

Larson Architects, P. A.
Architecture and Real Estate Planning
210 Murray Street, Boise, Idaho 83714
Phone: (208) 376-7502 Fax: (208) 658-0224

June 22, 2018
Re: CUP18-00044

PROJECT DESCRIPTION

We are submitting this conditional use request to exceed the parking maximum and have restricted parking. Section 11-03-02 of the Barber Valley Development Ordinance requires an overall parking ratio of 3.5 spaces per 1,000 square feet.,which equates to 22 spaces for the restaurant. We are proposing 79 spaces to serve approximately 160 indoor dining and bar seats, and 75-80 outdoor seasonal seats.

During the three outdoor seasons we expect about 15% of the patrons to arrive on bicycles and alternative transportation. We are proposing a bicycle corral with racks for about 20 bicycles.

Our proposed parking is close to the regular city parking requirements of 1 parking space for every 3 seats for a restaurant.

We would restricted the parking for the restaurant patrons, employees and the adjacent businesses that share a cross access parking agreement only. The general public parking for access to the Boise River, park and pond would not be allowed to park here.

The restaurant building is approximately 6,300 square feet and have outdoor covered and open patio areas. The building would utilize stone complemented by wood and metal siding. Heavy timber trusses and open trellis would define the entrances and outdoor dining areas. The building design and materials would be submitted separately under the design review process.