

February 12, 2019

City of Boise
Attn: Planning Division
150 North Capitol Boulevard
Boise, ID 83702

Re: Delta Dental of Idaho
555 East Parkcenter Boulevard
Boise, Idaho
Project No. 18236.000
Design Review Application – Explanation of Design Intent

Dear Planning Division Staff:

On behalf of our client, Delta Dental of Idaho, and in accordance with submittal requirements for Design Review Applications, please accept this letter of explanation describing the proposed new construction at the existing Delta Dental of Idaho property located at 555 East Parkcenter Boulevard in Boise.

Delta Dental owns two contiguous parcels at the location indicated above: Parcel R5935010214 (*Parcel 1 with an address of 555 East Parkcenter Boulevard*) and R5935010205 (*Parcel 2 with an address of 500 East Schmeizer Lane*). Both are zoned L-OD and together they are approximately 4.046 acres in size. Parcel 1 is currently developed with Delta Dental's single-story 11,847 gross square foot office building and an adjacent surface parking lot with approximately 70 stalls. The remainder of Parcel 1 is landscaped. Parcel 2 is currently undeveloped and unimproved land.

The existing office building was constructed approximately 20 years ago and has become too small for Delta Dental. The company has grown so, in order to fit additional staff into the building, they have resorted to using smaller work stations. Also, there are inadequate locations for laying out documents, collaboration, storage and holding meetings. Currently, there are 70 persons working in the existing building but Delta Dental projects they will have 99 employees by calendar year 2025 and 105 employees by 2029. Clearly, an expansion is needed for the company. Based on a programming effort conducted with Delta Dental, the company needs to double (*approximately*) their existing square footage to allow for immediate projected growth and beyond.

Delta Dental and CSHQA considered demolishing the western exterior wall of the existing office building and expanding to the west, however, the scale of the resulting larger building was not appropriate for the neighborhood. Instead, we are proposing to construct a new office building located to the west of the existing office building with a gross area of 13,207 square feet. This new building will be oriented along Parkcenter Boulevard so it is slightly tilted in relation to the existing building (*refer to enclosed site plan*). An enclosed pedestrian walkway will be constructed to connect the two structures. The existing office building will be remodeled extensively, as only the toilet rooms, electrical room and telecommunications rooms will remain. The new building will utilize some of the same materials and colors that are on the existing building. However, the new building will not be a duplicate of the existing building. We are proposing a flat roof behind a parapet and the elevations do not include the large cornice that exists around the perimeter of the original office building. To tie the existing and new structures together, we anticipate providing a new sloped roof element on both buildings as seen from Parkcenter Boulevard and from the south/parking lot side of the buildings. Refer to the enclosed elevation sheets for more information. The project includes a new enclosed trash/recycle area which will be three CMU walls with metal gates on the front. Lastly, the project includes a new detached garage that will be the parking location for one trailer, one truck and two vans. These vehicles are owned by Delta Dental and are used

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for the following community outreach activities: travel to schools, senior citizen homes and community events to provide free information, products and education for dental health for Idaho's citizens.

We have placed most parking away from Parkcenter Boulevard on the inside (*south side*) of the site, however, a small portion of employee parking is proposed to be constructed near Parkcenter to the west of the new building. We anticipate not changing the site's edge along Parkcenter and will retain the sidewalk, cobble drainage areas and most of the landscape. The existing Delta Dental monument sign near the vehicle entry will remain. We are enhancing connectivity to Parkcenter with two new concrete sidewalks for employees as well as visitors. Pedestrians and bicyclists can use these sidewalks with bicycle parking provided in two separate locations on the site. The rear portion of the site (*away from Parkcenter*) is currently unattractive bare ground/dirt. The result of this project will be to greatly reduce the amount of bare ground and to create a landscape buffer around the perimeter of the new smaller, unimproved area. Please refer to the enclosed landscape plan for more information.

At the long, back property edge that borders residential homes, there is an existing 10 foot irrigation easement that is centered on the property line. A small irrigation ditch exists in this easement, on the Delta Dental side of the property line, and is seasonally full of water. Currently, the ditch has a fence on each side of it – the residential neighbors have fencing on their side of the property line and Delta Dental has a 6 foot tall wood fence on their side of the ditch. This Design Review project includes removing the Delta Dental fence and providing a 20 foot wide landscape buffer along the property line that will include the ditch and a new walking path. Some neighbors and school students currently walk through the unimproved portion of the property and, because Delta Dental wants to be a good neighbor, they are providing this walking path to provide a safe method of pedestrian transit through their property. Please note that at one section of the back property line, Delta Dental will build a new 6-foot tall fence that will be placed near a neighbors portion of existing open fence so they do not have a direct view of the parking lot. Also, the setback for a new parking lot is 10 feet but we are providing double that distance.

The impact of the proposed new development on the surrounding area will be minimal. The renovation of the existing building will include some exterior modifications but it will remain largely unchanged. The new building is slightly larger than the existing building but is single-story and the materials, fenestration and roof lines are characteristic of this region along Parkcenter Boulevard. Access to the site will remain unchanged. We believe our submittal meets the criteria and submittal requirements for Design Review approvals and will blend with the existing on-site development and enhance the surrounding existing development.

If you have questions or need further information regarding this project, please don't hesitate to contact us.

Sincerely,

CSHQA



Mark G. Gier, AIA

MG:tc

Enclosures