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October 28, 2019

Boise City Planning & Development Services
150 N. Capitol Blvd.
Boise, ID 83701

Re: *Conditional Use Permit*
Starbucks Steelwood - 11211 West Fairview Avenue
Detailed Letter of Explanation

To Whom It May Concern:

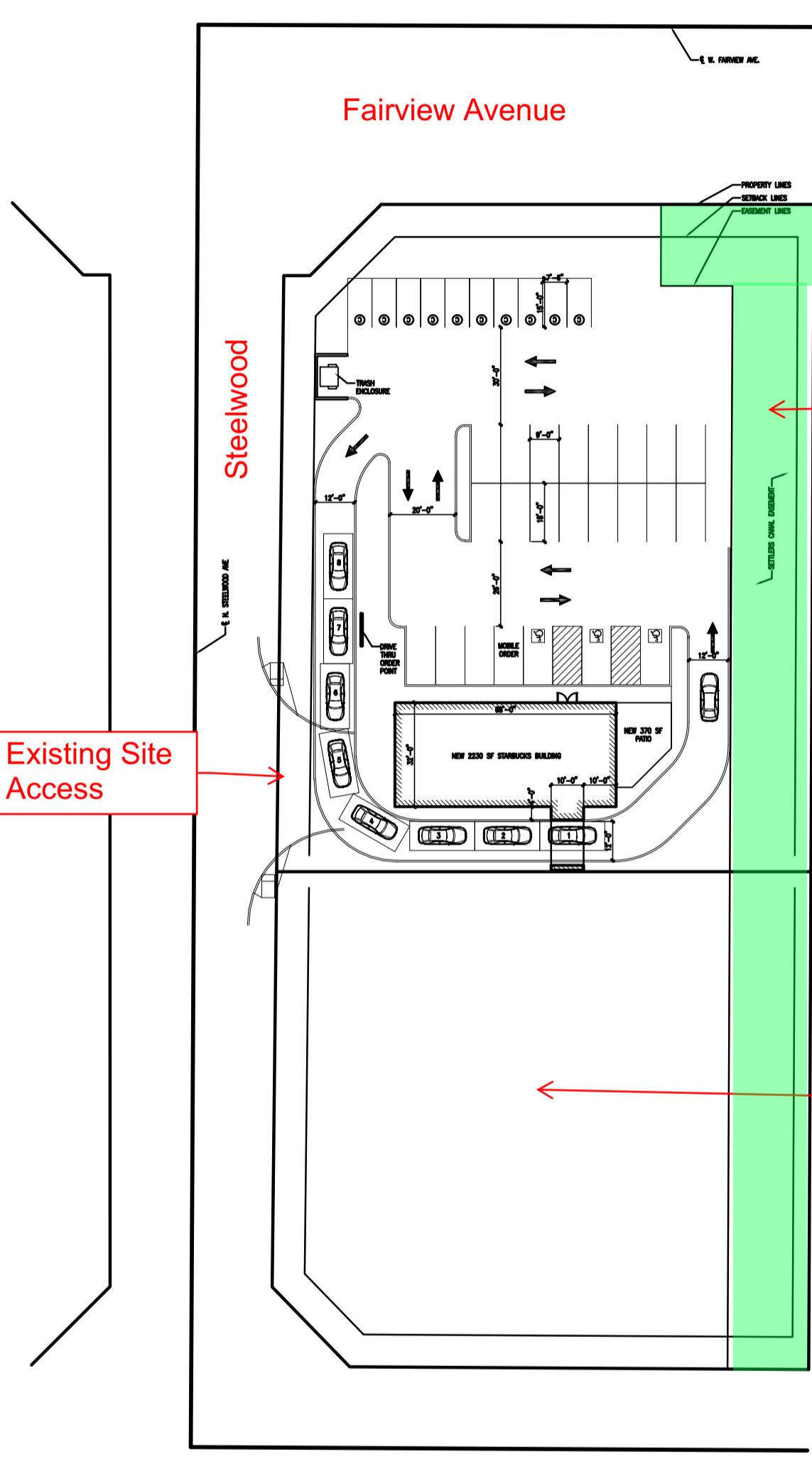
The proposed project, located at 11211 West Fairview Avenue, is a Starbucks coffee shop on a .76 acre site that is zoned C2D with a Development Agreement. The property is currently vacant with no existing structures. There will be a drive-through for mobile pick up of coffee. There is an easement located on the east side of the property. The existing access drive is off Steelwood, on the west side of the property. The property to the south of Starbucks will be developed in the future as a commercial building.

