



Planning & Development Services

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

Phone: 208/608-7100
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TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

6

CUP16-00088 / Gardner Company

Summary

The applicant requests a conditional use permit to operate a child care facility for up to 75 children within an existing building located at 101 S. Capitol Boulevard in a C-5DDC (Central Business District with Downtown and Capitol Boulevard Special Design Review) zone.

Prepared By

Brent Moore, Associate Planner

Recommendation

The Planning Team recommends **approval** of CUP16-00088.

Reason for the Decision

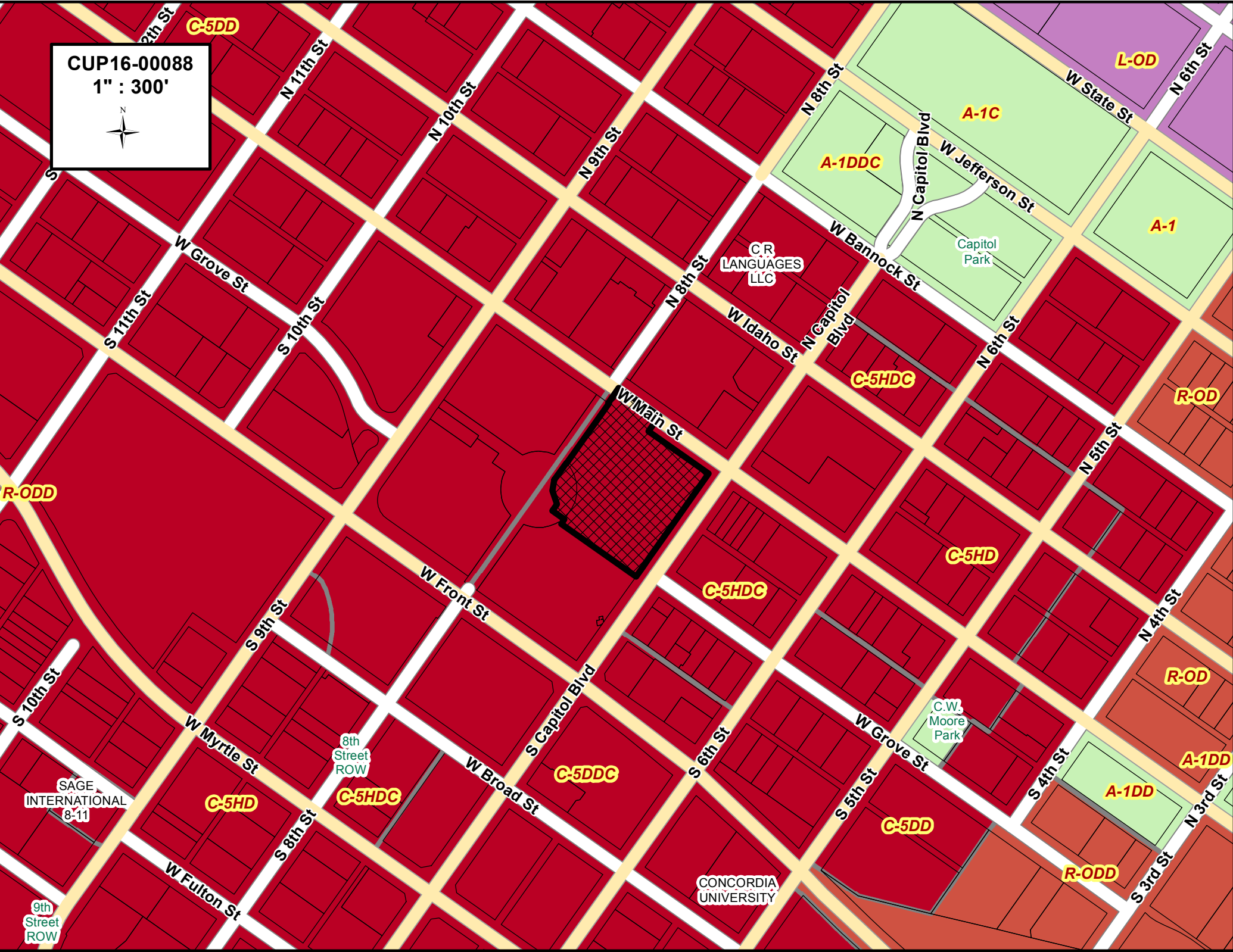

The proposed child care will be compatible with adjacent uses as it will be located within an existing office building downtown that is surrounded by office and commercial uses. The site is large enough to accommodate the use as the 4,202 square foot space will provide 56 square feet of gross floor area per child, while City Code requires only 35 square feet per child. Sufficient outdoor play area will be available as The Grove Plaza and Capitol Park are within walking distance, and a new 1,500 square foot fenced outdoor play area will be constructed on site.

