White
Exterior Walls:	Emser Wall Tile / Perspective Beige Stonewood Phenolic Resin Panel / Wood and Silver Dryvit / Tan and Taupe Concrete Masonry / Grey Multi-Tone
Trim:	Aluminum / Silver
Accents:	Painted Steel / Grey
Windows/ Doors:	Aluminum / Silver
Mechanical Equipment:	Rooftop screened by the parapet wall



The site is a 1.65-acre parcel that is currently vacant and part of the Northwest Passage Subdivision. The applicant is proposing to construct two, two-story mixed-use buildings that contain retail uses on the ground floor with residential units on the second floor of Building 1 and office suites on the second floor of Building 4. The designs feature a flat roof with varied parapet heights. The color selection consists of tones that will provide design interest without detracting from adjacent properties. The building is in scale with other structures within the immediate area and the proposed use will not negatively impact the adjacent properties.

Building Materials

Boise City Code 11-03-04.12 C (7)(d) states:
Exterior materials that complement surrounding development in terms of color and relief should be utilized.

The buildings will predominantly be constructed of natural colored wall tiles, phenolic resin panels and dryvit with CMU and aluminum awnings used as accents. The roofing materials will consist of white TPO membrane. The buildings will provide silver aluminum storefront windows and doors. The materials that have been selected are of high quality and convey a sense of permanence. The materials will present an aesthetically appealing appearance at the time of construction while minimizing the maintenance costs associated with the buildings in the

future. The natural colors and textures will also complement the area and surrounding development by incorporating natural colors and textures that are found on other buildings within the area.

Building Massing and Articulation
Boise City Code 11-03-04.12 C (7)(d) states:
The height to width relationship should be compatible and consistent with the architecture in the area.

The two, two-story mixed-use buildings are 37' at their maximum height. Each structure will be interior to the Northwest Passage Subdivision and will interface with the approved multi-residential project to the north as well as the two previously approved retail buildings to the south. To break up the massing of the buildings and provide visual interest the applicant uses varied rooflines, wall plane modulation, canopies as well as material changes. Each of these architectural treatments breaks up the massing and proportions of the buildings allowing them to integrate into the area in a manner that is appropriate and compatible with the surrounding heights and uses.

The massing, height, and design are typical of the type of buildings and are compatible with surrounding structures and uses. The buildings are in scale with other structures within the immediate area and will not negatively impact the adjacent properties.

Shadow Relief and Architectural Details
Boise City Code 11-03-04.12 C (7)(d) states:
Openings in the facade shall be consistent with the architecture in the area. (For example, balconies, bays, and porches are encouraged with a minimum of monotonous flat planes to provide shadow relief).

In an effort to provide shadow relief, the applicant has included a number of architectural elements on each structure. For instance, there is modulation of the wall planes, openings within each elevation, varied rooflines and weather protection over each tenant space. The applicant has also proposed to use variegated materials to further provide texture and shadow relief. Windows have been appropriately provided on each elevation presenting an active and attractive presence for the retailers and to create an interaction between the other buildings within this Planned Unit Development.

Building Design Summary
Overall, the two-story design contains appropriate colors and materials, fenestration, and modulation. Each of these elements assists to break up the massing of each structure, provides an additional depth of character through shading and relief and provides architectural design interest to the buildings. The applicant's proposal will integrate well with the other

developments along this segment of the State Street corridor and will complement the adjoining multi-family project that was recently approved. Based on the preceding analysis and the suggested conditions of approval, the building design will comply with Boise City Code Section 11-03-04.12.C.7.d.

7. 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 May 12, 2015, except as expressly modified by the following conditions:

    a. Remove the proposed Spring Snow Crabapple tree located in two of the interior planters and install the required Class II or Class III tree with low shrubs or other vegetative groundcover in each interior planter island.
    b. All light poles and fixtures shall be located outside of landscape planters which contain trees as required by the landscape ordinance.
    c. All pedestrian scale lighting fixtures shall be approved. The applicant shall submit specifications and cut sheets for review by the Boise City Design Review Division.

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 (May 13, 2015), sewers (May 14, 2015), street lights (May 13, 2015) and pretreatment (May 19, 2015) comments as well as the comments from the Solid Waste/Ground Water Manager dated May 13, 2015. 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 requirements of the Idaho Transportation Department (ITD) dated May 19, 2015.

8. Compliance with the requirements of the Boise City Fire Department.

9. Compliance with the requirements of the Valley Regional Transit dated May 18, 2015.

Standard Conditions of Approval

10. 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.

11. 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.

12. An approved protective curbing shall enclose all landscape areas where they are adjacent to parking areas or driveways.

13. Swales/retention/detention areas shall not be located along the streets, unless it can be shown that landscaped berms/shrubs will screen the swales.

14. Vision Triangles as defined under Section 11-07-02 (B) of the Boise City Code shall remain clear of sight obstructions.

15. 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 Boise City Tree Selection Guide.

16. 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 drip line area. Soil sterilants shall not be applied near the drip line of these trees. Pervious paving shall be provided within the drip line 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.

17. 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.

18. 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.

19. 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.

20. All Americans with Disabilities Act (ADA) requirements shall be met. Accessible space(s) shall be provided, which are to be located on the shortest accessible route of travel to the accessible building entry.

21. 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.

22. No obstructions (landscaping, signs, fences or other elements) shall encroach upon any required fire access or fire facility.

23. All signs will require approval from the Planning and Development Services Department prior to installation.

24. 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.

25. Utility services shall be installed underground.

26. 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.

27. 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.

28. 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.

