



Planning & Development Services

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2

Summary/Reason Statement for DRH12-00227

Staff's Recommendation

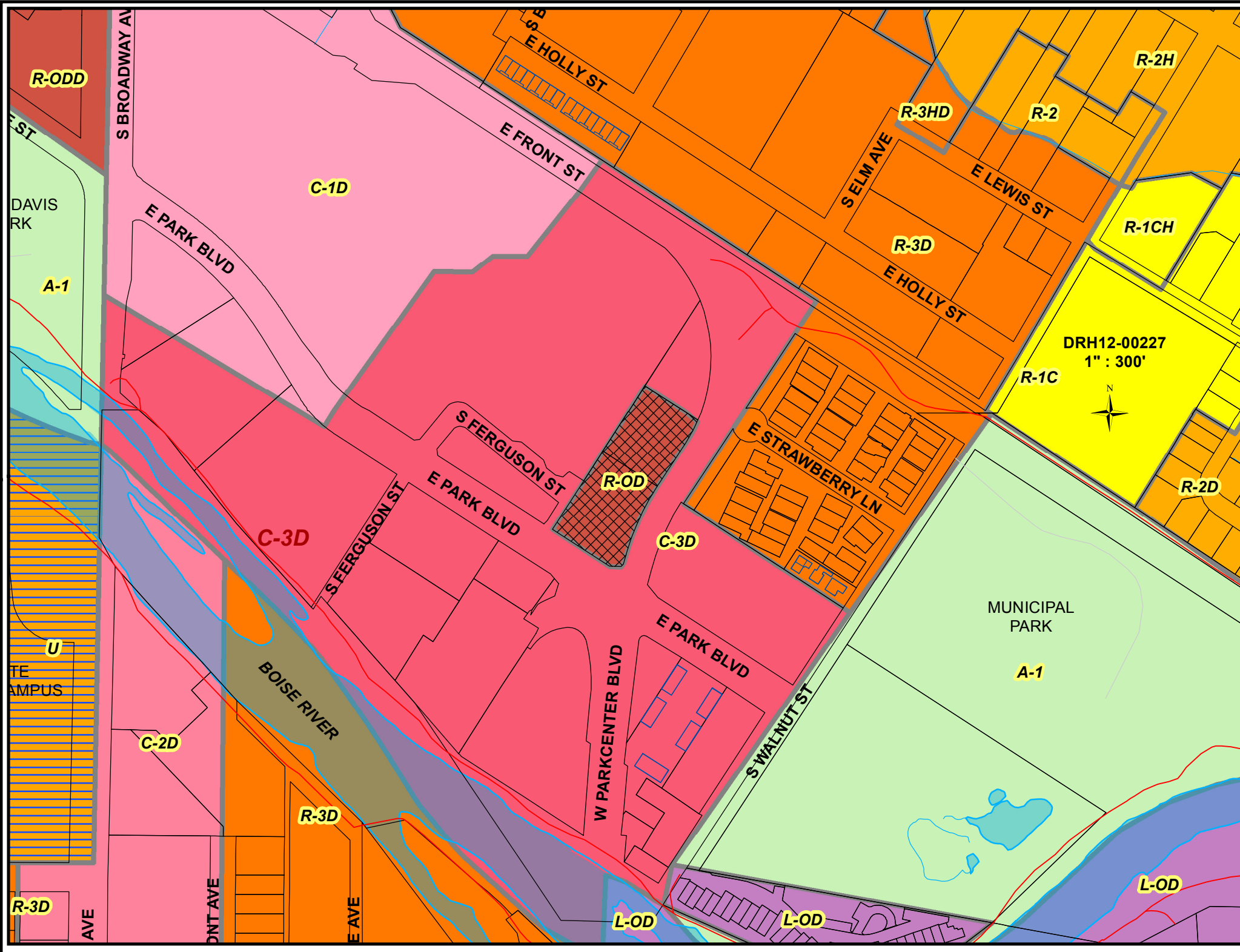
Approval with Conditions

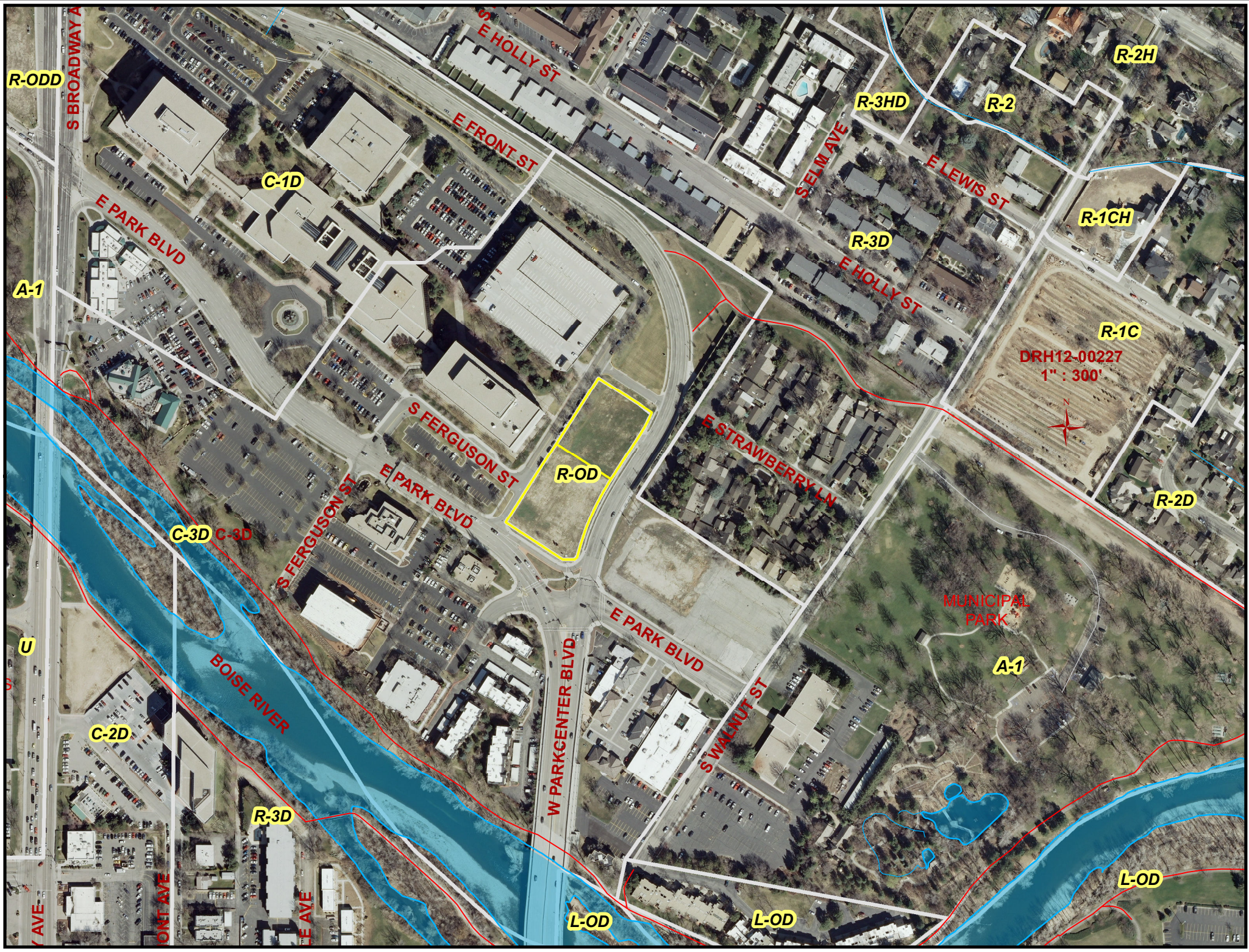
Summary

Glenn Levie requests approval to construct a four-story mixed use building with 68 residential units and 4,000 square feet of retail space on property located at 916 E. Park Boulevard in a R-OD (Residential Office with Design Review) zone. The site located on the northwest corner of Park Boulevard and Front Street on a unique site which is surrounded by roadways on three sides, and a large office development on the fourth side. The surrounding area is a mixture of high intensity urban uses and less dense residential uses, typically seen on the edge of downtown. The neighborhood includes a wide mix of uses including office, commercial, and multi-family residential.

The property has frontage on Park Boulevard, Front Street and Morrison Knudsen Plaza Drive, with a small undeveloped lot to the north. The proposed building is located along the street on the southeastern boundary of the property with parking proposed to the west and north. The proposed zero foot parking setback along the north property line does not meet the minimum setbacks of the ordinance and shall be increased to five feet. This setback shall be landscaped similarly to the adjacent areas. Street trees have been proposed along Park Boulevard and Front Street to help provide shade and visual interest. Staff finds however, that the street trees should be Class III trees as opposed to the Class II trees proposed. The provided landscape plan identifies species of trees, shrubs, and perennials but does not provide quantities or specific locations of the shrubs and perennials. A detailed planting plan with specific species and locations shall be submitted to staff prior to submittal for building permits.