Traffic impacts will be minimal as the majority of customers will likely live or work downtown within walking distance of the site. Many parking garages are located in the vicinity, and the ValleyRide Main Street Transit Station is adjacent to the west. As the property is located within the P-1 parking overlay district, no parking is required. However, for customers who do drive, free one-hour parking will be available in the parking garage to allow for the pick-up and drop-off of children. The use is supported by the Comprehensive Plan as *Goals DT-NC 3.1 & 3.4* encourage child care facilities to locate downtown in order to serve employment centers and adjoining neighborhoods.

This report includes information available on the Boise City Website. The entire public record, including additional documents, can be viewed through PDS Online through the following link:

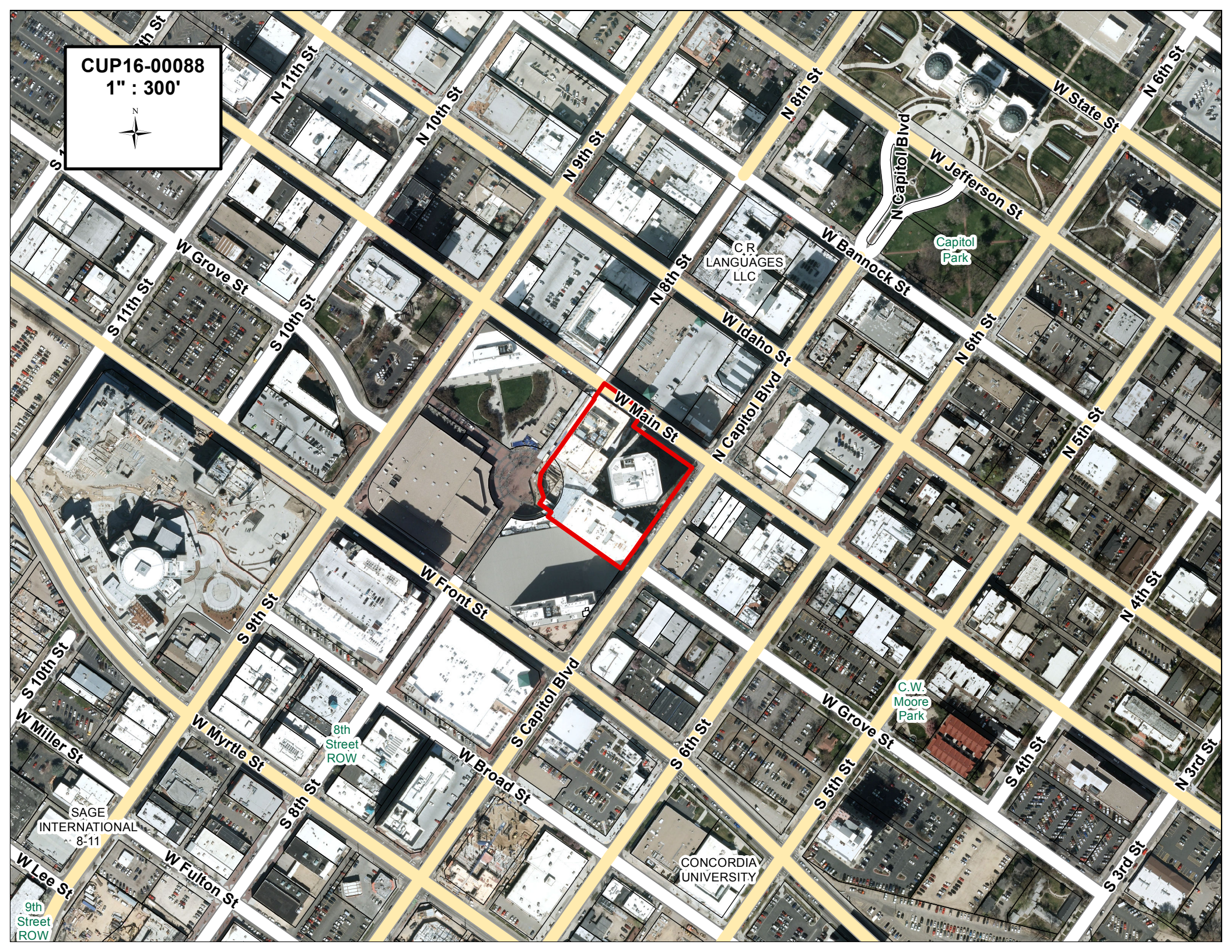
<http://pdsonline.cityofboise.org/pdsonline/Permits.aspx?id=0>

CUP16-00088
1" : 300'