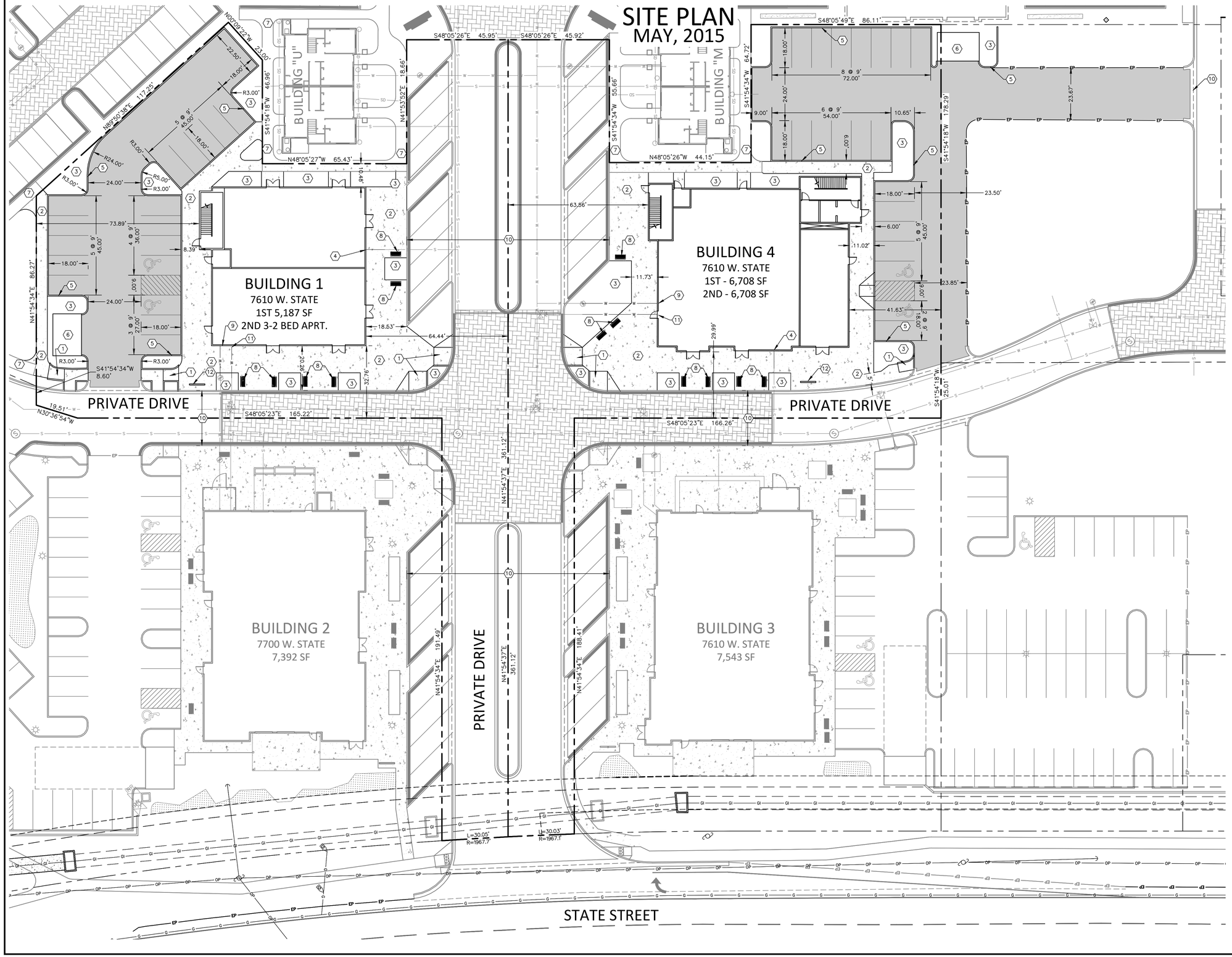
29. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his authorized representative and an authorized representative of Boise City. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Boise City.

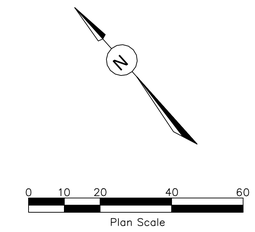
30. Any change by the applicant in the planned use of the property, which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant, or successors of interest, 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.

NORTH POINTE BUILDINGS 1 & 4

7640 & 7546 W. STATE STREET

SITE PLAN
MAY, 2015





LEGEND

PROPOSED
- BENCH
- SITE LIGHTING
- 6" VERTICAL CURB
- PAVEMENT MARKING
- CONCRETE
- ASPHALT

EXISTING
- BOUNDARY LINE
- PARCEL LINE
- 6" VERTICAL CURB AND GUTTER
- PAVEMENT MARKING

KEYNOTES (#)

1. PEDESTRIAN RAMP
2. CONCRETE SIDEWALK
3. LANDSCAPING
4. PROPOSED SEWER SERVICE.
5. 6" VERTICAL CURB
6. TRASH ENCLOSURE
7. SIDEWALK PER OVERALL NORTH POINTE IMPROVEMENTS
8. BENCH – TYPICAL.
9. PROPOSED WATER SERVICE.
10. IMPROVEMENTS PER OVERALL NORTH POINTE/KENSINGTON APARTMENTS SUBMITTAL.
11. PROPOSED FIRE SERVICE.
12. BICYCLE PARKING.

GENERAL NOTES

1. THESE PROPERTIES ARE SUBJECT TO A DEVELOPMENT AGREEMENT, REZONE, AND PROPERTY BOUNDARY ADJUSTMENT. THE REZONE CURRENTLY BEING FINALIZED IS REZONING THIS PROPERTY AS C–2.
2. THE PRIMARY DRIVES, UTILITIES, AND DECELERATION LANE WERE APPROVED THROUGH THE PREVIOUS KENSINGTON/NORTH POINTE DR SUBMITTAL.
3. ALL COMMERCIAL PROPERTIES IN THE NORTH POINTE DEVELOPMENT ARE SUBJECT TO RECIPROCAL, DRAINAGE, ACCESS, AND CROSS PARKING AGREEMENT.
4. SEE LANDSCAPE FOR DETAILS ON PLAZA AREAS AND DECORATIVE FRONTAGE IMPROVEMENTS.
5. SITE LIGHTING AS SHOWN HEREON IS LAID OUT CONCEPTUALLY. FINAL LAYOUT WILL BE AS PER A PHOTOMETRIC STUDY WITH THE BUILDING PERMIT.
6. SITE DRAINAGE WILL BE DISPOSED WITH PERMEABLE PAVERS. THE EXTENT OF THE PAVERS WILL BE DETERMINED BY FINAL SITE DESIGN.
7. NORTH POINTE PARKING BUILDINGS 1,2,3&4.

PARKING COUNT	PROVIDED	REQUIRED
STANDARD	151	
COMPACT	0	
HANDICAP	10	6
TOTAL	161	118

DEVELOPER

HAWKINS COMPANIES
855 BROAD STREET, STE. 300
BOISE, ID 83702–7154
(208) 376–8522
CONTACT: BRANDON WHALLON

REVISIONS

NO.	ITEM	DATE

NORTH POINTE BUILDINGS 1 & 4
7640 & 7546 W. STATE STREET
DR SITE PLAN

DRAWING STATUS:

FOR AGENCY REVIEW

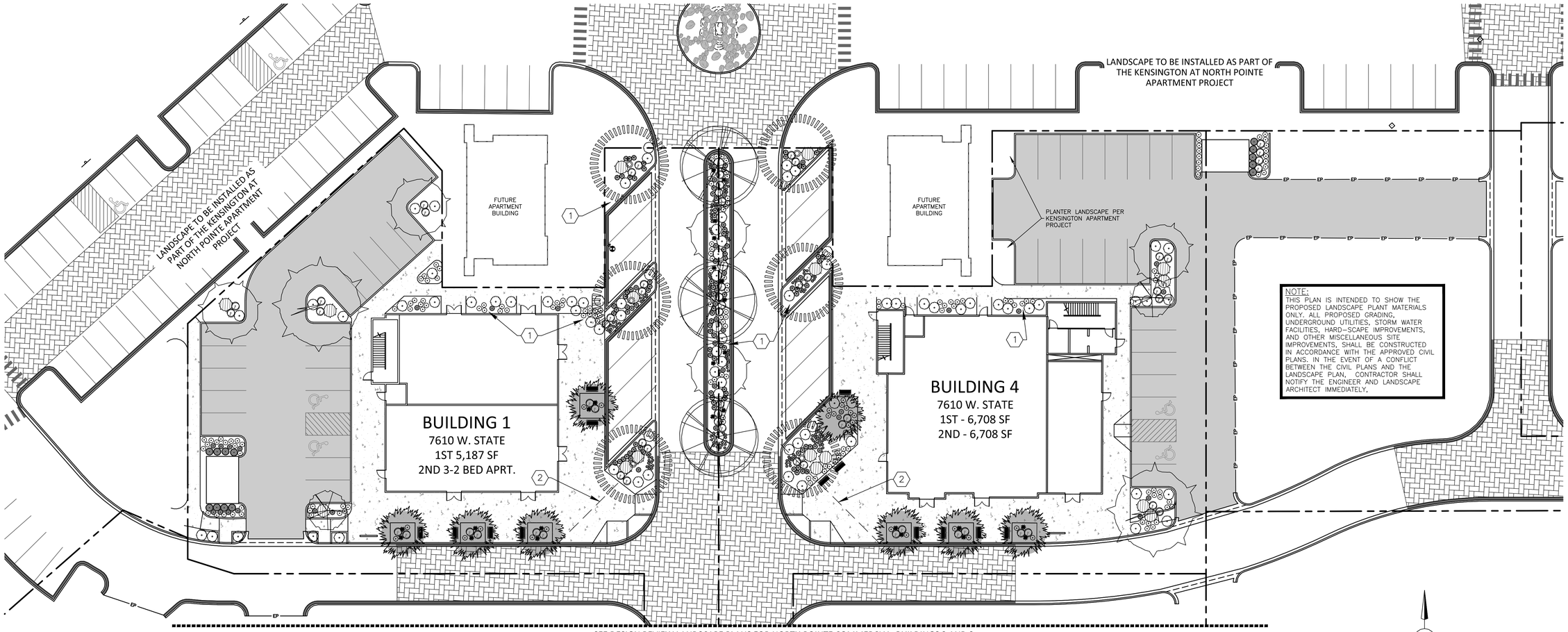
km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	KSK
DRAWN BY:	KSK
CHECKED BY:	KSK
DATE:	4/7/2015
PROJECT:	15-027

SHEET NO.
C1.0

PRELIMINARY - NOT FOR CONSTRUCTION

P:\15-027\CAD\EXHIBIT\15-027 DR SITE PLAN BLDG 1-AND-4.DWG, TODD ARNOLD, 5/11/2015, DWG TO PDF.PC3, 24X36, 1.PDF



SEE DESIGN REVIEW LANDSCAPE PLANS FOR NORTH POINTE COMMERCIAL, BUILDINGS 2 AND 3

PROJECT CALCULATIONS

TREE MITIGATION (0 CALIPER INCHES REMOVED) = 0 CAL. INCHES REQD.

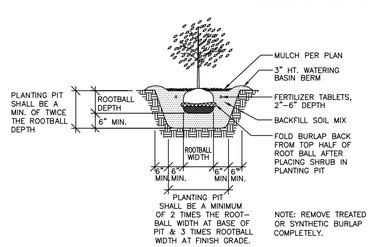
PARKING LOT PLANTER ISLAND TREES REQUIRED = 15

TOTAL TREES REQUIRED BY CODE = 15

TOTAL CLASS II AND III TREES PROPOSED = 17

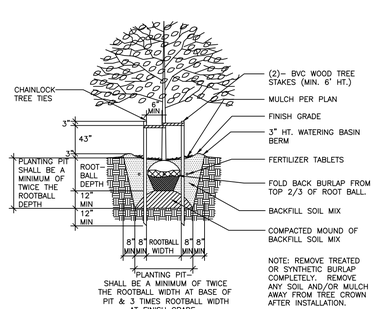
KEY NOTES

1. ALL PLANTER BEDS SHALL RECEIVE A SURFACE COURSE OF MEDIUM GRIND, ORGANIC BARK MULCH (MIN. 3" THICKNESS).
2. CLEAR VISION TRIANGLE. ANY PLANT MATERIAL WITHIN A CLEAR VISION TRIANGLE SHALL BE PRUNED TO A MINIMUM OF 8' ABOVE THE ADJACENT SIDEWALK SURFACE AND 14' ABOVE ADJACENT STREET SURFACE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUNDCOVER AT MATURITY, WITHIN THE CLEAR VISION TRIANGLE, SHALL BE 3' FROM THE LOWEST ADJACENT STREET.



SHRUB PLANTING DETAIL

NTS



TREE PLANTING AND STAKING DETAIL

NTS

PLANT SCHEDULE

SYMBOL	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE/COND	SIZE @ MATURITY HEIGHT X SPREAD	NOTES
Deciduous Shade Trees						
	6	Imperial Honeylocust	Gleditsia triacanthos inermis 'Imperial'	2" B&B	40' x 35'	Class II
	5	Norwegian Sunset Maple	Acer truncatum x Acer platanoides 'Keithsform'	2" B&B	35' x 25'	Class II
	2	American Linden	Tilia americana	2" B&B	50' x 35'	Class II
	3	European Hornbeam	Carpinus betulus	2" B&B	45' x 35'	Class II
	8	Japanese Tree Lilac	Syringa reticulata	2" B&B	25' x 20'	Class I
Flowering/Ornamental Trees						
	2	Spring Snow Crabapple	Malus x Spring Snow	2" B&B	25' x 18'	Class III
Shrubs, Ornamental Grasses and Perennials						
	16	Ivory Halo Dogwood	Cornus alba 'Bailhalo'	#5	5' x 6'	Shrub
	13	Blue Arrow Juniper	Juniperus virginiana 'Blue Arrow'	5'-6'	15'x3'	Narrow Upright Evergreen
	181	Dwarf Daylilly	Hemerocallis 'Stella de Oro'	#1	2' x 2'	Perennial
	82	Broadmoor Juniper	Juniperus sabina 'Broadmoor'	#2	2' x 5'	Evergreen Groundcover
	60	Flower Carpet Rose	Rosa 'Noare'	#2	3' x 3'	Flowering Shrub
	25	Little Kitten Maiden Grass	Miscanthus sinensis 'Little Kitten'	#2	3' x 2'	Ornamental Grass
	148	Black Beauty Stonecrop	Sedum Black Beauty	#1	2' x 1'	Perennial
	87	Purple Coneflower	Echinacea purpurea	#1	3' x 2'	Perennial
	45	Foerster's Feather Reed Grass	Calamagrostis acutifolia 'Karl Foerster'	#1	5' x 2'	Ornamental Grass

STATE OF IDAHO
TIMOTHY P. MAY
05/11/15
LA-214
L.A. CERTIFIED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE

NORTH POINTE RETAIL
BOISE, IDAHO

DESIGN REVIEW LANDSCAPE PLAN
BUILDING 1 AND BUILDING 4

km ENGINEERING
ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DESIGN BY:	TPM
DRAWN BY:	TPM
CHECKED BY:	TPM
DATE:	MAY 2015
PROJECT:	15-027

