

September 18, 2019

City of Boise
Planning and Development Services
150 Capitol Blvd.
Boise, Idaho 83701

RE: Conditional Use Application- Bown Crossing Multi-Tenant Retail Building

Planning Committee,

Please accept this narrative in support of the exceptional circumstances imposed by the Bown Crossing Development relating to the application for a Conditional Use and rezone for a new 6,700 sq.ft. multi-tenant building to be located at 3047 South Bown Way. The Conditional Use will seek a parking reduction for the building, and the rezone from C-1 to PC is requested because the lot is entirely surrounded by Pedestrian Commercial (PD) and we feel it is appropriate that this lot be the same.

Bown Crossing was initially developed in the early 2000's with actual brick and mortar arriving approximately 2006. The site was developed to be a pedestrian oriented, mixed uses consisting of residential (single family patio homes and lofts), with restaurant and retail spaces, to energize and bring focus to southeast Boise. The residential and commercial buildings are all connected by continuous pedestrian walkways and bike paths. These connected pathways also lead to the vibrant Boise Greenbelt which provide additional access from areas to the east and west of this locale. All these pedestrian friendly amenities lead to a vibrant livable district not completely reliable on the automobile.

The proposed tenants are to include a restaurant, and multiple retail/mercantile type tenants to be determined later.

The parking requirements for the building based off its proposed occupants and Boise Municipal Code, Table 11-07.1, would require 23 parking stalls. The current site plan indicates a total of 14 parking stalls. Our request under a conditional use parking reduction is an reduction of approximately 9 parking spaces.

The proposed building lot occurs at the southwest corner of South Bown Way and East Parkcenter Blvd. The is the only lot zoned C-1D in the surrounding development. While our proposed building lot is not actually zoned as pedestrian commercial (PC-D) it is nonetheless a part of Bown Crossing and is only accessible through the Bown Crossing Marketplace West so to exclude it from the concept of pedestrian oriented zoning standards is simply impossible, therefor we would request a change in zoning.

Site orientation is similar to the buildings adjacent to the south and across the street in that the building fronts Parkcenter and Bown Way, addressing the pedestrian

relationship to the neighborhood. There will be a patio for casual seating along Bown Crossing as well. A steel pergola structure will be part of the patio to enhance the seating area and to provide shading for occupants. A small concrete retaining wall will run along the perimeter of the patio to define its space. All parking is to the back of the building, again, keeping with the pedestrian commercial zoning standards. The access to parking is from the south, off East Riverwalk. As part of this project a loop access road will be completed, to parking due west in the St. Alphonsus Health Plaza parking lot. This will complete an access easement as required by the Marketplace West Master Declaration.

The building design will be consistent with the existing buildings in Bown Crossing as required by the Bown Crossing Master declarations. The building will be single story, stucco clad, with brick (masonry) wainscot. A corniced parapet with several step-up in heights rim the top of the building creating a segmented, more interesting site line. Recessed entryways clad with brick and signage easily guide pedestrians to the proposed retail/restaurant use storefronts. Windows and doors will be anodized aluminum storefront. There will be several metal clad awnings over the windows along the perimeter of the building for shading of sun, as well as additional articulation to the building façade.

Thank you for the opportunity to present the design intent to the committee and I look forward to presenting at the public hearing.

Sincerely,



John Day
Architect, Senior Project Manager
Slichter Ugrin Architecture