Five options for placement of the building footprint and the drive through were studied. The preferred option, presented in this application, provides the most efficient vehicular and pedestrian site circulation. A sidewalk along Steelwood will be the path for pedestrians accessing the site off Steelwood and Fairview. A sidewalk internal to the site intersects with the Steelwood sidewalk, leading pedestrians to the front door on the south side of the building. We are proposing that the drive through be screened from Fairview using an architectural screen design and landscaping. The Idaho Central Credit Union directly to the west and the Panera Bread building on Franklin incorporated similar solutions for resolving the screening and pedestrian site access issues. The other four site layout options with a brief analysis are attached to this letter for your review.

Please contact us if any additional information is needed.

Sincerely,

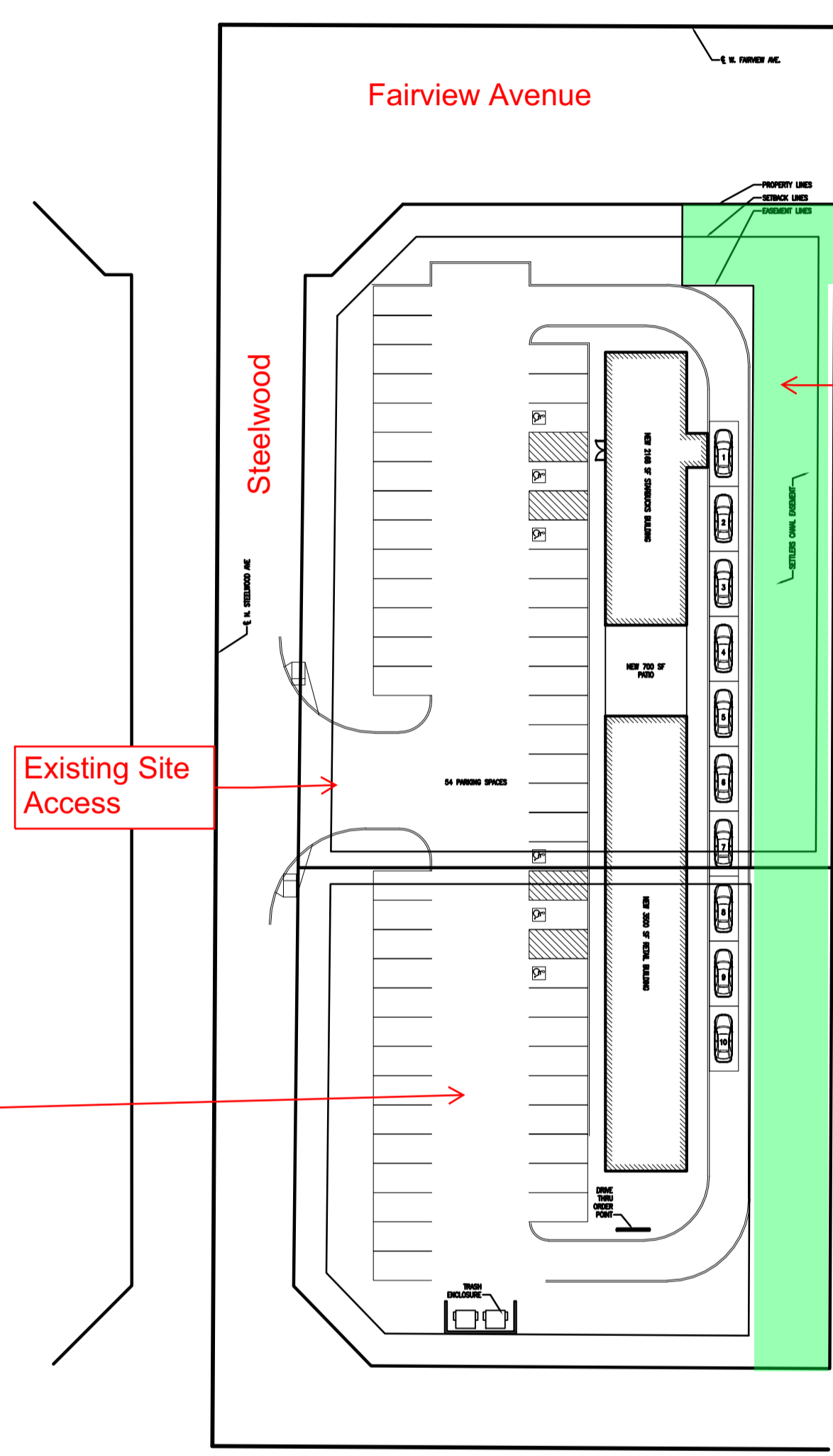
Bruce Poe, AIA, LEED AP
Principal Architect