SHEET NO.
L1.0

PRELIMINARY - NOT FOR CONSTRUCTION

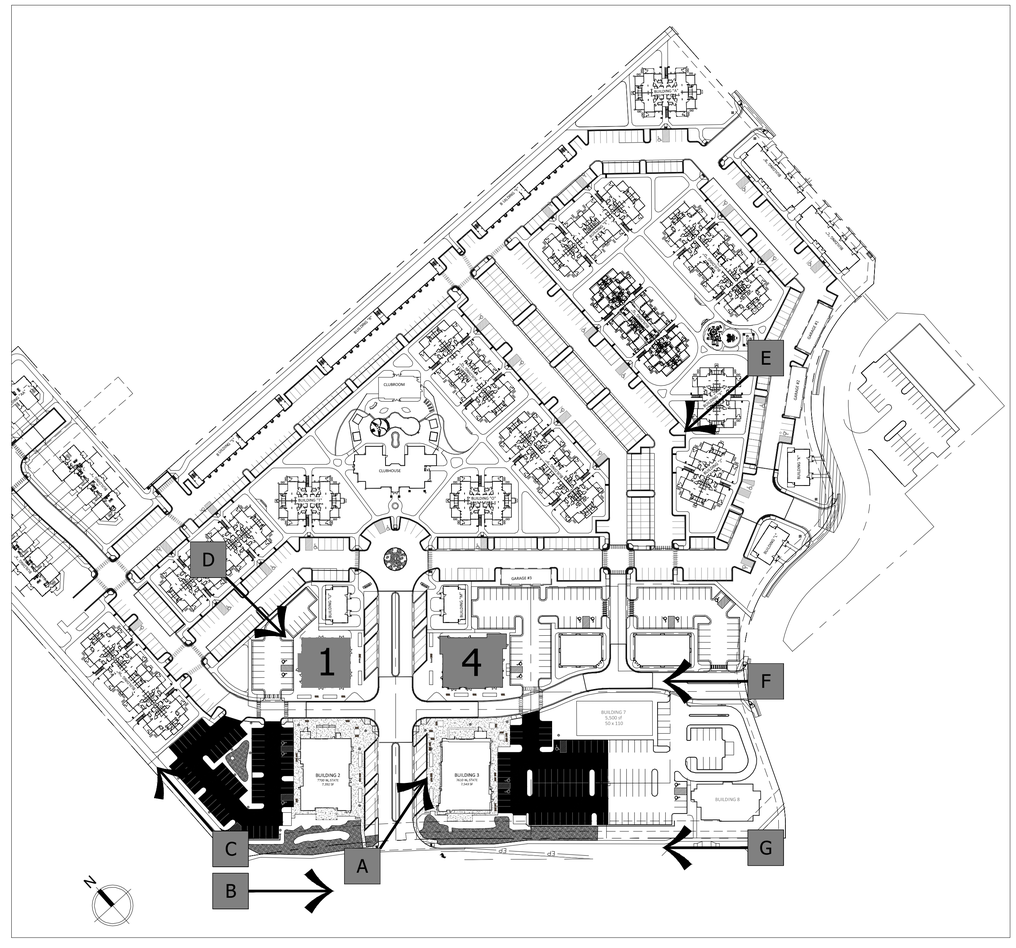
P:\15-027\CAD\DRH\BT\15-027 BLDG 1-AND 4 DR LANDSCAPE.DWG, TODD ARNOLD, 5/11/2015, DWG TO PDF.PC3, 24X36 (.PDF)

C LOOKING NORTH ALONG WEST PROPERTY LINE

D LOOKING SOUTH TOWARDS BUILDING SITE

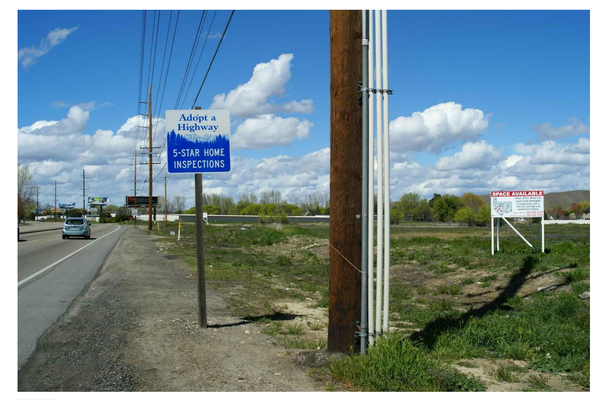
E LOOKING WEST TOWARDS BUILDING SITE

B LOOKING SOUTHEAST DOWN STATE STREET



F LOOKING NORTHWEST FROM SAXTON DRIVE

A LOOKING EAST FROM STATE STREET / HWY 44



G LOOKING NORTHWEST FROM STATE STREET

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NO.	REVISIONS	DATE

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FAX (208) 336-8380
BRS ARCHITECTS

PROPOSED DEVELOPMENT FOR:

NORTH POINTE RETAIL

BUILDINGS 1 + 4

W. STATE STREET BOISE, IDAHO 83714

DRAWN	RR
DATE	05-11-2015
CHECKED	TK
JOB NO.	15028
SHEET	BC.1

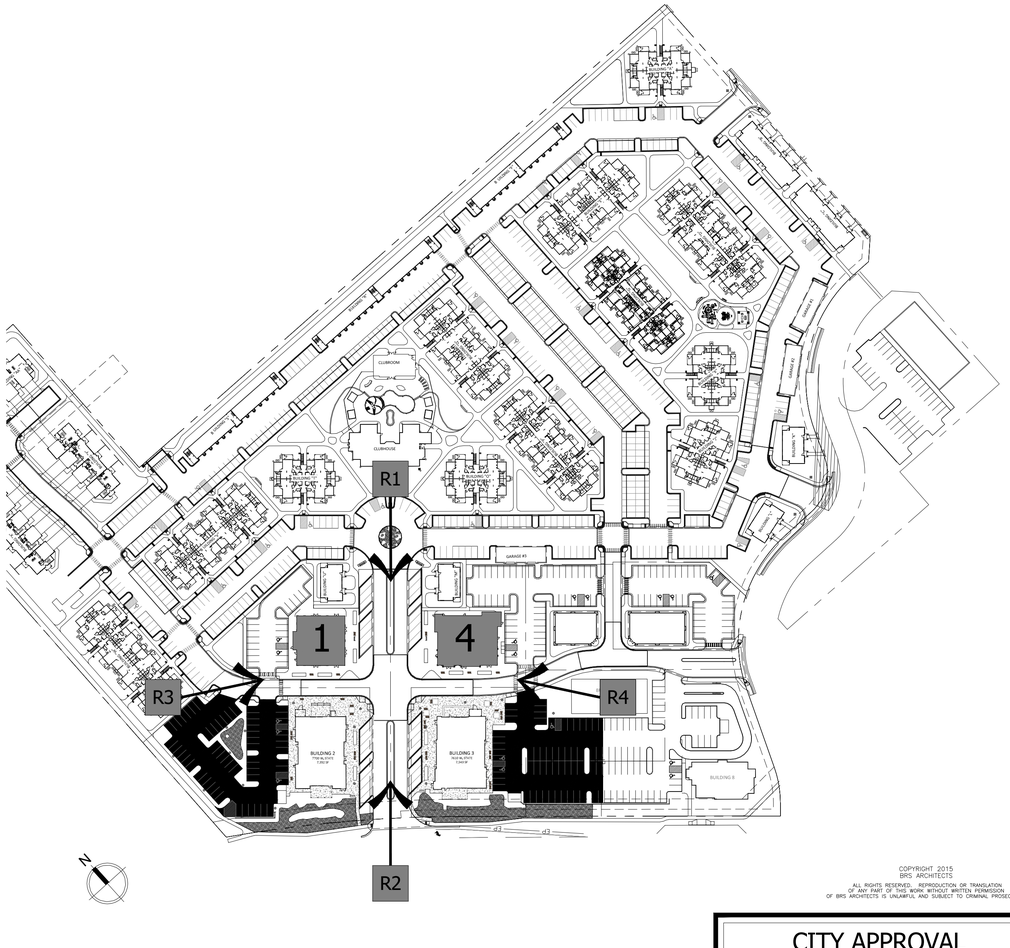
DESIGN REVIEW

R3 RENDERING: LOOKING EAST TOWARDS THE BOULEVARD

R2 RENDERING: LOOKING UP BOULEVARD FROM STATE STREET

R1 RENDERING: LOOKING DOWN BOULEVARD TOWARD STATE STREET

R4 RENDERING: LOOKING WEST TOWARDS THE BOULEVARD



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PROPOSED DEVELOPMENT FOR:

