



PLANNING AND DEVELOPMENT SERVICES

MAYOR: Lauren McLean | DIRECTOR: Mark Lavin

July 30, 2020

Brad Hillgren
High Rhodes, Inc.
19782 MacArthur Blvd., Ste. 100
Irvine, CA 92612
bhillgren@highrhodes.com

Re: DRH20-00218 / SW 12 & 13 / Blocks 1 & 2 Haystack Sub / SP-01 District

Dear Applicant:

The Boise City Planning and Development Services Department has **approved** your request, with the attached Conditions of Approval, for construction of nine multi-family buildings with a total of 254 units and related site improvements located at Block 1 and Block 2 of Haystack Subdivision in the SP-01 (Harris Ranch Specific Plan) District.

The Conditions of Approval are based on compliance with the Findings of Sections 11-03-04.12 C (7)(d) of the Zoning Ordinance. The applicable Findings and Considerations of the Zoning Ordinance are attached.

Please be advised of the following:

1. This approval will not take effect until after the appeal period has lapsed.
2. A Building Permit will be required from the Boise City Building Division prior to construction.
3. If this Design Review Permit is not acted upon by the commencement of construction or extended, pursuant to the Boise City Code, within two years, it will become null and void without further notification from this department.
4. Any condition(s) of a Staff Level Design Review may be appealed to the Design Review Committee within ten (10) days from the date of issuance of this approval. All appeals of this Design Review Permit must be filed by **5:00 p.m.** The Appeal must be written, accompanied by the appropriate fee and submitted to the Planning and Development Services Department prior to the deadline set forth herein. Appeal application forms are available in the Planning and Development Services Department located on the 2nd floor of City Hall.

5. Any work within street rights-of-way requires a Construction Permit from Ada County Highway District.

If you have any questions, please contact me at (208)608-7081.

Sincerely,



Katelyn Menuge
Design Review Planner
BOISE CITY PLANNING & DEVELOPMENT SERVICES

Attachments:

- Conditions of Approval
- Findings of Fact

cc: Sherry McKibben / HRRB Administrator / 515 W. Hays Street / Boise, ID 83702

sherrym@mckibbencooper.com

John Mooney / Barber Valley Neighborhood Association / board@bvnaoise.org



CONDITIONS OF APPROVAL

Site Specific Conditions of Approval

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received May 25, 2020, except as modified by the following conditions:
 - a. No building permits shall be issued prior to compliance with all requirements and conditions of SUB20-00008 and the Boise Floodplain Ordinance.
 - b. Prior to building permit issuance, provide a general phasing plan for the development with anticipated timeline.
 - c. If parking is restricted rather than first come, first served, additional parking may be required as determined by the Harris Ranch Specific Plan and the Planning Director.
 - d. Comply with all ADA Standards. Work with the Boise Comprehensive Planning team to determine requirements for ADA on-street parking.
 - e. Vehicles must be solidly screened from street view to a minimum height of 42 inches at time of planting.
 - f. Locate a portion of the required bicycle parking spaces to be accessible and visible to guests. Utilize single u-racks or other rack design that allows two points of contact for stability. Locate bicycle parking spaces so as not to impede walkways. The applicant is encouraged to provide bicycle parking beyond the minimum requirement, to encourage alternative transportation.
 - g. Terminal landscape planters containing trees shall be eight (8) feet wide, measured inside of curb to inside of curb, and may not contain light poles.
 - h. Work with Boise Community Forestry to determine appropriate tree species. Ash trees are no longer encouraged for use by Boise Community Forestry.
 - i. All exterior equipment and utilities shall be screened from view, including rooftop mechanical units and transformers.
 - j. Exterior lighting shall be shielded, directed downward and is not permitted to shine onto adjacent properties. Average lighting levels shall not exceed 1.0 foot-candles measured at the frontage of buildings. Outdoor light fixtures shall be limited to a maximum height of 15 feet.
 - k. All signage requires a separate City of Boise Sign Application. Please include the HRRB approval letter in the sign application submittal documents.
 - l. No obstructions are permitted within clear vision triangles.
 - m. Grading and drainage shall meet all Boise Public Works requirements.
 - n. Comply with all requirements of the Building Department and Fire Department.