The building uses a contemporary architectural style consisting of a varied height parapet roof, alternating modulated wall planes, and minimal ornamentation with large fields of similar colors and materials. The building is largely rectangular in nature with a flat roof and parapet walls which vary slightly in height. The building does however have substantial modulation on all elevations with alternating bays including windows protruding from the main wall plane. The building entry element is located at the midpoint of the building along Front Street and is delineated through an angled protruding vertical element and a change in materials and colors. The exterior walls consist of fields of metal panels and smooth hardi-plank panels in subdued gray tones. Staff does have some concerns about the proposed vinyl windows, which may not provide any depth or shadow relief on otherwise flat wall planes. The applicant shall provide wall sections which demonstrate that the windows provide at least two inches of depth to provide design interest and shadow relief.





EAST PARK

SERVICE DRIVE

EAST FRONT



www.theleviegroupp.com

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e-mail: glenn@theleviegroupp.com

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Fax
e-mail

Electrical: Les Mager
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Fax: 208.342-0092
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Landscape: Jensen Belts
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Phone: 208.343.7175
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e-mail

Contractor: Steed Construction, Inc
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916 Park Partners

916 Park

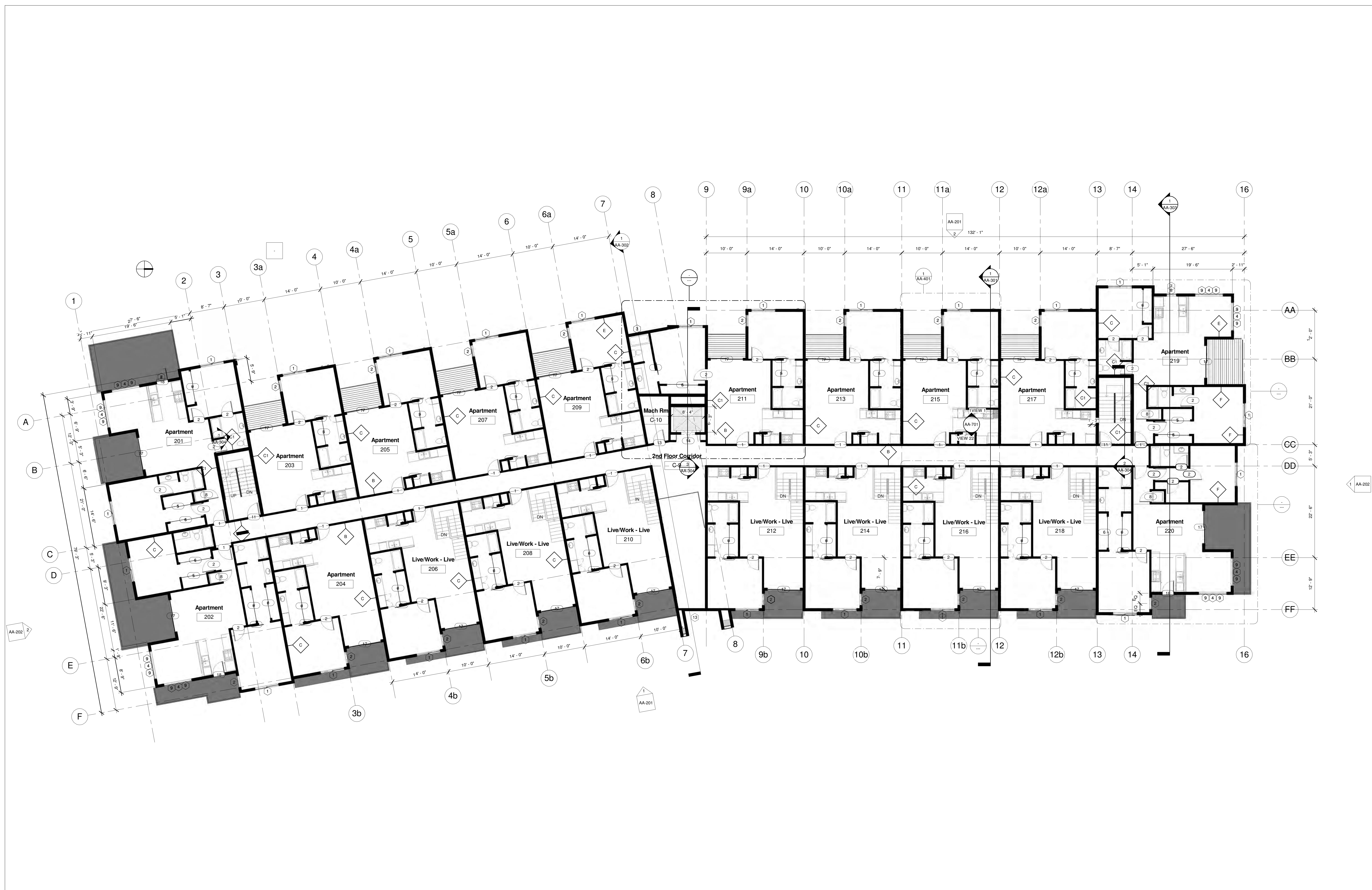
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SITE PLAN