Green shading indicates existing easement

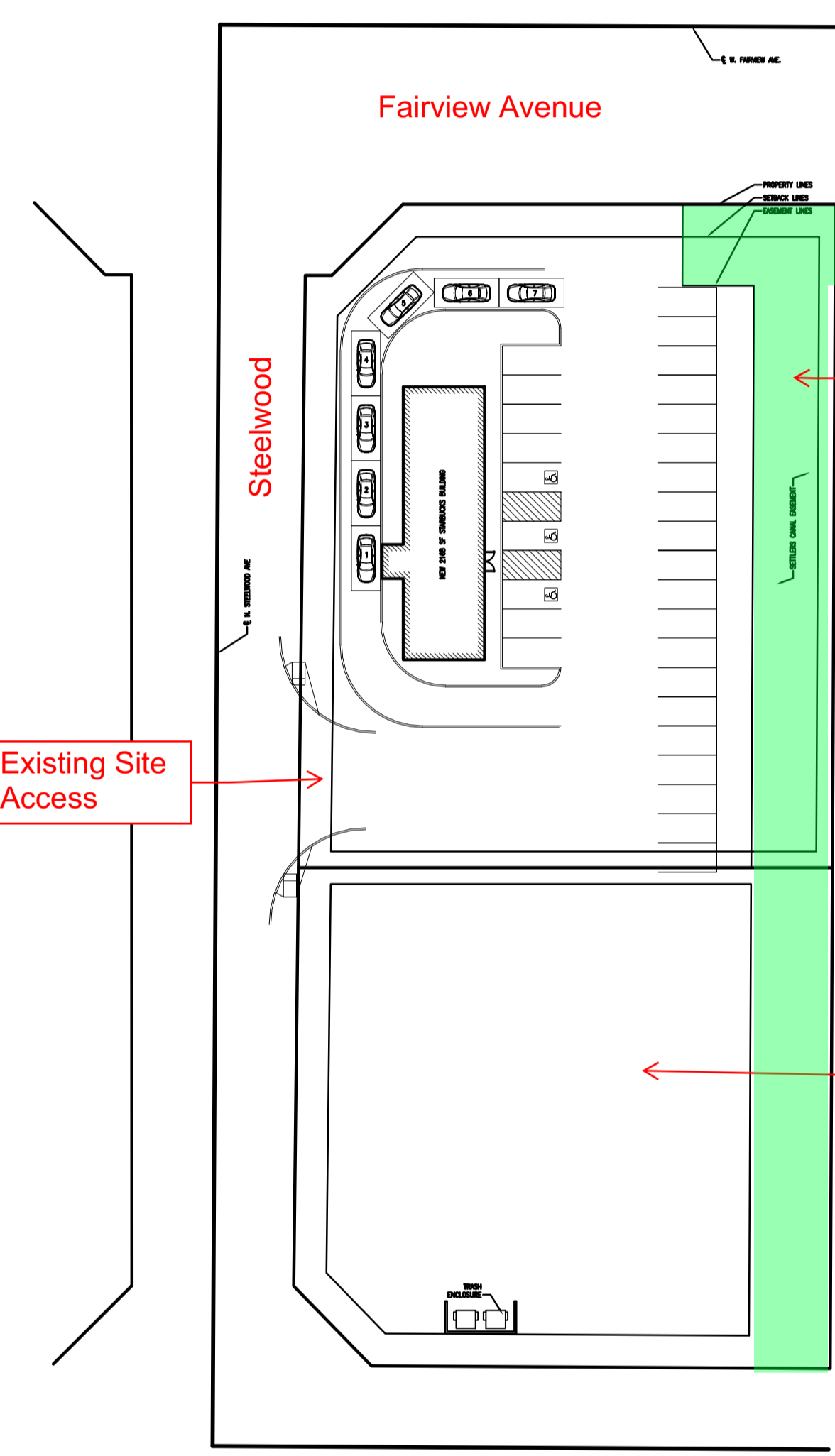
The property to the south will be developed separately. The property have a cross access agreement with Starbucks.

Option 1 - The building is pushed back to the south side of the site. It allows the drive through to be screened by the building from Fairview, but it requires all the parking and asphalt lot to be adjacent to Fairview.