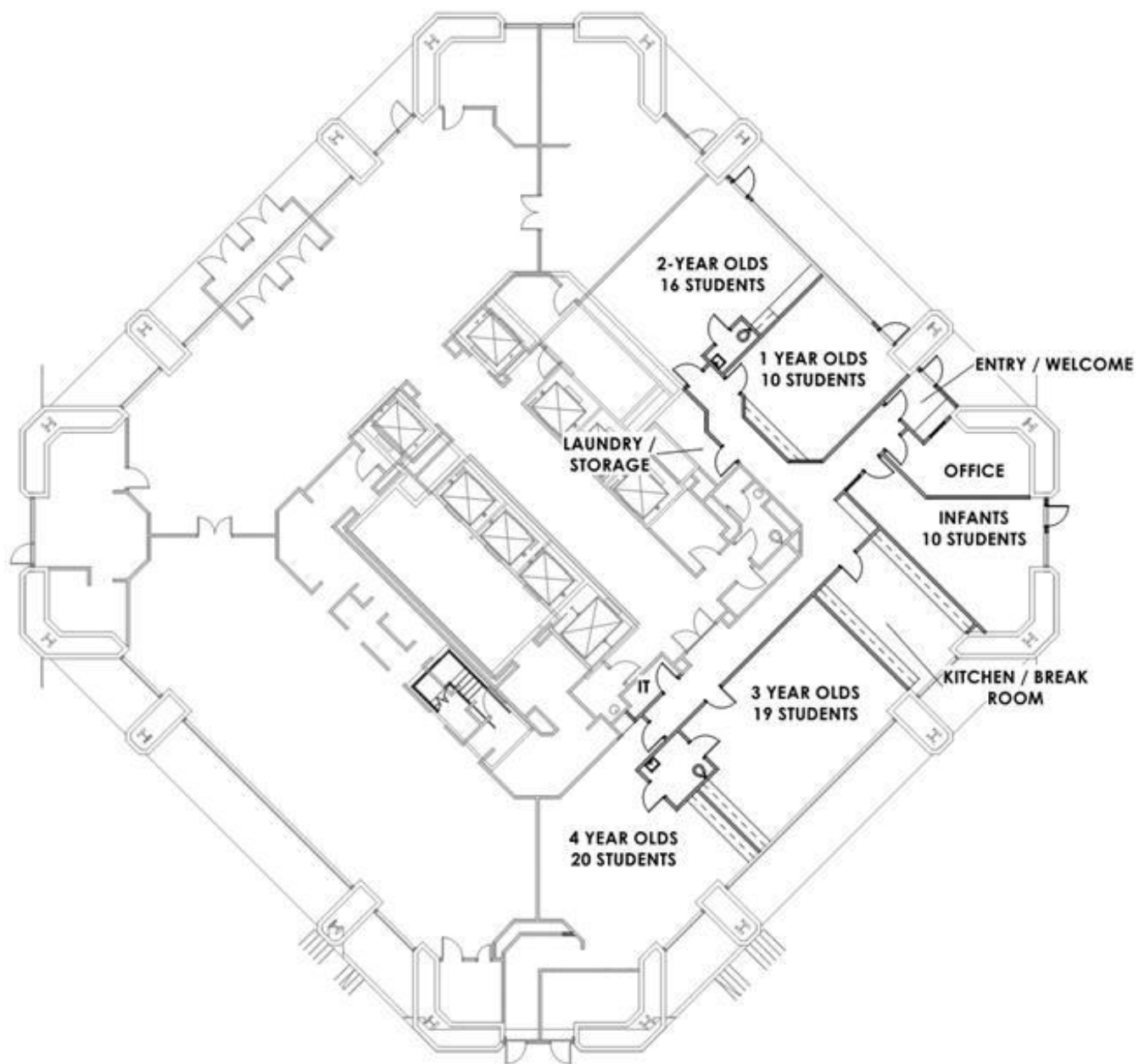
CUP16-00088

1" : 300'


















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DESIGN THAT MAKES A DIFFERENCE

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 |
| • 8 th 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

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,

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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.

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. Additionally, there will be a fenced in outdoor play area for approximately 15-20 children at a time. This was calculated using the City of Boise ratio of 75sf/child. Another potential resource the Daycare can take advantage of is the recently redone Grove Plaza.

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

#109: Conditional Use Application

Case #: CUP16-00088

Property Information

Address

Street Number: 101	Prefix: S	Street Name: CAPITOL BLVD	Unit #: 			
Subdivision name: 	Block: 8	Lot: 	Section: 10	Township: 3	Range: 2	Zoning: C-5DDC
Parcel Number: R1013000655	Additional Parcel Numbers: 					

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

☒ Agent/Representative ☐ Applicant ☐ Owner

Applicant Information

First Name: Tom	Last Name: Ahlquist		
Company: Gardner Company			
Address: 101 S. Capitol Blvd., Suite 1700	City: Boise	State: ID	Zip: 83702
E-mail: tom@gardnercompany.net	Phone Number: (208) 246-8909	Cell: 	Fax:

Agent/Representative Information

Role Type: ☒ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☐ Other

First Name: Brad	Last Name: Smith		
Company: Babcock Design Group			
Address: 800 W. Main St., Suite 940	City: Boise	State: ID	Zip: 83702
E-mail: brad@babcockdesign.com	Phone Number: (208) 424-7675	Cell: 	Fax:

Owner Information

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

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

Project Information

Is this a Modification application? ☐ Yes ☒ No File number being modified:

1. Neighborhood Association:

Downtown Boise

2. Comprehensive Planning Area:

Downtown

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

Tenant Improvement Design of a Daycare Center on the ground floor of the US Bank Building

4. Size of Property:

2.14 ☒ Acres ☐ Square Feet

5. Water Issues:

A. What are you fire flow requirements? (See International Fire Code):

3000 gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require United Water approval.

Number of Existing: Number of Proposed:

C. Is the building "sprinklered"? ☒ Yes ☐ No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330):

3000 gpm

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

N/A

7. Is the project intended to be phased? Please explain:

NO

8. Adjacent property information:

Building types and/or uses		Zone	
North:	<input type="text" value="N/A"/>	North:	<input type="button" value="v"/>
South:	<input type="text" value="B"/>	South:	<input type="button" value="v"/>
East:	<input type="text" value="B"/>	East:	<input type="button" value="v"/>
West:	<input type="text" value="B"/>	West:	<input type="button" value="v"/>

9. Proposed Structures:

A. Number of Structures: Use:

Square footage of proposed structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text" value="4202"/>
2nd Floor	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>

B. Maximum proposed structure height(s):

C. Number of stories:

D. Number of seats (if restaurant, tavern or lounge):

E. Number of residential units (if applicable):

10. Existing Structures:

Square footage of existing structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>

11. Building Exterior:

	Materials	Colors
Roof:	<input type="text" value="N/A"/>	<input type="text"/>
Walls:	<input type="text" value="N/A"/>	<input type="text"/>
Windows/Doors:	<input type="text" value="N/A"/>	<input type="text"/>
Fascia, Trim, etc:	<input type="text" value="N/A"/>	<input type="text"/>
Other:	<input type="text" value="N/A"/>	<input type="text"/>

12. Setbacks:

Note: Plans that are not graphically dimensioned will not be accepted.

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	<input type="text" value="N/A"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Rear:	<input type="text" value="N/A"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Side 1:	<input type="text" value="N/A"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Side 2:	<input type="text" value="N/A"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

13. Site Design:

	Site Percentage Devoted to	Square Feet
Building Coverage:	<input type="text" value="0"/> %	<input type="text"/>
Landscaping:	<input type="text" value="0"/> %	<input type="text"/>
Paving:	<input type="text" value="0"/> %	<input type="text"/>
Other Uses:	<input type="text" value="0"/> %	<input type="text"/>
Describe Other Uses:	<input type="text" value="0"/>	

14. Parking:

	Required	Proposed
Accessible Spaces:	<input type="text" value="0"/>	<input type="text"/>
Parking Spaces:	<input type="text" value="0"/>	<input type="text"/>
Bicycle Spaces:	<input type="text" value="0"/>	<input type="text"/>
Proposed compact spaces:		<input type="text"/>

Are you proposing off-site parking? ☒ Yes ☐ No

If yes, how many spaces?

Are you requesting shared parking or a parking reduction? ☐ Yes ☒ No

If yes, how many spaces?

Restricted parking? ☐ Yes ☒ No

15. Landscaping:

A. Are there any prominent trees or areas of vegetation on the property? ☐ Yes ☒ No

B. Type:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

17.Solid Waste:

A. Type of trash receptacles:

- ☐ Individual Can/Residential
☐ 3 Yd. Dumpster
☐ 6 Yd. Dumpster
☐ 8 Yd. Dumpster
☐ Compactor

B. Number of trash receptacles:

0

C. Proposed screening method:

N/A

D. Is the proposed location accessible for collection?
(Contact Boise Public Works at 384-3901.)☒ Yes☐ No

E. Is recycling proposed?

☒ Yes☐ No**18.Irrigation Ditches/Canals:**

A. Are there any irrigation ditches or canals on or adjacent to the property?

☐ Yes☒ No

B. Location:

C. Size:

19.Fencing:**Proposed****Existing to Remain**

Type:

N/A

Height:

N/A

Location:

N/A

20.Loading Facilities (if proposed, for commercial uses only):

Number:

N/A

Location:

N/A

Size:

N/A

Screening:

N/A

21.Drainage:

Proposed method of on-site retention:

N/A

22.Floodways & Hillside:

A. Is any portion of this property located in a Floodway or a 100-year Floodplain?

☐ Yes☒ No

B. Does any portion of this parcel have slopes in excess of 15%?

☐ Yes☒ No

Note: If the answer to either of the above is yes, you will be required to submit an additional #112 Floodplain and/or #114 Hillside application and additional fee.