HUD Project Number	To Be Assigned
Date	01/24/2012
Drawn By	Author
Checked By	Checker

AA-100

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916 Park Partners

916 Park

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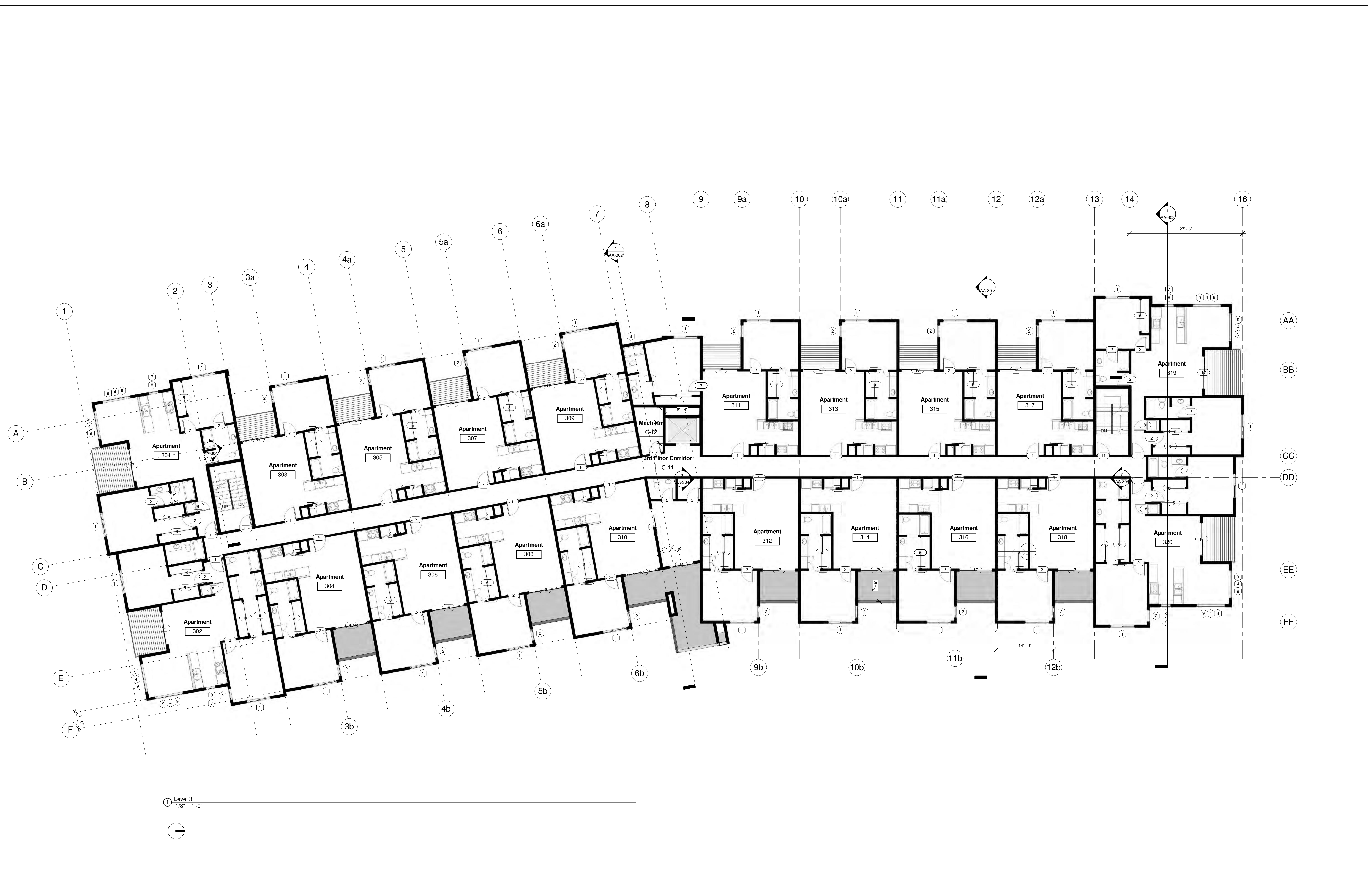
2ND FLOOR PLAN

HUD Project Number	To Be Assigned
Date	01/24/2012

Drawn By	gl
Checked By	Checker

AA-102

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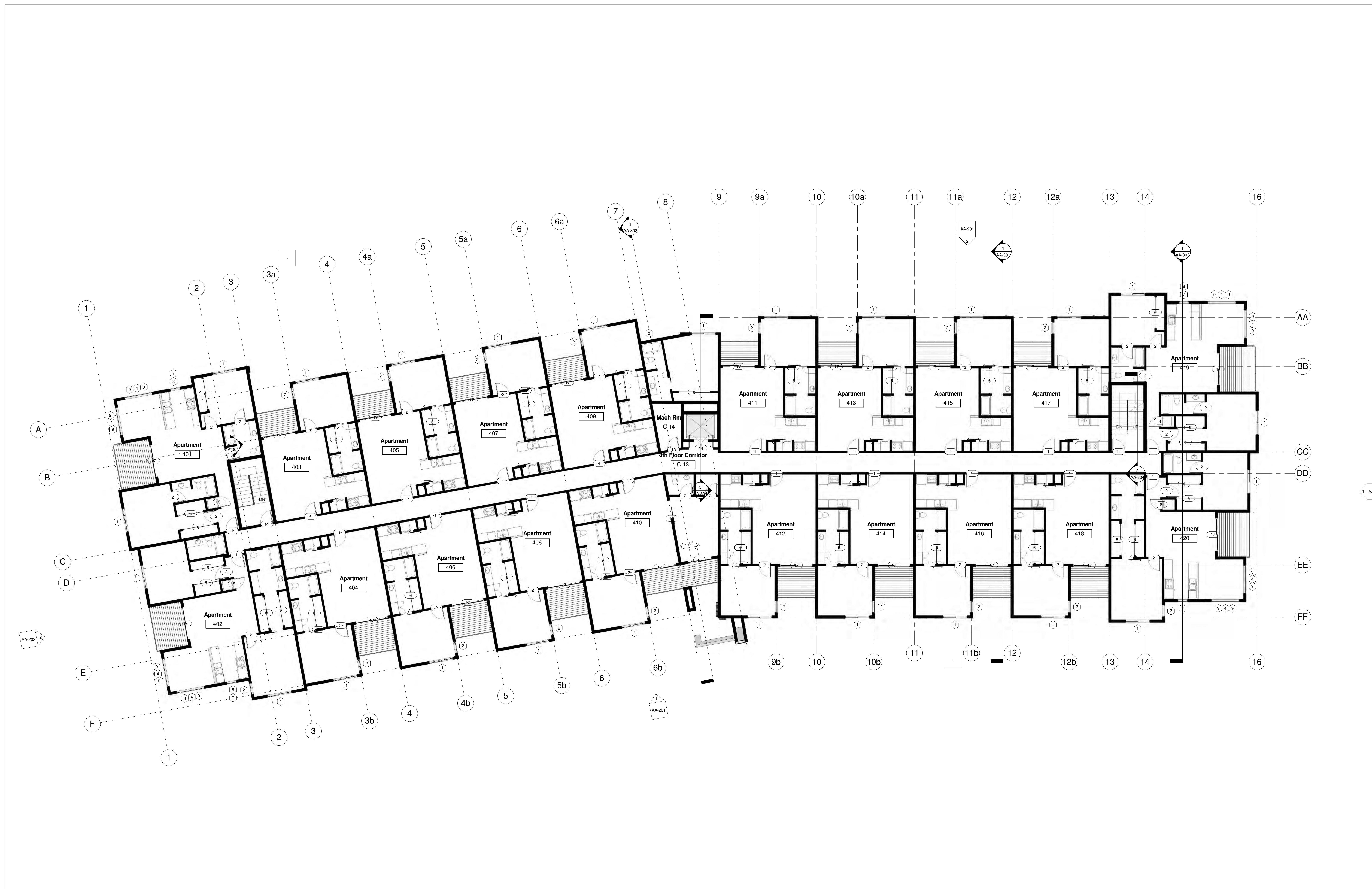
916 Park Partners