Responsible Agencies and Other Boise City Departments

2. A Building Permit approval is contingent upon the determination that the site is in conformance with the Boise City Subdivision Ordinance. Contact the Planning and Development Services Subdivision Section at (208) 608-7089 regarding questions pertaining to this condition.
3. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW) for the following:
 - Sewer (5-27-20)
 - Street Lights (5-27-20)
 - Solid Waste (6-1-20)
 - Drainage/Storm Water
4. Prior to a Building Permit and prior to any construction on the site, an Erosion and Sediment Control Permit must be obtained from the Building Division of the Planning and Development Services Department.
5. A Building Permit is contingent upon approval from Boise City Community Forestry for tree planting within right-of-way's, per Title 9, Chapter 16, Section 09-16-05.2. Contact Boise City Community Forestry at (208) 608-7700 with questions regarding this condition.
6. Compliance with requirements as requested by the Ada County Highway District (ACHD).
7. The applicant shall comply with the Boise City Fire Code.

Standard Conditions of Approval

8. All landscaping areas shall be provided with an underground irrigation system. Landscaping shall be maintained according to current accepted industry standards to promote good plant health, and any dead or diseased plants shall be replaced. All landscape areas with shrubs shall have an approved mulch such as bark or soil aid.
9. All landscape trees shall be pruned in accordance with the American National Standards Institute's Standard Practices for Tree Care Operations (ANSI A300 - latest edition). No trees on the site shall be topped, headed back, rounded over or otherwise disfigured. Contact Boise City Community Forestry at (208) 608-7700 for information regarding tree care operations.
10. An approved protective curbing shall enclose all landscape areas where they are adjacent to parking areas or driveways.
11. Swales/retention/detention areas shall not be located along the streets, unless it can be shown that landscaped berms/shrubs will screen the swales.
12. Vision Triangles as defined under Section 11-012-03 of the Boise City Code shall remain clear of sight obstructions.



13. In compliance with Boise City Code, anyone planting, pruning, removing or trenching/excavating near any tree(s) on ACHD or State right-of-ways must obtain a permit from Boise City Community Forestry at least one (1) week in advance of such work by calling (208)608-7700. Species shall be selected from the Boise City Tree Selection Guide.
14. Deciduous trees shall be not less than 2 to 2½ inch caliper size at the time of planting, evergreen trees 6' in height, and shrubs 1 to 5 gallons, as approved by the Design Review staff. All plants are to conform to the American Association of Nurseryman Standards in terms of size and quality.
15. All surface drainage shall be reviewed and approved by ACHD and BCPW. Perimeter grading shall be designed to match the existing grade of the adjoining properties.
16. All parking areas and driveways shall be paved and striped. All handicapped spaces and approved compact spaces shall be clearly marked and signed as required. Bicycle parking, as required by Section 11-07-03.3.B of the Boise City Code, shall be provided.
17. All Americans with Disabilities Act (ADA) requirements shall be met.
18. Any outside lighting shall be reflected away from adjacent property and streets. Exterior light fixture details shall be submitted to the Design Review staff for approval prior to issuance of a Building Permit. Impacts on residential areas shall not be permitted.
19. The illumination level of all light fixtures shall not exceed two (2) foot-candles as measured one (1) foot above the ground at property lines shared with residentially zoned or used parcels.
20. Boise City Fire Department requires water mains, fire hydrants and temporary Fire Department access to be installed, inspected and approved by the Fire Department prior to commencement of combustible construction. Note: Temporary water and temporary access during construction may be permitted upon request to, and approval by, the Fire Department.
21. No obstructions (landscaping, signs, fences or other elements) shall encroach upon any required fire access or fire facility.
22. All signs will require approval from the Planning and Development Services Department prior to installation.
23. Trash receptacles and on-grade and rooftop mechanical fixtures and equipment shall be concealed from public view by use of an approved sight-obscuring method. All screening materials shall be compatible with the building materials/design.
24. Utility services shall be installed underground.