23.Airport Influence Area:

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

☒ No☐ Area A☐ Area B☐ Area B1☐ Area C



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6

Planning Division Project Report

File Number	CUP16-00088
Applicant	Gardner Company
Property Address	101 S. Capitol Boulevard
Public Hearing Date	January 9, 2017
Heard by	Planning and Zoning Commission
Analyst	Brent Moore
Checked By	Cody Riddle

Public Notification

Neighborhood meeting conducted: November 28, 2016
Newspaper notification published on: December 24, 2016
Radius notices mailed to properties within 300 feet on: December 21, 2016
Staff posted notice on site on: December 21, 2016

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Exhibits

Agency Comments

1. Project Data and Facts

Project Data	
Applicant	Tom Ahlquist / Gardner Company
Representative	Brad Smith / Babcock Design Group
Location of Property	101 S. Capitol Boulevard
Size of Property	2.14 Acres
Zoning	C-5DDC (Central Business District with Downtown and Capitol Boulevard Special Design Review)
Comprehensive Plan Designation	Downtown Mixed Use
Planning Area	Downtown
Neighborhood Association/Contact	Downtown Boise / Tami Chafin
Procedure	Planning and Zoning Commission decision that can be appealed to City Council.

Current Land Use
The property contains a 19-story, 276,099 square foot office building.

Description of Applicant's Request
A conditional use permit to operate a child care facility for up to 75 children within the first floor of an existing office building.

2. Land Use

Description and Character of Surrounding Area
The site is located downtown on the southwest corner of Main Street and Capitol Boulevard. It is surrounded by a mix of uses including, office, retail, and structured parking.

Adjacent Land Uses and Zoning

North:	Commercial / C-5DDC (Central Business District with Downtown and Capitol Boulevard Special Design Review)
South:	Office / C-5DDC (Central Business District with Downtown and Capitol Boulevard Special Design Review)
East:	Commercial / C-5HDC (Central Business District with Historic and Capitol Boulevard Special Design Review)
West:	Office / C-5DD (Central Business District with Downtown Design Review)

Special Considerations
The ValleyRide Main Street Station is located adjacent to the property.

History of Previous Actions
CU-18-76 Conditional use approval for a 19-story office building.

3. Project Proposal

Setbacks

The proposed child care will be located on the first floor of the existing US Bank office building on the southwest corner of Main Street and Capitol Boulevard. No new structures are proposed as part of this application.

Parking

The property is located within the P-1 parking overlay district in which no parking is required. However, a 68-space parking garage is located immediately to the south which will be available for customers to use while dropping-off and picking-up their children. The garage offers free one-hour parking and is connected to the US Bank building by a sky bridge. There is also a 249-space parking garage located underneath the US Bank building for monthly customers. There are approximately 180 bicycle parking spaces available throughout City Center Plaza.

4. Boise Development Code

Section	Description
11-03-04.06	Conditional Use Permit
11-04-05.01 (G)	Central Business District
11-06-04.01 (B)	Child Care
11-07-03	Off-Street Parking and Loading Standards

5. Comprehensive Plan

Chapter	Goals, Objectives & Policies
Chapter 4: Planning Area Policies	Goal DT-NC 3.1: Services Providers Downtown
	Goal DT-NC 3.4: Child Care Facilities

6. Transportation Data

Roadway	Frontage	Functional Classification	PM Peak Traffic Count	Level of Service*
Capitol Boulevard	328'	Minor Arterial	864	Better than "E"
Main Street	323'	Minor Arterial	644	Better than "E"

*Acceptable level of service for a three-lane one-way street is "E" (2,550 VPH). The average daily traffic count for Capitol Boulevard north of Front Street was 11,455 on August 27, 2014. The average daily traffic count for Main Street east of 9th Street was 8,499 on June 25, 2014.

The Ada County Highway District (ACHD) had no site specific conditions of approval.