916 Park

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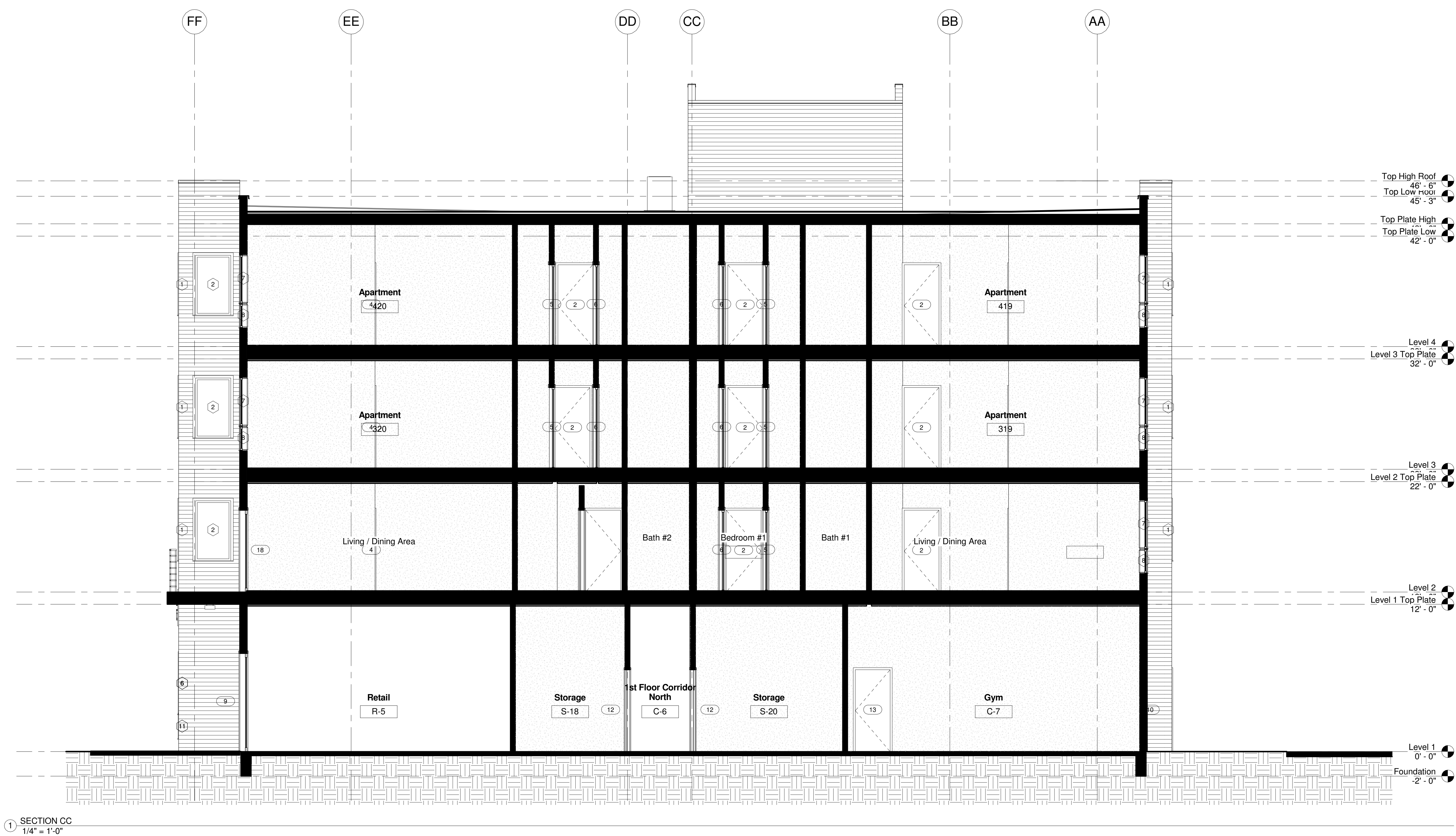
3RD FLOOR PLAN

HUD Project Number	To Be Assigned
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www.theleviegroupp.com

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916 Park Partners

916 Park

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SECTION

HUD Project Number	To Be Assigned
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Date	01/24/2012
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AA-303

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LEVIE ARCHITECTURAL GROUP

an Idaho PLLC



August 7, 2012

916 East Park
Design Review Statement

Taking advantage of an opportunity within a mixed used land zone, it is the intent of this development to create a responsible planned development.

The primary goal of the complex will be to create a social interactive community through diversity of activities, encouraging collaboration between dwellers and the surrounding community. Project success will be realized through this synergy.

Construction of the project will be conventional wood framed four-story structure with the emphasis on maximizing sustainable building materials. In the best effort to strike an economic balance, LEED materials and systems will be incorporated into the design and operations of the project.

Programming calls for apartments, primarily one-bedroom units on floors two through four. The ground floor space, approximately 4,000 square feet directly facing East Park and the southern half of East Front will be retail space.

It is the intent to lease retail space to businesses that address the needs of apartment residences, tenants of the surrounding commercial buildings and to a lesser extent commuters of the two primary vehicular roadways. Ground floor space along the northern half of East Front will consist of office space of live / work units. Ground floor space along the westerly portion of the building will be apartment units with private gardens.

The project residency is designed to meet the needs of professionals working downtown, Boise State University, St Luke's Hospital campus and Parkcenter. Additionally there will be units for those seeking a live work environment.

Conditional use approval for the retail space was requested and justified by the location of the development as it relates to the surrounding zones and existing developments. The amount of retail space, approximately 5% of the gross development is subordinate to the primary function, apartments. The ground floor orientation of the retail space is logical,

located along both East Park and East Front roadways and the function is consistent with the comprehensive plan.