25. In the event a tree is removed without prior approval, the tree shall be replaced with a tree with trunk caliper 1.5 times the one removed or with a sufficient number of trees, as approved by the Design Review Committee or the Design Review staff, with a trunk caliper not less than 4" and a total cumulative caliper area equal to 1.5 times the caliper area of the tree(s) removed. Caliper shall be as measured by the American Nurseryman's Association standards. For example, if a 12" caliper tree is removed, it must be replaced with either one 18" caliper tree or three 6" caliper trees or five 4" caliper trees. The replacement requirement may be modified upon a showing made to the Design Review Committee or the Design Review staff of disease or death of the tree which was not caused by neglect.
26. An Occupancy Permit will not be issued by the Planning and Development Services Department until all of these conditions have been met. In the event a condition(s) cannot be met by the desired date of occupancy, the Planning Director will determine whether the condition(s) is bondable or should be completed, and if determined to be bondable, a bond or other surety acceptable to Boise City will be required in the amount of 110% of the value of the condition(s) that is incomplete.
27. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his authorized representative and an authorized representative of Boise City. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Boise City.
28. Any change by the applicant in the planned use of the property, which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant, or successors of interest, advise Boise City of intent to change the planned use of the property described herein, unless a variance in said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.

FINDINGS

Sections 11-013-01

With the Conditions of Approval attached, staff finds compliance with the following Findings and Considerations:

Site Design

The applicant is proposing a multi-family development on the blocks designated as SW12 and SW13 in the Harris Ranch Specific Plan, respectively Block 1 and Block 2 of Haystack Subdivision. Prior to building permit submittals, the applicant will need to finalize the subdivision and comply with all subdivision requirements and the Boise Floodplain Ordinance. The applicant intends to fill the site and obtain a Letter of Map Revision. In the Harris Ranch Specific Plan, multi-family is listed as an allowed use and there is no maximum allowed density or number of units for these blocks. The proposal closely matches the conceptual block designs in the Specific Plan, in regard to building layout and the Harris Ranch Design Review Board has approved the submitted drawings.



Nine multi-family buildings are included in the application submittal. There are 90 units proposed on block SW12, with a future clubhouse building or additional 30-unit multi-family building shown at the northeast corner, and 164 units on Block SW13, with a clubhouse building to be submitted in the future. The buildings are located along the streets with the parking interior, which allows the parking to be screened and the building fronts to be pedestrian oriented. The structures comply with the setbacks for the SW12 and SW13 blocks. Along Warm Springs Avenue there is a 10-ft building setback from back of sidewalk. The minimum setback from back of curb along the other streets is 15 feet.

The Harris Ranch Specific Plan determines parking requirements for multi-family projects based on the number and size of the units. The SW12 block is required to provide 138 parking stalls. The applicant is providing 94 covered spaces and 51 uncovered spaces for a total of 145 spaces, 13 being compact and 7 being ADA accessible. For the SW13 block, 226 parking stalls are required. The applicant is proposing 160 covered stalls and 71 uncovered stalls for a total of 231 stalls, 52 being compact and 13 being ADA accessible. The applicant should ensure ADA van-accessible spaces are provided as required, with the access aisle located on the passenger side. The applicant should work with the Boise Comprehensive Planning team to determine requirements for ADA on-street parking. If the parking is restricted or assigned, the applicant may need to provide additional parking meeting the Harris Ranch Specific Plan parking requirements.

The Harris Ranch specific plan requires one bicycle parking space for every two residential units. The SW12 block is required to have a minimum of 45 bicycle spaces and the applicant is proposing 48 spaces. The SW13 block requires at least 82 spaces and the applicant is proposing 84 spaces. The applicant is proposing to place the required bicycle parking in secure areas at the rear of the buildings. Some of the spaces should also be located in areas accessible and visible to guests. The applicant should utilize single u-racks or other rack design that allows two points of contact for stability and locate bicycle parking spaces so as not to impede walkways. The applicant is encouraged to provide extra bicycle parking beyond the minimum requirements to support residents and visitors utilizing alternative transportation. Overall, the site plan will provide efficient and safe vehicle, bicyclist and pedestrian circulation.