Green shading indicates existing easement

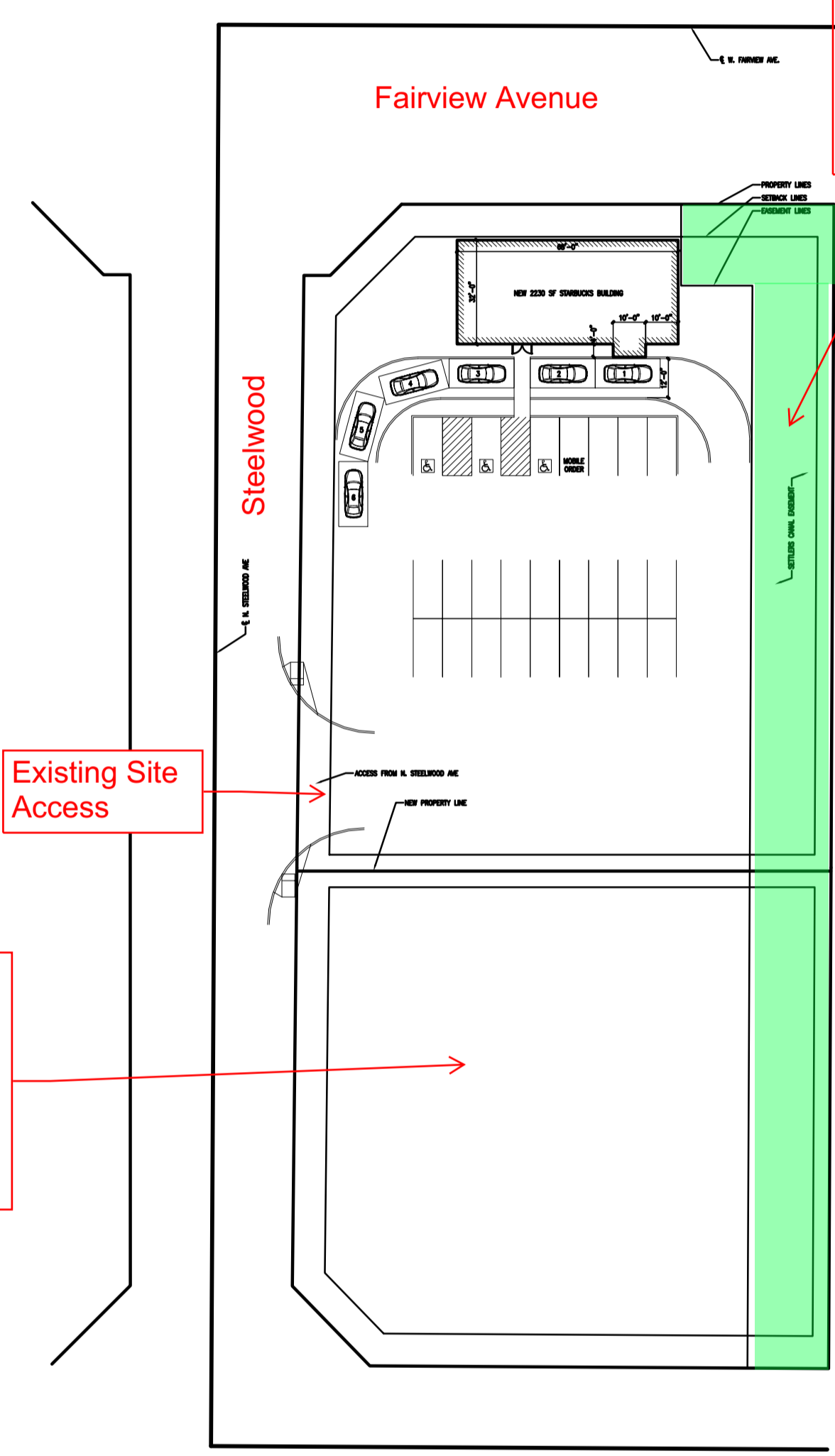
Option 2 - The building is located on the east side of the site. The drive through is located between the building and the property to the east. The parking lot is on the west and north side of the site. It allows the drive through to be partially screened by the building from Fairview, but it requires much of the parking and asphalt lot to be adjacent to Fairview.



Green shading indicates existing easement

The property to the south will be developed separately. The property have a cross access agreement with Starbucks.

Option 3 - The building is located on the east side of the site. The drive through is located between the building and Steelwood to the west. The parking lot is on the east and north side of the site, partially adjacent to Fairview. The drive through is not screened from Fairview or Steelwood by the building.



Green shading indicates existing easement

Option 4 - The building is located on the north side of the site. It allows the drive through to be screened by the building from Fairview. The drive through is location becomes an obstacle for customer walk in access to the building. Not a safe or viable solution.