Conditional use approval for the building height was requested and justified as follows. The surrounding zones on all sides of the project are 45'. The proposed massing and building height creates a reasonable transition from the adjacent 7-story office structure to the east. Additionally, the wall constructed on the easterly side of East Front provides a significant shield to the mass and height of the proposed development from the existing PUD.

Conditional use approval for reduced parking was requested and justified due to the unit configuration of the apartments. The project is primarily one-bedroom units. Of the 68 proposed units only 15 are two-bedroom units and no units have living loft areas. The 12 required stalls for the retail space are isolated in the southwest corner of the parking area. This leaves a balance of 104 stalls so for the 68 apartment units. Although the code requires 108.8 stalls, due to the limited number of bedrooms, the ratio of parking stalls to bedrooms is 1.43 stalls per bedroom.

LEVIE ARCHITECTURAL GROUP

an Idaho PLLC

| [August 7, 2012](#)

916 East Park

| ~~Conditional Use Justification~~ [Design Review](#) Statement



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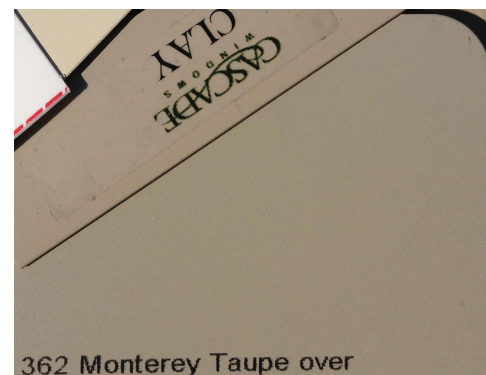
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EXTERIOR BUILDING MATERIALS

2' X 10' VERTICAL FIBER-CEMENT PANELS, HARDIPLANK SMOOTH
COBBLESTONE
PANEL REVEALS, 3/4" TAMLYN XTREME ALUMINUM, MONTEREY TAUPE
METAL HORIZONTAL PANELS, MORIN CONCEALED FASTENER PANEL, ZINC
ENTRY FEATURE, NICHHA ILLUMINATE CEMENT PANEL, UMBER
WINDOWS, CASCADE VINYL CLAY
HANDRAILS, BLACK SQUARE METAL POWER COATED WITH CLEAR POLY-
CARBON INFILL PANELS



PROJECT MAIN ENTRY



PROJECT VIEW FROM PARK CENTER BRIDGE



PROJECT WEST ENTRY



916 Park

Landscape Design Narrative

The plant palette for the project includes a wide variety of deciduous and evergreen trees, shrubs and groundcovers. Plant materials will be placed in thoughtful compositions with attention to form and function and special contrasting and complimenting characteristics of flower and foliage.

It is our intent to use water-wise landscape techniques in plant selection and irrigation design. Lawn will be minimized or eliminated. Where lawn might be used typically we will be using low evergreen groundcovers. Trees, shrubs and perennials will be used to define space, create screens, provide shade, and add interest to the landscape.



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2

Planning Division Staff Report

File Number	DRH12-00227
Applicant	Glenn Levie
Property Address	916 E. Park Boulevard
Public Hearing Date	September 12, 2012
Heard by	Design Review Committee
Analyst	Josh Wilson
Checked By	Sarah Schafer

Public Notification

Newspaper notification published on: **August 28, 2012**
Radius notices mailed to properties within 300 feet on: **August 23, 2012**
Staff posted notice on site on: **August 27, 2012**

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Public Comments	

1. Project Data and Facts

Applicant	Glenn Levie/ The Levie Group
Architect/Representative	Glenn Levie / Levie Architectural Group
Location of Property	916 E. Park Boulevard
Size of Property	1.75 acres
Present Zoning and Land Use	R-OD / Vacant land
Description of Applicant's Request	Construct a four-story mixed building with 68 residential units, 7 live/work units, and approximately 4,000 square feet of retail space

2. Land Use

Description and Character of Surrounding Area
The site is located on the northwest corner of Park Boulevard and Front Street on vacant land at the eastern edge of a large office development. The property is zoned R-OD (Residential Office with Design Review) and is located in the North/East End Planning Area.

Adjacent Land Uses and Zoning

North:	Vacant land / zoned C-3D
South:	Park Blvd, then residential / zoned C-3D
East:	Front Street, then residential / zoned C-3D and R-3D
West:	Morrison Knudsen Plaza Drive, then office / zoned C-3D

Site Characteristics

The site is currently vacant land, surrounded on three sides by roadways.

Special Considerations

None that staff is aware.

History of Previous Actions

CUP05-00152 & CVA05-00042: 90 unit apartment building with height exception for 147' with setback variances along Park and Front approved in January of 2006.

CAR06-00041: Comprehensive Plan amendment from Commercial to Mixed Use approved in December of 2006.

CAR06-00042: Rezone from C-3D to R-OD approved in December of 2006.

CUP06-00056 & CVA06-00023: 90 unit apartment building with a height exception and ground floor commercial, that included setback variances along E. Park Blvd. and Parkcenter, approved in October of 2006.

CAR11-00004 & CUP11-00019: Denied rezone to C-3 for the purpose of building a drive-through oil change facility and a drive-through coffee kiosk.

CUP11-00103 & CVA11-00056: Conditional Use Permit for a four-story mixed use building

with a height exception, parking reduction, and variances from the front and street-side setbacks. Approved in February 2012.

3. Project Proposal

Site Design

Land Use	
Percentage of the site devoted to building coverage:	26%
Percentage of the site devoted to paving:	52%
Percentage of the site devoted to landscaping:	22%
Other:	0%
TOTAL	100%

Parking

Proposed		Required	
Handicapped spaces proposed:	6	Handicapped spaces required:	5
Total parking spaces proposed:	114	Total parking spaces required:	122*
Number of compact spaces proposed:	54	Number of compact spaces allowed:	46*
Bicycle parking spaces proposed:	32	Bicycle parking spaces required:	12
Parking Reduction requested?	Yes	Off-site Parking requested?	No

* A parking reduction was approved by CUP11-00103

Setbacks

Yard	Building		Parking	
	Required	Proposed	Required	Proposed
Front (Front Street)	15'*	15'*	20'	20'
Street Side (Park Blvd)	15'*	15'*	20'	20'
Side (North)	0'	140'	5'	0'***
Rear (West)	5'	72'	5'	5'

*Variance approved by CVA11-00056

**Applicant must provide 5 ft. setback

Fencing

None.

Outdoor Lighting

Mounted to building exterior and pole mounted in parking lot.