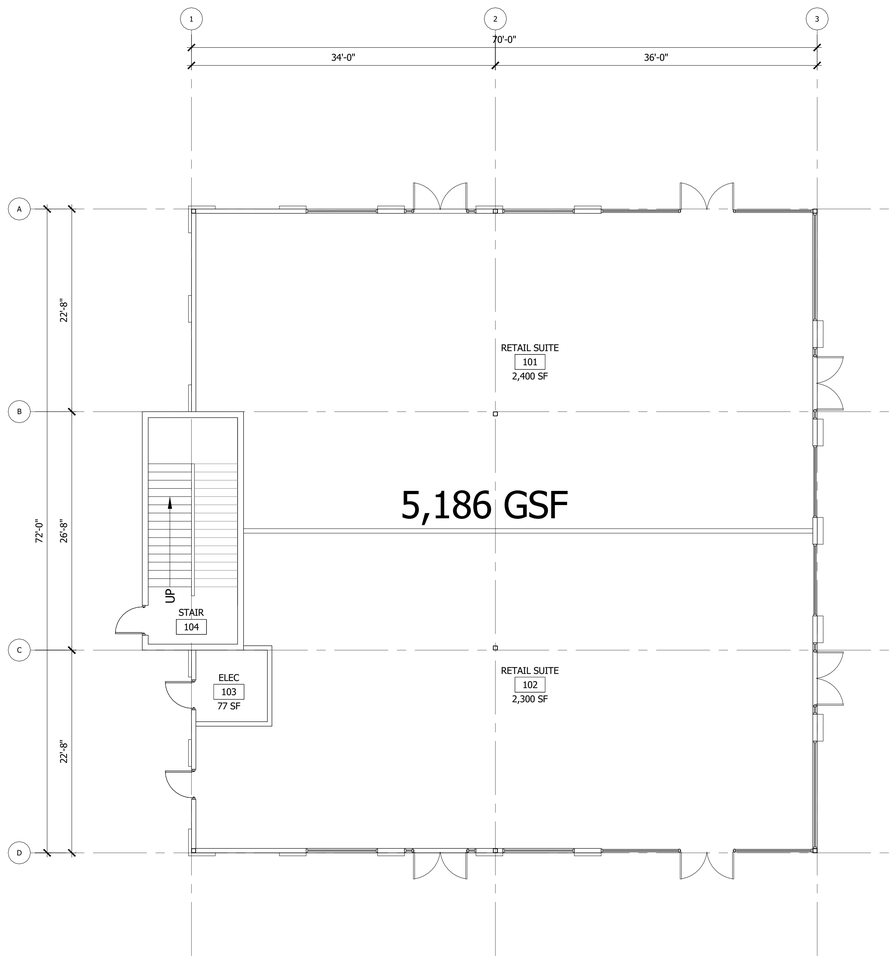
NORTH POINTE RETAIL

BUILDINGS 1 + 4

W. STATE STREET BOISE, IDAHO 83714

DRAWN	RR
DATE	05-11-2015
CHECKED	TK
JOB NO.	15028
SHEET	BC.2

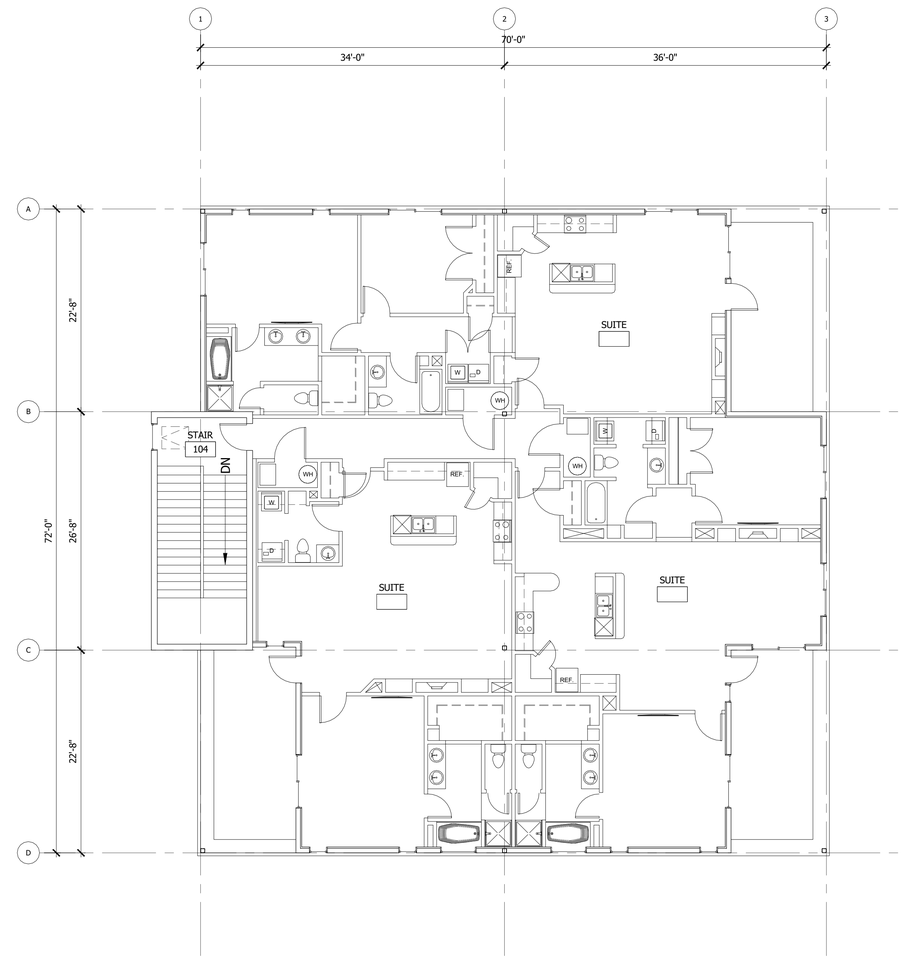
DESIGN REVIEW



NORTH

BUILDING 1 - GROUND FLOOR PLAN

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



NORTH

BUILDING 1 - SECOND FLOOR PLAN

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

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PROPOSED DEVELOPMENT FOR:

NORTH POINTE RETAIL

BUILDINGS 1 + 4

W. STATE STREET BOISE, IDAHO 83714

DRAWN	RR
DATE	05-11-2015
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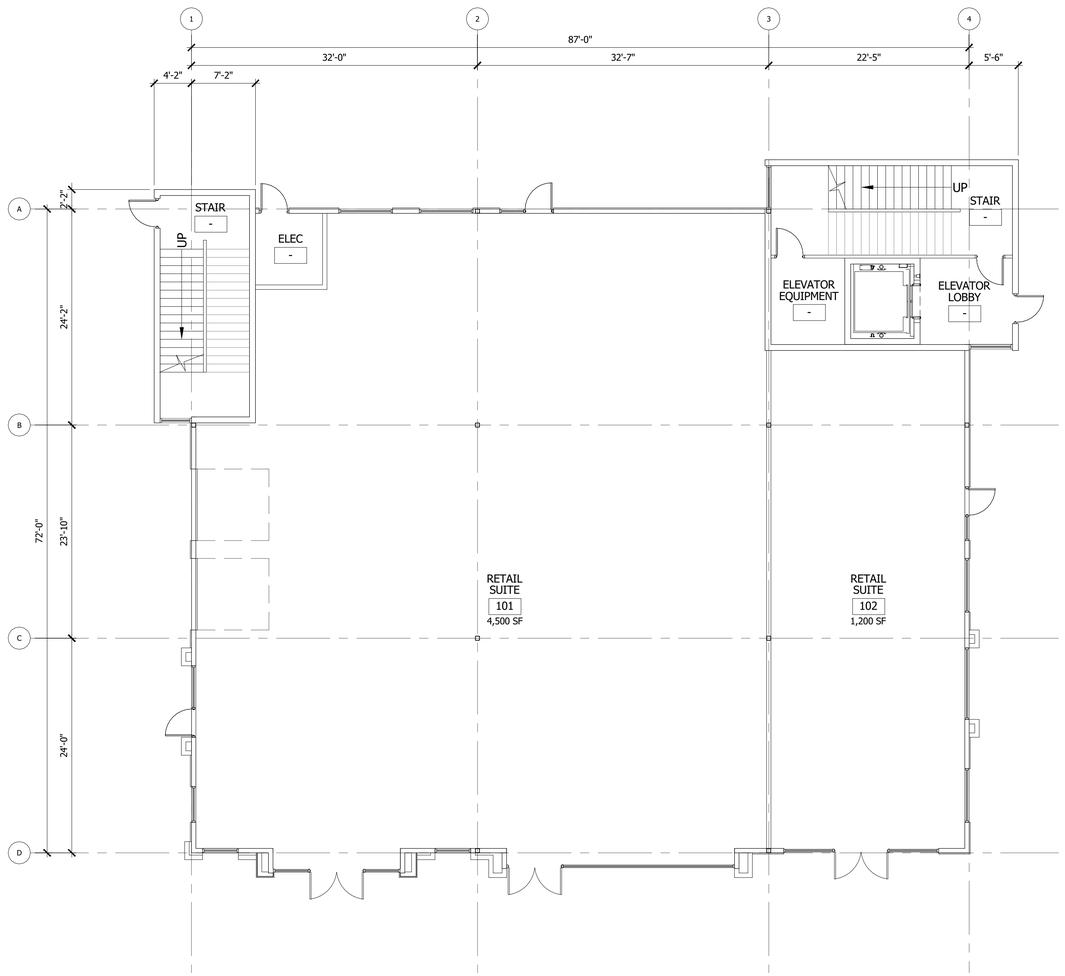
SHEET	A1.1

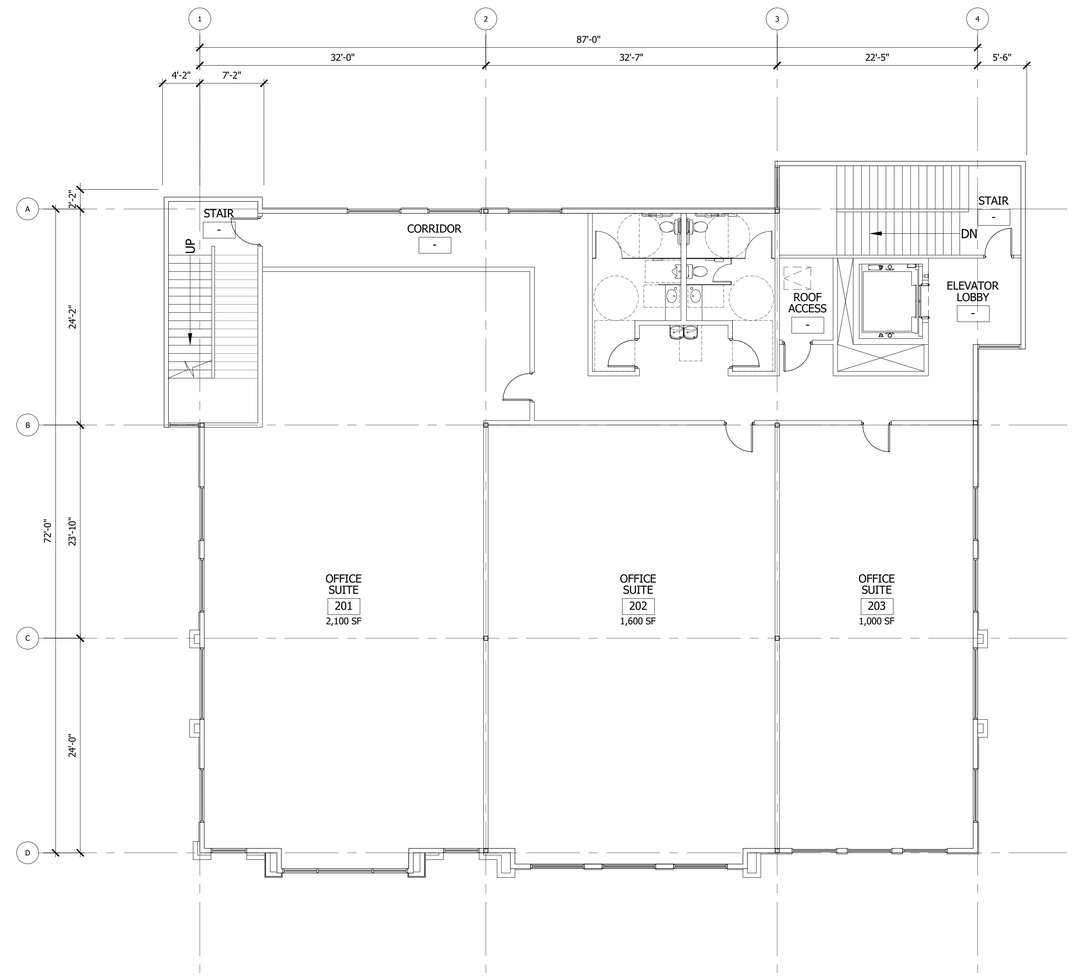
DESIGN REVIEW



NORTH

BUILDING 4 - GROUND FLOOR PLAN

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



NORTH

BUILDING 4 - SECOND FLOOR PLAN

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

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PROPOSED DEVELOPMENT FOR:

NORTH POINTE RETAIL

BUILDINGS 1 + 4

W. STATE STREET BOISE, IDAHO 83714

DRAWN	RR
DATE	05-11-2015
CHECKED	TK
JOB NO.	15028
SHEET	A1.2

DESIGN REVIEW

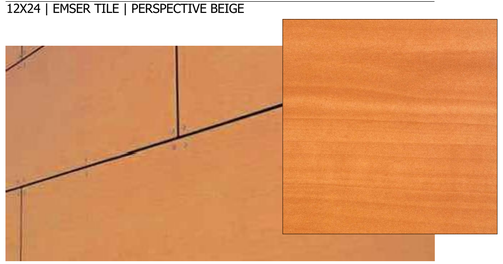
BUILDING 1:
SOUTHEAST PERSPECTIVE

BUILDING 4:
SOUTHWEST PERSPECTIVE

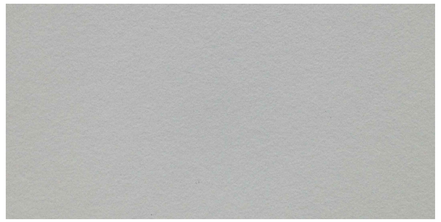
WALL TILE

T1 EXTERIOR WALL TILE
12X24 | EMSER TILE | PERSPECTIVE BEIGE

PANEL



P1 PHENOLIC RESIN PANEL
STONEWOOD | FONTHILL PEAR



P2 PHENOLIC RESIN PANEL
STONEWOOD | MERCURY

STUCCO

S1 STUCCO / DRYVIT
DOWNING SAND, SW 2822

S2 STUCCO / DRYVIT
SYCAMORE TAN, SW 2855

CMU

M1 CONCRETE MASONRY
GROUND FACE | BASALITE | 660 GF

OTHER

AL CLEAR ANODIZED ALUMINUM (SILVER)

PAINT

PS1 PAINTED STEEL
GRIZZLE GRAY | SW 7068

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BRS ARCHITECTS

PROPOSED DEVELOPMENT FOR:
NORTH POINTE RETAIL
BUILDINGS 1 + 4
W. STATE STREET
BOISE, IDAHO 83714

DRAWN	RR
DATE	05-11-2015
CHECKED	TK
JOB NO.	15028
SHEET	MB.1

DESIGN REVIEW

BUILDING 1:
SOUTHEAST PERSPECTIVE

BUILDING 1:
NORTHEAST PERSPECTIVE

BUILDING 1:
NORTHWEST PERSPECTIVE

BUILDING 1:
SOUTHWEST PERSPECTIVE

MATERIAL KEY

T1	EXTERIOR WALL TILE, 12x24, EMSER TILE, ALCHEMY, COPPER
P1	PHENOLIC RESIN PANEL, STONEWOOD, FONTHILL PEAR
P2	PHENOLIC RESIN PANEL, STONEWOOD, MERCURY
S1	STUCCO / DRYVIT, DOWNING SAND, SW 2822
S2	STUCCO / DRYVIT, SYCAMORE TAN, SW 2855
M1	CONCRETE MASONRY, GROUND FACE, BASALITE, 660 GF
CS	COMPOSITE SIDING, WOOD ALTERNATIVE, TREX, SADDLE
PS1	PAINTED STEEL, GRIZZLE GRAY, SW 7068
AL	CLEAR ANODIZED ALUMINUM (SILVER)

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PROPOSED DEVELOPMENT FOR:

NORTH POINTE RETAIL

BUILDINGS 1 + 4

W. STATE STREET BOISE, IDAHO 83714

DRAWN	RR
DATE	05-11-2015
CHECKED	TK
JOB NO.	15028
SHEET	MB.2

DESIGN REVIEW

BUILDING 4:
SOUTHWEST PERSPECTIVE

BUILDING 4:
SOUTHEAST PERSPECTIVE

BUILDING 4:
NORTHEAST PERSPECTIVE

BUILDING 4:
NORTHWEST PERSPECTIVE

MATERIAL KEY

T1	EXTERIOR WALL TILE, 12x24, EMSER TILE, ALCHEMY, COPPER
P1	PHENOLIC RESIN PANEL, STONEWOOD, FONTHILL PEAR
P2	PHENOLIC RESIN PANEL, STONEWOOD, MERCURY
S1	STUCCO / DRYVIT, DOWNING SAND, SW 2822
S2	STUCCO / DRYVIT, SYCAMORE TAN, SW 2855
M1	CONCRETE MASONRY, GROUND FACE, BASALITE, 660 GF
CS	COMPOSITE SIDING, WOOD ALTERNATIVE, TREX, SADDLE
PS1	PAINTED STEEL, GRIZZLE GRAY, SW 7068
AL	CLEAR ANODIZED ALUMINUM (SILVER)

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1010 S. ALLANTE PL.
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(208) 336-8370
FAX (208) 336-8380
BRS ARCHITECTS

PROPOSED DEVELOPMENT FOR:
NORTH POINTE RETAIL
BUILDINGS 1 + 4
W. STATE STREET
BOISE, IDAHO 83714

DRAWN	RR
DATE	05-11-2015
CHECKED	TK
JOB NO.	15028
SHEET	MB.3

DESIGN REVIEW

SOUTH ELEVATION

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

EAST ELEVATION

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

NORTH ELEVATION

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

WEST ELEVATION

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

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NO.	REVISIONS	DATE

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380
BRS ARCHITECTS

PROPOSED DEVELOPMENT FOR:

NORTH POINTE RETAIL

BUILDING 1

W. STATE STREET BOISE, IDAHO 83714

DRAWN	RR
DATE	05-08-2015
CHECKED	
JOB NO.	15013
SHEET	A2.0

SOUTH ELEVATION

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

EAST ELEVATION

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

NORTH ELEVATION

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

WEST ELEVATION

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

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NO.	REVISIONS	DATE

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380
BRS ARCHITECTS

PROPOSED DEVELOPMENT FOR:

NORTH POINTE RETAIL

BUILDING 4

W. STATE STREET BOISE, IDAHO 83714

DRAWN	RR
DATE	04-20-2015
CHECKED	
JOB NO.	15016
SHEET	A2.1

CITY OF BOISE

INTER-DEPARTMENT
CORRESPONDENCE

Date: May 13, 2015

To: Planning and Development Services

From: Jason Taylor, Drainage Reviewer
Public Works

Subject: **DRH15-00210**; Drainage/Stormwater Comments

A drainage plan must be submitted and approved by Public Works prior to issuance of a building permit.

If you have any further questions contact Brian Murphy, 384-3752.