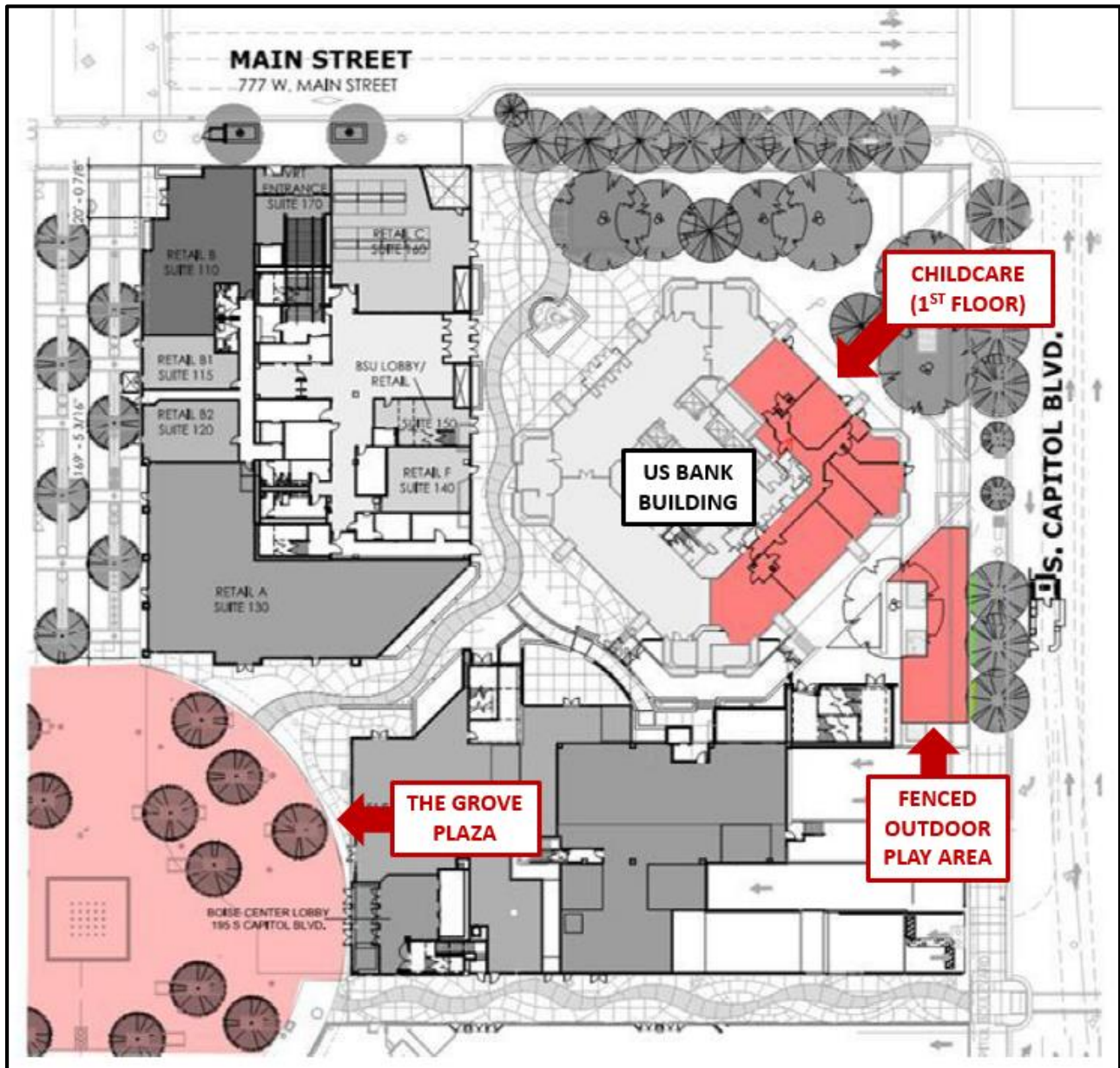
7. Analysis/Findings



Vicinity Map

The applicant is requesting a conditional use permit for a child care center for up to 75 children and 12 employees within a 4,202 square foot space on the first floor of an existing 19-story office building. The site is large enough to accommodate the proposed use as City Code requires 35 square feet of indoor gross floor area per child, and 56 square feet per child will be provided. A 1,500 square foot outdoor play area with a rubber surface will also be provided along the east side of the property. As City Code requires 100 square feet of outside play area per child, 15 children will be allowed to utilize the play area at a time. The outdoor play area will be fenced with metal railing, locked and supervised by employees and security cameras to ensure the safety of the children. The Grove Plaza is adjacent to the west and Capitol Park is approximately 750' to the north, providing other outdoor play opportunities for the children within walking distance of the site. The primary hours of operation will be from 7am to 6pm, Monday through Friday.

The child care center will not negatively impact other properties in the vicinity, as it will be located within an existing building downtown that is surrounded by office and commercial uses. It is anticipated that the majority of customers will live or work downtown within walking distance of the site, so traffic impacts should be minimal. There are many parking garages in the vicinity, and the ValleyRide Main Street Transit Station is adjacent to the west. As the project is located downtown within the P-1 parking overlay district, no parking is required to be provided. However, for customers who do drive, free one-hour parking will be available in the parking garage immediately to the south.



Site Plan

The proposed use is supported by the Comprehensive Plan as *Goals DT-NC 3.1 & 3.4* encourage child care facilities to locate downtown in order to support the city's business center and downtown residents. The proposed child care would be within walking distance of thousands of employees, making it a very convenient location for parents to drop-off, pick-up or visit their children.