Structure(s) Design	
Number/ Proposed Use of Buildings	One
Maximum Building Height	54 feet*
Number of Stories	Four
Square Footage	74,386 square feet

*Approved by height exception through CUP11-00103

4. Zoning Ordinance and Comprehensive Plan

Zoning Ordinance Sections	
11-7-3.1	Objective – Site Design A - E
11-7-3.2	Objective – Structure Design A - F
11-7-3.3	Adopted Plans and Design Guidelines

Comprehensive Plan Sections	
7-2-6	Commercial Development
8-17	Landuse policies for the West Bench Planning Area

5. Analysis/Findings

The Surrounding Area

The site located on the northwest corner of Park Boulevard and Front Street on a unique site which is surrounded by roadways on three sides, and a large office development on the fourth side. The property is zoned R-OD (Residential Office with Design Review) and is located in the North/East End Planning Area. The surrounding area is a mixture of high intensity urban uses and less dense residential uses, typically seen on the edge of downtown. The neighborhood includes a wide mix of uses including office, commercial, and multi-family residential.

Site Layout and Circulation/ Streetscape/ Parking/ Pedestrian and Bicycle Facilities

Vehicular access to the site will be from two full access curb cuts approved with CUP11-00103 on Front Street and Morrison Knudsen Plaza Drive. The property has frontage on Park Boulevard, Front Street and Morrison Knudsen Plaza Drive, with a small undeveloped lot to the north. A five foot detached sidewalk exists along Front Street and a five foot attached sidewalk exists along Park Boulevard. The applicant has proposed to connect to these with an internal pathway network at multiple points on both frontages. The proposed building is located along the street on the southeastern boundary of the property with parking proposed to the west and north. Variances have been approved to locate the building closer than the 20 foot required setback on Park Boulevard and Front Street, which is defined as a gateway street by the ordinance. The proposed zero foot parking setback along the north property line does not meet the minimum setbacks of the ordinance and shall be increased to five feet. This setback shall be landscaped similarly to the adjacent areas. An approved parking reduction has allowed the applicant to provide fewer parking spaces than required and more compact spaces than allowed. The proposed parking spaces meet the dimensional requirements of the ordinance and drive aisles have been located and sized appropriately. The applicant has proposed bicycle parking spaces which exceed the number required by the ordinance, and they have been located both indoors and outdoors.

Landscaping

The applicant has proposed extensive landscaping around the perimeter of the building and site, and within the parking lot that will provide visual interest and help to soften and enhance the building. Street trees have been proposed along Park Boulevard and Front Street to help provide shade and visual interest. Staff finds however, that the street trees should be Class III trees as opposed to the Class II trees proposed. Foundation plantings with shrubs, perennials, and organic bark mulch around have been provided on all sides of the building to soften the appearance and help to transition to the property boundaries. The applicant has provided landscaping within the parking lot as required by code, with planters at the ends of rows of parking containing trees and vegetative groundcovers; and the planters are eight feet in width as required by ordinance. The provided landscape plan identifies species of trees, shrubs, and perennials but does not provide quantities or specific locations of the shrubs and perennials. A detailed planting plan with specific species and locations shall be submitted to staff prior to submittal for building permits. With these minor changes, staff finds that the proposed landscaping will integrate the new building into the site and will provide screening and year round visual interest.

Trash Enclosures and Mechanical Units

The applicant has proposed to construct a trash enclosure on the northwestern portion of the parking lot which generally complies with the location requirements of Boise City Public Works, which the requirement that it be centered on the drive aisle. The applicant shall comply with the dimensional standards as outlined in the memo dated August 9, 2012 from Peter McCullough, Solid Waste Manager. Mechanical HVAC units will be required to service the proposed building and will be located on the roof and screened by the parapet.

Materials

Building Location	Type/Color
Roof:	TPO membrane / White
Exterior Walls:	Smooth Hardipanel / Cobblestone Metal Panel / Zinc Gray
Accents/ Trim:	Metal / Zinc Gray
Windows/ Doors:	Vinyl / Clay
Mechanical Equipment:	Roof mounted screened by parapet

Building Design

The applicant has proposed to construct a four-story mixed use building containing approximately 68 residential units and 4,000 square feet of retail floor space. The building uses a contemporary architectural style consisting of a varied height parapet roof, alternating modulated wall planes, and minimal ornamentation with large fields of similar colors and materials. A height exception was granted through CUP11-00103 and the parapet roof and elevator shaft will exceed the allowed height of the zone. The building entry element is located at the midpoint of the building along Front Street and is delineated through an angled protruding vertical element and a change in materials and colors. The exterior walls consist of fields of metal panels and smooth hardi-plank panels in subdued gray tones.

Massing/ Proportions

The building is largely rectangular in nature with a flat roof and parapet walls which vary slightly in height. The building does however have substantial modulation on all elevations with alternating bays including windows protruding from the main wall plane. The design uses material changes, color fields, balconies, and wall plane modulation to help break up the massing and create design interest. The surrounding properties feature buildings of similar scale or larger and flat roofed design, typical of development on the fringe of downtown. The massing, height and design are appropriate for the type of building and staff finds them to be compatible with surrounding structures, uses, and neighborhood. The building is in scale with other structures within the immediate area and the proposed use will not negatively impact the adjacent properties.

Shadow Relief/ Design Interest

The building design uses wall plane modulation, material massing, and color fields to provide design interest. Shadow lines are provided by the building modulation and canopies proposed above the building entrance. The retail portion of the structure has been offset forward to break the vertical wall plane of the building along the street frontages. Windows have been appropriately provided on the elevations of the buildings. Staff does have some concerns about the proposed vinyl windows, which may not provide any depth or shadow relief on otherwise flat wall planes. The applicant shall provide wall sections which demonstrate that the windows provide at least two inches of depth to provide design interest and shadow relief.

The surrounding properties in the area feature buildings of varying scale and design, ranging from large office buildings to multi-family residential buildings. The color selection consists of tones that will accent the building and are appropriate for a commercial property and the proposed architectural style. The massing, height and design of the proposed building is appropriate for the area and uses present.

7. Conclusion and Recommended Conditions

Staff finds the project complies with Sections 11-7-3.1, 11-7-3.2 and 11-7-3.3 of the Zoning Ordinance and the goals and policies of the Boise City Comprehensive Plan and would recommend **approval** subject to the following conditions:

Site Specific Conditions

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received **March 6, 2012**, except as expressly modified by the following conditions:
 - a. Comply with all conditions of CUP11-00103 and CVA11-00056.
 - b. The applicant shall provide a five foot parking setback along the north property line.
 - c. Wall sections which demonstrate a window depth of at least two inches shall be submitted.
 - d. The street trees proposed along Park Boulevard and Front Street shall be Class III species.
 - e. Submit a detailed landscape plan identifying specific quantities and locations of trees, shrubs, and perennials.

Revised plans indicating compliance with the above conditions shall be submitted to Planning Staff for approval prior to application for any construction permits.

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 384-3998 regarding questions pertaining to this condition.
3. The applicant shall comply with the requirements of the Boise City Public Works

Department (BCPW) for drainage, sewers and street lights per department comments, and per memorandum from the Solid Waste/Ground Water Manager. Please contact BCPW at 384-3900. All items required by BCPW shall be included on the plans/specifications that are submitted for a Building Permit. Please note that any changes or modifications by the owner to the approved Storm Water Plan must be resubmitted to BCPW for approval.

