

November 29, 2016

City of Boise
Planning and Zoning
150 N. Capitol Blvd.
Boise, ID 83701

Re: Proposed Conditional Use Narrative for US Bank Daycare Center in Boise, ID

To Whom It May Concern,

Pleased accept the following submittal for Conditional Use to allow a Daycare in a C5DD Downtown zone. The purposed daycare facility will be on the first floor of the US Bank Building at 101 S. Capitol Blvd. in Boise, Idaho.

Currently there are not a lot of Daycare options in downtown Boise and this project seeks to fulfill that need. Gardner, the owner of the building, has also received interest tenants on the need for a Daycare facility.

Indoor - This facility will provide care during the day for children ranging from 0-4 years of age that may have up to 75 children. There will be individual classrooms, office, kitchen, bathrooms, and support spaces in this facility. The indoor area will be 4,202 square feet.

Outdoor – There will be a fenced-in outdoor play area for approximately 15-20 children at a time that is approximately 1,500 square feet. This was calculated using the City of Boise ratio of 75sf/child. This area will be fenced with metal railing, locked and have security cameras. The play surface will be a rubber surface that provides for accessibility, cleaning and fall protection. It is expected that the Daycare will provide some type of outdoor toys in the area. In discussion with Safety Officer Ed Fritz (Boise Police Dept.) the outside play area should not pose any issues due to Daycare standards of having direct supervision of children always when outside. The

Another potential resource the Daycare can take advantage of is the recently redone Grove Plaza. The Grove is immediately adjacent to the Daycare and would allow the children access without crossing any streets. There is also the Capitol Park that is 2 blocks north of the Daycare.

Parking and Drop-off – The location of the daycare is convenient for many working parents in the downtown area. With the current interest, many of the prospective clients will be parking in their monthly paid parking spots and walking their children to the daycare facility. Within two blocks there are three public garages and four private garages that all offer monthly parking. Onsite in the new City Center parking garage that is connected to the US Bank Building that a skybridge that will allow parents to also park temporarily and drop their children off. This garage has 68 spaces with four accessible stalls that are on the same level as the skybridge.

- Eastman Public 275 monthly stalls
- Capitol Terrace Public 240 monthly stalls
- Grove Street Public 493 monthly stalls
- 8th and Main Private 181 monthly stalls
- US Bank Private 249 monthly stalls
- City Center Private 68 stalls
- Wells Fargo Private Unknown

Bike parking is also plentiful at many of the adjacent downtown buildings. Currently bike parking at adjacent properties is approximately:

- 180 spaces between the tenants of City Center Plaza.
- 50 spaces at US Bank
- 60 spaces at 8th and Main

Another alternative to bringing children to the Daycare facility is on the bus utilizing Valley Regional Transit's network. VRT recently opened Main Street Station that would provide a convenient method for parents who use the system to commute to work.

Operation – The facility will operate between the hours of 7:00am and 6:00pm, with most pick up and drop off between the hours of 7:30am and 5:30pm.

Based on the need that has been expressed and lack of close by Daycare facilities in the downtown core, it is requested to allow a Daycare use in the proposed location. Thank you for your time and consideration.

Sincerely,



Brad Smith
Project Manager