FINDINGS

CONDITIONAL USE PERMIT (11-03-04.7.a)

i. The location is compatible to other uses in the general neighborhood;

The use of the property is compatible with the general neighborhood. The proposed child care facility will provide an important service at a convenient location for residents who live and work downtown. The use will be within walking distance of many downtown offices, making it easy for employees to walk to when dropping-off and picking-up their children. The child care will have minimal impacts on surrounding properties as it will be located within an existing building, with the exception of a 1,500 square foot outdoor play area located at the east side of the building. The outdoor play area will be surrounded by office and commercial uses, and will not negatively impact surrounding properties.

ii. The proposed use will not place an undue burden on transportation and other public facilities in the vicinity;

Comments received from public agencies confirm the proposed use will not place an undue burden on the transportation system or other services in the vicinity. Boise City Public Works and ACHD had no concerns or conditions of approval.

iii. The site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls, fences, parking, loading, landscaping, and such other features as are required by this Code;

The site is large enough to accommodate the proposed use. City Code requires 35 square feet of indoor gross floor area per child and 56 square feet per child will be provided, as 75 children are proposed within a 4,202 square foot space. As the property is located within the P-1 Parking Overlay District, no parking is required to be provided. It is anticipated that the primary users of the child care will be those who live and work downtown, within walking distance of the building. The use is located within walking distance of many office buildings and parking garages, and is also adjacent to the Main Street Transit Station. For any customers who do drive to the site, free one-hour parking will be provided within the underground parking garage to allow for convenient pick-up and drop-off of children without negatively impacting traffic.

The site will include a 1,500 square foot fenced, outdoor play area with play equipment for the children. As City Code requires 100 square feet of outside play area per child, 15 children will be allowed to utilize the play area at a time. Additionally, The Grove Plaza is located approximately 125' to the west and Capitol Park is located approximately 750' to the north, providing other outdoor play areas within walking distance of the site.

- iv. *The proposed use, if it complies with all conditions imposed, will not adversely affect other property of the vicinity;*

The proposed use will not adversely affect other property in the vicinity. The child care will be located downtown on the first floor of an existing 19-story office building. The fenced outdoor play area will be limited to 15 children at a time, and will not negatively impact surrounding properties as it will be surrounded by office and commercial uses. Traffic associated with the use will be minimal as it is anticipated that the primary users of the child care will be those living and working downtown within walking distance of the site. Free one-hour parking will be provided in the underground parking garage, which will allow any customers who do drive to the site a convenient place to park that will not disrupt traffic in the area.

- v. *The proposed use is in compliance with the Comprehensive Plan.*

The use is supported by the Comprehensive Plan as *Goals DT-NC 3.1 & 3.4* encourage child care facilities to locate downtown in order to serve employment centers and adjoining neighborhoods. The proposed location will provide a convenient location for those working and living downtown to take their children as it is located adjacent to the Main Street Transit Station and is within walking distance of many job offices and parking garages.

8. Recommended Conditions of Approval

Site Specific

1. Construction, use and property development shall be in compliance with plans and specifications on file with the Boise City Planning and Development Services Department submitted on **November 17, 2016**, except as expressly modified by the following conditions.
2. The use shall not exceed 75 children at any one time.
3. The outdoor play area shall be limited to not more than 15 children at any one time.
4. Compliance with Fire Department comments per the memo dated **December 28, 2016**.

Standard Conditions of Approval

5. All lighting shall be designed and located so as to prevent glare or direct light from falling onto adjoining properties or streets. The illumination of all light fixtures shall not exceed two footcandles as measured one foot above the ground at property lines shared with residentially zoned or used parcels.

6. 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 the City of Boise. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon the City of Boise.
7. 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 its successors in interest advises the City of its 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.
8. 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 will be required in the amount of 110% of the value of the condition(s) that is incomplete.
9. Failure to abide by any condition of this approval shall be grounds for revocation by the Boise City Planning and Zoning Commission.
10. This permit shall be valid for a period not to exceed two years from the date of approval by the Planning and Zoning Commission. Within this period, the holder of the permit must commence the use permitted by the permits in accordance with the conditions of approval.
11. Prior to the expiration of this approval, the Commission may, upon written request by the holder, grant a two-year time extension. A maximum of two extensions may be granted.
12. All exterior construction activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. Low noise activities such as surveying, layout and weather protection may be performed at any time.



Kent Goldthorpe, President
Paul Woods, Vice President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

December 19, 2016

To: Tom Ahlquist
Gardner Company
101 S. Capitol Blvd. Ste. 1700
Boise, ID 83702

Subject: BOI16-0504 / CUP16-00088
101 S. Capitol Blvd.
US Bank Daycare Center

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has no site specific conditions of approval for this application.

There is No Impact Fee Due for this application and an ACHD inspection is not required.

If you have any questions, please feel free to contact me at (208) 387-6335.