4. A Building Permit is contingent upon approval from Boise City Community Forestry for tree planting within right-of-ways, per Title 9, Chapter 16, Section 09-16-05.2. Contact Boise City Community Forestry at 384-4083 with questions regarding this condition.
5. Compliance with requirements as requested by the Ada County Highway District (ACHD) in the letter dated August 24, 2012.
6. The applicant shall comply with the Boise City Fire Code as required by the Boise Fire Department in the letter dated August 22, 2012.

General Conditions

7. 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.
8. 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 384-4083 for information regarding tree care operations.
9. Swales/retention/detention areas shall not be located along the streets, unless it can be shown that landscaped berms/shrubs will screen the swales.
10. Vision Triangles as defined under Section 11-1-3 and Section 11-10-4.4G of the Boise City Code shall remain clear of sight obstructions.
11. In compliance with Title 9, Chapter 16, 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 384-4083. Species shall be selected from the Boise City Tree Selection Guide.
12. Deciduous trees shall be not less than 2" to 2 1/2" inch caliper size at the time of planting, evergreen trees 5' to 6' in height, and shrubs 1 to 5 gallons, as approved by staff. All plants are to conform to the American Association of Nurseryman Standards in terms of size and quality.

13. Any outside lighting shall be reflected away from adjacent property and streets. The illumination level of all light fixtures shall not exceed two (2) footcandles as measured one (1) foot above the ground at property lines shared with residentially zoned or used parcels.
14. All signs will require approval from the Planning and Development Services Department prior to installation.
15. 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.
16. Utility services shall be installed underground.
17. Loading facilities shall be provided in conformance with Section 11-10-4.6B of the Boise City Code and located so as not to interfere with required parking or fire lanes. These areas shall provide adequate maneuvering area for trucks and be located to minimize the visibility of loading activities from public view.
18. All drainage and irrigation ditches, laterals or canals crossing, intersecting and lying adjacent or contiguous to lands used for multi-family dwellings, kindergartens, schools, nurseries or mobile home parks shall be covered or fenced as required by Section 11-6-4.14.J of the Boise City Code.
19. 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.
20. 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.
21. 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.

Construction Site Requirements

22. The practices required below are intended to mitigate the impact and disturbance of residential property owners during the construction of adjacent buildings or structures. The following conditions apply to all construction-related activities ranging from grading and demolition activities to final occupancy on any land or parcel falling under the proprietary ownership of the permit applicant.
- a) Prior to the issuance of a building permit and prior to the commencement of any construction on-site, an Erosion and Sediment Control (ESC) permit must be obtained from the Planning and Development Services Department. No grading, demolition or earth disturbing activities may start until an approved ESC permit and the associated site work or grading permits have been issued.
 - b) Measures shall be taken to manage construction debris and trash on the construction site and efforts shall also be made to provide reasonable controls to minimize fugitive dust on the construction site. Such measures shall include, but are not limited to:
 - Provide suitable containers for solid waste generated by construction activity;
 - Wet demolition of existing buildings;
 - Watering of driving surfaces and earth moving activities;
 - Installation of wind screening around property and each open floor above grade; and
 - Daily broom cleaning of above grade floors, adjacent streets and sidewalks.
 - c) A minimum height of six foot (6') rigid security fencing, either wood or metal, shall be installed around the construction site within 30 days of the date when the first city permit is issued on projects where construction activity shall exceed 90 days.
 - d) Exterior lighting and other illuminating equipment or materials shall be positioned, shielded, directed and located to not reflect or impact adjacent residential property and streets.
 - e) Applicant shall comply with Boise City Fire Department requirements for water, access, and/or other requirements as determined by the Fire Marshal.
 - f) Any conditions to be enforced during construction shall remain posted at each street abutting the construction site for the duration of the project. In addition to the posted conditions the permit holder shall also post an 11"x 17" laminated sign containing a project contact phone number, name of project contact and the Boise City contact number, 384-3845, to address issues as they arise. Failure to abide by any conditions set forth shall be grounds for revocation of Conditional Use Permit and/or Building

Permits and may be subject the owner or owner's agents to fines and criminal citations.



Rebecca W. Arnold, President
Sara M. Baker, Vice President
John S. Franden, Commissioner
Carol A. McKee, Commissioner
Mitchell A. Jaurena, Commissioner

Date: August 24, 2012

To: Glenn Levie (sent via email)
The Levie Group
17711 Karen Drive
Encino, CA 91316

Subject: DRH12-00227
916 E. Park Boulevard

On August 24, 2012 the Ada County Highway District Staff acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6174.

Sincerely,

Jarom Wagoner
Planner II
Development Services
Ada County Highway District

CC: Project file
City of Boise (sent via email)
Craig Callaham, Quadrant Consulting (sent via email)

**Project/File: DRH12-00227**

This application is for a design-review permit to construct a 4-story mixed-use residential apartment complex, live work units, and retail space. The site is located at 916 Park Boulevard in Boise, Idaho.

Lead Agency: City of Boise

Site address: 916 E. Park Boulevard

Staff Approval: August 24, 2012

Applicant: Glenn Levie
The Levie Group
17711 Karen Drive
Encino, CA 91316

Staff Contact: Jarom Wagoner
Phone: 387-6174
E-mail: jwagoner@achdidaho.org



Tech Review: August 24, 2012

A. Findings of Fact

- Description of Application:** The applicant is requesting to construct a 4-story mixed use building. The building is proposed to contain approximately 5,250 square feet of retail space on the first floor, with apartments on the remaining floors.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Service Commercial District	C-3D
South	Service Commercial District	C-3D
East	Multi-Family Residential District	R-3D
West	Neighborhood Commercial District	C-1D

- Site History:** ACHD staff previously reviewed this site as CUP11-00103 in February of 2012. The requirements of this staff report are consistent with those of the prior action.
- Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
- Capital Improvements Plan (CIP)/Five Year Work Plan (FYWP):**
There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Five Year Work Program or the District's Capital Improvement Plan (CIP).

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 685 additional vehicle trips per day (none existing); 56 additional vehicle trips per hour in the PM peak hour (none existing), based on the Institute of Transportation Engineers Trip Generation Manual, 8th edition.

2. **Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Front Street	420-feet	Principal Arterial	1,129	Better than "D"	Better than "D"
Park Boulevard	205-feet	Principal Arterial	1,253	Better than "D"	Better than "D"
Morrison Knudsen Plaza	150-feet	Local	79	N/A	N/A

* Acceptable level of service for a three-lane principal arterial is "E" (880 VPH per lane).

*Acceptable level of service for a five-lane principal arterial is "E" (1,770 VPH).

3. **Average Daily Traffic Count (VDT)**

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Front Street north of Park Boulevard was 12,276 on 6/17/2009.
- The average daily traffic count for Park Boulevard east of Broadway Avenue was 14,406 on July 20, 2011.
- The average daily traffic count for Morrison Knudsen Plaza north of Park Boulevard was 1,838 on 3/31/2010.