I:\PWA\Subjects\Review Comments\CUs\Temp (uploaded comments)\Drainage Comments\CU Drainage DRH15-00210.doc

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

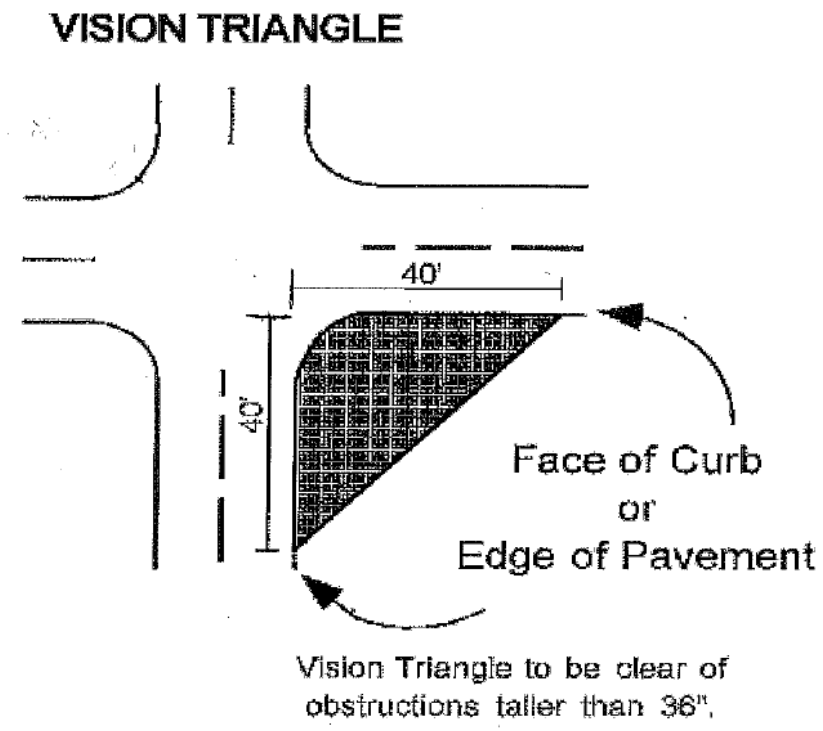
May 19, 2015

City of Boise Planning and Development Services
P.O. Box 500
Boise, ID 83701-0500

RE: DRH15-00210 NORTH POINTE BUILDINGS 1 & 4

The Idaho Transportation Department (ITD) has reviewed the referenced design review application for the North Pointe Buildings 1 & 4 on the northwest corner of Saxton Dr and SH-44. ITD has the following comments:

1. ITD has no objection to this application and requires no mitigation.
2. Applicant has applied for a Right-of-Way use permit. The permit is in the approval process.
3. Boise City is reminded that any additional development results in additional vehicle trips. The roadway system has limited capacity. Any additional vehicle trips increase congestion and travel delay.
4. No trees are allowed within ITD Right-of-Way. Only planting of forage, plants, grasses, flowers, and shrubs with a mature height not to exceed 3 feet will be allowed.
5. No rocks over 4 inches maximum size will be allowed in the ITD Right-of-Way.
6. Section 49-221 of the Idaho Code restricts the placement of any hedge, shrubbery, fence, wall, or other sight obstructions of any nature where they constitute a traffic hazard at the intersection of roads with other roads, private alleys, bike or pedestrian paths when they are within the "vision triangle" of vehicle operators. The boundaries of the "vision triangle" are defined as follows:
    a. By extending perpendicular lines along the face of curb from their point of intersection 40 feet in either direction; and
    b. By a height between 3 feet and 10 feet above the existing centerline highway elevation.



7. Irrigation systems shall be no closer than 5 feet from the pavement edge and shall be adjusted so as not to cause water to cover any portion of the highway pavement.
8. Provisions shall be established for the responsibility of future maintenance of any landscaping within ITD Right-of-Way.
9. Berms shall not be constructed on ITD right-of-way.
10. The applicant will need to provide confirmation that Valley Regional Transit will allow a bus lane in the location shown on the plans.
11. All right-of-way monuments shall be perpetuated by a State of Idaho licensed surveyor.
12. Existing signs will need to be relocated and shown on the plan sheets.
13. The State of Idaho has comprehensive rules governing outdoor advertising, including a limitation that signs not "dazzle or blind" drivers. The current trend toward high intensity signs has caused an increasing number of driver complaints on urban segments of the State Highway System. The applicants may contact Lana Servatius at (208)334-8343 for additional information about signage.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7191.

Sincerely,

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov

CITY OF BOISE

INTER-DEPARTMENT
CORRESPONDENCE

Date: 5/19/2015

To: Planning and Development Services

From: Rick Christenson, Senior Environmental Specialist
Public Works

Subject: **DRH15-00210**; 7610 W STATE ST; Pretreatment Comments

PT09	Shell and Core Projects - Applicant/Builder shall provide segregated grease line for all tenant spaces with any potential to house food service facilities. More than one outside grease interceptor unit may be required.

For more information, or if you have any questions please contact Rick Christenson, 384-3993 or email at: rchristenson@cityofboise.org.

Conditional Use Design Review Application
SAR095 (Boise)
6.4

CITY OF BOISE

INTER-DEPARTMENT
CORRESPONDENCE

Date: May 14, 2015

To: Planning and Development Services

From: Mike Sheppard, Civil Engineer
Public Works

Subject: DRH15-00210; 7610 W. State Street; Sewer Comments

Connection to central sewer is required. Sanitary sewers are available onsite. No permanent structures within existing sewer easement.

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

If you have any further questions please contact Mike Sheppard at 384-3920.

City of Boise

Memo

To: Planning and Development Services

From: Megan Durrell, Solid Waste Coordinator, Public Works Department

Date: 5/13/2015

Re: DRH15-00210

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

- The trash enclosure at Building 1 does not meet design criteria.
- The trash enclosure at Building 4 is appears to meet design criteria.
- Trash enclosures lack dimensions to evaluate the appropriateness of the structures.

Please review the trash enclosure design, location, and submittal requirements found here:

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

Please contact me with any questions at 388-4712.

CITY OF BOISE

INTER-DEPARTMENT
CORRESPONDENCE

Date:13 May 2015

To: Planning and Development Services

From: Mike Hedge, Street Light Technician
Public Works

Subject: DRH15-00210; 7610 W State St.; Street Light Comments

No comments.

If you have any further questions contact Mike Hedge at 388-4719 or mhedge@cityofboise.org.

I:\PWA\Subjects\Review Comments\CUs\CU street light comment template.doc

Design Review Response Form

Date: 5/18/2015

To: Planning and Development Services

From: Jacob Hassard, Project Manager for Valley Regional Transit Development Department, 208-258-2705

Subject: **DRH15-00210**: 7610 W State Street; Transit Comments

Valley Regional Transit has no comments at this time

BOISE CITY, IDAHO
CITY OF TREES

LEGAL NOTICE OF PUBLIC HEARING

THE CITY OF BOISE DESIGN REVIEW COMMITTEE WILL HEAR A REQUEST FOR DRH15-00210 AT 7672 W. STATE STREET

BRS Architects – Ricci Reavis
Construct two, two-story mixed-use buildings with retail on the ground floor and office and residential uses on the second floor along with associated site work in a C-4D/DA (Planned Commercial with Design Review and Development Agreement) zone.

ON June 10, 2015 AT 6:00 P.M.

IN THE BOISE CITY HALL
COUNCIL CHAMBERS
ON THE 3RD FLOOR OF CITY HALL

For more information, contact the
Planning & Development Services Dept.
150 North Capitol Blvd., 2nd Floor
(208) 384-3830
TDD/TTY 800/377-3529