Landscape and Screening

The applicant will provide landscaping around the perimeter and throughout the development to provide an attractive development and create a pedestrian-friendly environment. The streetscape improvements will be installed as part of the subdivision and include a landscape area between the sidewalk and street along Warm Springs and trees in tree grates along the other roadways. The trees and shrubs along the fronts of the buildings will soften their appearance and provide additional colors. Interior landscape planters with trees and shrubs will help to break up the parking areas. Light poles are not permitted in planters that contain required trees. The applicant should replace the proposed ash trees with a different Class II species recommended by Boise Community Forestry.

The applicant is proposing trash enclosures located throughout the development. Boise Public Works Solid Waste has commented that the proposal is okay as planned. The applicant has also provided a variety of plantings around the trash enclosures that will



minimize their appearance. The Harris Ranch Specific Plan requires the screening of all parking areas. Much of the parking will be screened by the proposed buildings. The applicant will need to provide solid screening from street view to a minimum height of 42 inches at the time of planting.

Structure Design

The applicant is proposing three different building designs with varying color palettes to add interest to the development. The development will contain four of the Building A design on SW13. These buildings will each contain 20 units and will be 3-stories in height. Block SW12 will contain three of the three-story Building B design, each containing 30 units. Two of the Building C design will be located on the east side of SW13. These buildings will each be four-stories with 21 units. The height and massing of the buildings is appropriate for the blocks along Warm Springs Avenue and meet the requirements indicated in the corresponding block prototypes. Each of the buildings provide sufficient modulation, height changes, material and color changes, transparency, and horizontal and vertical architectural elements to avoid the appearance of blank walls and provide design interest.

The Harris Ranch Specific Plan categorizes the proposed buildings as High Density Residential within the Architectural Design Guidelines, and despite not being required to take on a traditional residential form, the proposal does include elements such as sloped asphalt shingle roofs and pedestrian scaled windows that tie into the nearby residential development. The building designs provide a taller ground floor height with high quality materials to provide a visual base. The window patterning, entrance doors and balconies provide pedestrian scaled elements and will create shadow lines that break up the massing of the building. The building modulation and varying rooflines further reduce the perceived size of the buildings and add additional interest.

The proposed color schemes include neutral tones that can be found in the surrounding area and provide a contemporary look appropriate for high-density residential buildings. The owner should ensure areas where light colored materials are placed close to the ground are kept clean. The proposed materials include plaster with a light sand finish, fiber cement siding, composite wood-look siding, brick veneer, vinyl windows, aluminum storefront, metal awnings, metal parapet cap, metal and wood railings and wood trellises. The variety of colors and materials will add to the design interest of the development and allow the buildings to appear more distinct. The Harris Ranch Design Review Board has noted in their approval letter that specific color numbers must be submitted to them prior to application.

Each unit is required to provide a minimum of 40 square feet of private open space. This will be provided through patio and balcony areas for each unit and exceed the minimum square footage requirement, allowing the space to be usable for the residents. Overall, the building is designed to include features which add to the visual and aesthetic appearance of the structure and prevent a sterile, box-like appearance and is appropriate for high-density residential buildings, the structures comply with the Harris Ranch Architectural Design Guidelines, and the Harris Ranch Design Review Board included their approval within the application submittal.



Adopted Plans and Design Guidelines - Section 11-03-04.12 C(7)(d) (iii)

Adopted plans and design guidelines in the appendix are to be used in reviewing applications. The DRC may develop and recommend to the PZC design guidelines for Council adoption.

A. Blueprint Boise (Boise City Comprehensive Plan)

Mixed Use (3-12)

- o General Design Principles for Mixed Use (GDP-MU)

Barber Valley Planning Area (BV)

- o Centers, Corridors, and Neighborhoods (BV-CCN)

- o Public Services/ Facilities (BV-PSF)

- o Neighborhood Character (BV-NC)

B. Citywide Design Guidelines

C. Harris Ranch Specific Plan and Design Guidelines