Sincerely,

Austin Miller
Planner I
Development Services

cc: City of Boise, via e-mail

Traffic Information

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Capitol Blvd.	328-feet	Minor Arterial	864	Better than "E"
Main St.	323-feet	Minor Arterial	644	Better than "E"

*Acceptable level of service for a three-lane one-way street is "E" (2,550).

Average Daily Traffic Count (VDT):

Average daily traffic counts are based on ACHD's most current traffic counts

- The average daily traffic count for Capitol Boulevard north of Front Street was 11,445 on August 27, 2014.
- The average daily traffic count for Main Street east of 9th Street was 8,499 on June 25, 2014.



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

December 12, 2016

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

EREVIEW

RE: CUP16-00088 US BANK DAYCARE

The Idaho Transportation Department (ITD) has reviewed the referenced conditional use permit application for Tom Ahlquist at 101 Capital Boulevard north of US-20/26 milepost 48.95. ITD has the following comments:

1. ITD has no objection to a daycare being operated in this location.
2. The project does not abut the State highway system.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
4. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact ITD District 3 Traffic at 334-8300 for more information.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7190.

Sincerely,

A handwritten signature in blue ink that reads 'Ken Couch'.

Ken Couch
Development Services Coordinator
Ken.Couch@itd.idaho.gov



William L. Bones
Police Chief

Boise Police Dept.

333 N. Mark Stall Place
Boise, ID 83704-5511

Phone
208/570-6000

Fax
208/570-6049

TDD/TTY
800/377-3529

Web
www.cityofboise.org/police
www.boisepolice.org

Mayor
David H. Bieter

City Council
President
Maryanne Jordan

Council Pro Tem
Elaine Clegg

Lauren McLean
Ben Quintana
TJ Thomson

Boise Police

Date: November 30, 2016

TO: Planning and Development Services

FROM: Ed Fritz, Crime Prevention Supervisor
Boise Police Department

SUBJECT: CUP16-00088

COMMENTS:

Site walked on Nov 28, 2016.

No further comments at this time.

If you have any further questions, please contact Ed Fritz 570-6071.

interoffice

MEMORANDUM

November 30, 2016

TO: Design Review Analyst
Boise Planning & Development

FROM: Debbie Cook, Forestry Specialist
Boise Parks & Recreation Department

SUBJECT: CUP16-00088

The following requirements and recommendations are provided to assist the property owner with selection, placement, maintenance and protection of trees on public and private property.

Required Actions reflect provisions of Boise City Code Title 9, Chapter 16 (Boise Tree Ordinance). Questions relating to these required actions should be directed to this office at (208) 608-7700

Required Actions: Trees along the public right of way must be protected during construction with chain link fencing. No material, trailers or vehicles may be stored or parked inside the fence. Irrigation to the trees must be maintained during construction. Trees must be protected from silt or soil buildup that may wash onto the root system during construction. Any injury that may occur to the trees must be reported as soon as possible to Boise Forestry so damage may be assessed and corrected in a timely manner. No treatment may be applied by other than an approved arborist.

Comment: Check into the toxicity of the dwarf English laurel for use at a day care center.

Thank you for the opportunity to comment. If you have any additional questions about trees for this project please don't hesitate to call.

Debbie Cook
Forestry Specialist
Boise Parks & Recreation

CITY OF BOISE

INTER-DEPARTMENT
CORRESPONDENCE

Date: November 30, 2016

To: Planning and Development Services

From: Mike Sheppard, Civil Engineer
Public Works

Subject: CUP16-00088; 101 S. Capitol Blvd.; Sewer Comments

No comment.

If you have any further questions, please contact Mike Sheppard at 608-7504.

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: 30 November 2016

To: Planning and Development Services

From: Tom Marshall, Street Light Technician
Public Works

Subject: CUP16-00088; 101 S Capitol Blvd; Street Light Comments

No comments.

If you have any further questions contact Tom Marshall at 388-4719 or tmarshall@cityofboise.org.

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CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: 12/1/2016

To: Planning and Development Services

From: Terry Alber, Pretreatment Coordinator, 384-3992
Public Works

Subject: **CUP16-00088**; 101 S CAPITOL BLVD; Pretreatment Comments

Public Works, Pretreatment offers NO COMMENT.



Dennis Doan
Chief

City Hall West
333 N. Mark Stall Place
Boise, Idaho 83704-0644

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208/570-6500

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Mayor
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Lauren McLean
TJ Thomson
Ben Quintana

Fire Department

December 28, 2016

Brent Moore
PDS – Current Planning

Re: Conditional Use Permit; CUP16-00088
101 South Capitol BLVD.

Dear Brent,

This is a request for a daycare within an existing office 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. A building permit will be required for change of use. The building will require life safety upgrades that may include upgrade of fire sprinkler and fire alarm systems. IFC 105.1.11

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 time of building permit application.

Regards,

Ron L. Johnson
Division Chief – Assistant Fire Marshal
Boise Fire Department