

Glancey ♦ Rockwell & Associates

Architecture • Planning

September 23, 2019

Céline Acord, Planning Manager
Boise City P&Z
150 N. Capitol Blvd.
Boise, ID 83702

RE: CUP 600 S. Walnut

Dear Céline,

Please accept this application for Conditional Use Permit to construct a new headquarters building for Idaho Department of Fish & Game, on a 9.7 acre site zoned A1 parks/open space and government buildings.

The site currently contains the IDFG Headquarters Building, the IDFG-MK Nature Center and various outbuildings. Historically, this site has been a dump, a ball park, and then Fish and Game headquarters since 1965. This new Headquarters will continue that legacy of the Fish and Game presence in the core of Boise.

This is a special site, adjacent to the Kristen Armstrong Municipal Park and the Nature Center. Approximately ½ of the site is dedicated to the Nature Center, a special place and program housed and maintained by IDFG.

The new Headquarters building will be approximately 72,000 sf, with single story, two story and three story massing that is respectful of the neighborhood and parks. The footprint of the building is approximately 34,000 sf. The height of the building, at the three story wing is 55'. The facility will house IDFG offices for 169 employees, with room for modest growth. It will also house public services, public meeting rooms, and public classroom space to support Fish and Game and community programs. The public meeting spaces will be available for various outdoors groups with after-hours access. The classrooms and meeting rooms will also be used by the Nature Center for their programs.

This site is not a designated "block frontage" site. The building is intentionally set back from Walnut Street to be respectful of the neighborhood and its park setting. The existing mature trees along Walnut Street will be preserved, continuing that park setting all along Walnut Street.

The public function of the building, along with its setting at the end of Park Blvd qualify it as a Landmark Building. The landscaped entry plaza, along with connections to the park and greenbelt, provide for lively pedestrian and bike circulation in and around the site. The building entry addresses Park Boulevard providing a prominent and inviting entry while being respectful of the park setting and neighborhood. The Building is set back to allow obvious and visible visitor functions, visitor parking and Nature Center access.

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The site circulation provides safe bus access and drop-off to accommodate school field trips and group programs.

The existing parking lot will be reconfigured and reconstructed to provide landscape islands to reduce the heat island effect, and to provide an environmentally sound stormwater retention system.

220 parking spaces are provided, to accommodate 169 employees plus visitors. Approximately 75% of the parking is located to the sides of the building. A small amount of visitor parking is located near the entry to provide visible and obvious access to the public for licensing, tag and education functions. Ample bicycle parking is provided through the use of both interior bike storage and exterior bike racks placed strategically throughout the site.

The existing 55 year old office building functioned well for Fish & Game for many years, however it is too small, inefficient, contains asbestos and is at the end of its useful life. For more than 15 years, the Department personnel has been spread out in various buildings because the headquarters building was too small. The old building will be razed to accommodate construction of the new Headquarters building. As it is demolished, all materials will be separated and recycled as much as possible to minimize materials to the landfill. Asbestos will be abated. Wire, metal, wood and concrete will be separated and disposed of appropriately.

The new Fish & Game Headquarters building will bring displaced staff together, provide enhanced services to the public, and retain and enhance the Fish and Game presence in downtown Boise.

This is an exciting and significant project. We have provided a thoughtful design that will serve the Idaho Department of Fish & Game well, now and into the future. Thank you for your positive review of this request for Conditional Use Permit.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Rockwell".

Peter Rockwell, AIA