C. Findings for Consideration

1. **Front Street**

- a. **Existing Conditions:** Front Street is one way westbound and improved with 3-travel lanes, vertical curb, gutter, and 5-foot wide detached sidewalk abutting the site. There is 75-feet of right-of-way for Front Street (35-feet from centerline).

- b. **Policy:**

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.1 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Front Street is designated in the MSM as a Transitional/Commercial Arterial with 5-lanes and on-street bike lanes, a 69-foot street section within 87-feet of right-of-way.

c. **Applicant Proposal:** The applicant is not proposing any improvements to Front Street.

d. **Staff Comments/Recommendations:** Front Street contains all the elements of a Transitional/Commercial Arterial; as such, staff does not recommend any improvements or right-of-way dedication with this application. If the city of Boise desires additional amenities within the pedestrian zone, the city should coordinate those requests with the applicant.

The applicant should be required to replace any deteriorated or deficient sidewalk, curb, gutter, or pedestrian facilities along Front Street abutting the site, consistent with ACHD's Minor Improvements Policy 7203.3.

2. Park Boulevard

a. **Existing Conditions:** Park Boulevard is one-way eastbound and improved with 5-travel lanes, vertical curb, gutter, and 5-foot wide sidewalk abutting the site. There is 100-feet of right-of-way for Park Boulevard (50-feet from centerline).

b. **Policy:**

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of-Way Width: District Policies 7205.2.1 & 7205.5.1 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Park Boulevard is designated in the MSM as a Transitional/Commercial Arterial with 5-lanes and on-street bike lanes, a 69-foot street section within 87 feet of right-of-way.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Park Boulevard.
- d. **Staff Comments/Recommendations:** Park Boulevard contains all the elements of a Transitional/Commercial Arterial; as such, staff does not recommend any improvements or right-of-way dedication. If the city of Boise desires additional amenities within the pedestrian zone, the city should coordinate those requests with the applicant.

The applicant should be required to replace any deteriorated or deficient sidewalk, curb, gutter, or pedestrian facilities along Park Boulevard abutting the site, consistent with ACHD's Minor Improvements Policy 7203.3.

3. Morrison Knudsen Plaza Drive

- a. **Existing Conditions:** Morrison Knudsen Plaza Drive is improved with 1 to 2-travel lanes, vertical curb, and gutter abutting the site. There is 24 to 42-feet of right-of-way for Morrison Knudsen Plaza Drive (12 to 21-feet from centerline). Morrison Knudsen Plaza Drive has a 20-wide drive aisle (back of curb to back of curb) for the first 95-feet off Park Boulevard, then transitions to two lanes and 32-feet of pavement where it stubs to a private drive aisle.

- b. **Policy:**

Existing Alley Policy: District Policy 7210.2 states that if a proposed development abuts an existing alley, the dedication of additional right-of-way to obtain a minimum width from the centerline of the alley of 8-feet for residential uses and 10-feet for non-residential or commercial uses may be required. Each development will be reviewed by the District on a case-by-case basis. If the proposed development takes access from an alley, the developer will be required to pave the entire width of the right-of-way from the nearest public street to and abutting the development.

Alley Parking & Setbacks Policy: District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-feet for back-up space).

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Morrison Knudsen Plaza Drive abutting the site.
- d. **Staff Comments/Recommendations:** Morrison Knudsen Plaza Drive, for the first 95-feet, abutting the site was constructed, and functions as a commercial alley. Therefore, staff recommends that no additional street improvements or right-of-way dedication should be required with this application.

4. Driveways

4.1 Front Street

- a. **Existing Conditions:** There is one 22-foot wide driveway on Front Street abutting the site. The driveway is located 420-feet north of the intersection of Front Street and Park Boulevard (measured centerline to centerline). Front Street is one-way northbound; therefore, the driveway functions as left-in/left-out only.

b. Policy

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District Policy 7205.4.7 states that direct access to principal arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1b under District Policy 7205.4.7, unless a waiver for the access point has been approved by the District Commission. Driveways, when approved on a principal arterial shall operate as a right-in/right-out only, and the District will require the construction of a raised median to restrict the left turning movements.

Driveway Location Policy: District Policy 7205.4.7 requires driveways located on principal arterial roadways to be located a minimum of 355-feet from the nearest intersection for a right-in/right-out only driveway. Full-access driveways are not allowed on principal arterial roadways.

Successive Driveways Policy: District Policy 7205.4.7 Table 1b, requires driveways located on principal arterial roadways with a speed limit of 35 MPH to align or offset a minimum of 355-feet from any existing or proposed driveway.

Driveway Width Policy: District Policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. Applicant's Proposal:** The applicant is proposing to relocate the driveway 20 feet to the south so as to be approximately 400 feet north of the intersection of Front Street and Park Boulevard (measured centerline-to-centerline).
- d. Staff Comments/Recommendations:** The applicant's proposal does not meet District Access, or Successive Driveway Policies; however, staff recommends a modification of policy to allow the driveway to be located as proposed due to the fact that the existing driveway will function as left-in/left-out only, and it is the only driveway proposed to provide public street access to the site. Additionally, the driveway will facilitate emergency services entering and exiting the site.

4.2 Morrison Knudsen Plaza Drive

- a. Existing Conditions:** There is one 44-foot wide driveway on Morrison Knudsen Plaza Drive abutting the site. The driveway is located 150-feet north of the intersection of Park Boulevard and Morrison Knudsen Plaza Drive (measured centerline to centerline).

b. Policy:

Driveway Location Policy: District Policy 7208.4.1 requires driveways located near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest street intersection.

Successive Driveways: District Policy 7208.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District Policy 7208.4.3 restricts commercial driveways to a maximum width of 40-feet. Most commercial driveways will be constructed as curb-cut type facilities.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7208.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

c. Applicant's Proposal: The applicant is proposing to reduce the 44-foot wide driveway by 22 feet, so as to be 22 feet wide.

d. Staff Comments/Recommendations: The applicant's proposal meets District Driveway Policy and should be approved, as proposed. The applicant should be required to pave the driveway its full width at least 30-feet into the site beyond the edge of pavement.

5. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

6. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

7. Other Access

Front Street and Park Boulevard are classified as principal arterial roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways.

D. Site-Specific Conditions of Approval

1. Replace any deteriorated or deficient sidewalk, curb, gutter, or pedestrian facilities along Park Boulevard and Front Street abutting the site, consistent with ACHD's Minor Improvements Policy 7203.3.
2. Relocate the existing 22-foot wide driveway on Front Street 20 feet to the south so as to be located 400-feet north of the intersection of Front Street and Park Boulevard, as proposed. Replace the unused portion of the existing driveway with curb, gutter and sidewalk to match the existing conditions on either side. Pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

3. Reduce and reconstruct the existing driveway on Morrison Knudson Plaza Drive to a width of 22-feet, as proposed. Pave the driveway its full width at least 30-feet into the site beyond the edge of pavement.
4. Other than the access specifically approved with this application, direct lot access is prohibited to Park Boulevard and Front Street.
5. Payments of impact fees are due prior to issuance of a building permit.
6. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way.
2. Private sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in

place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

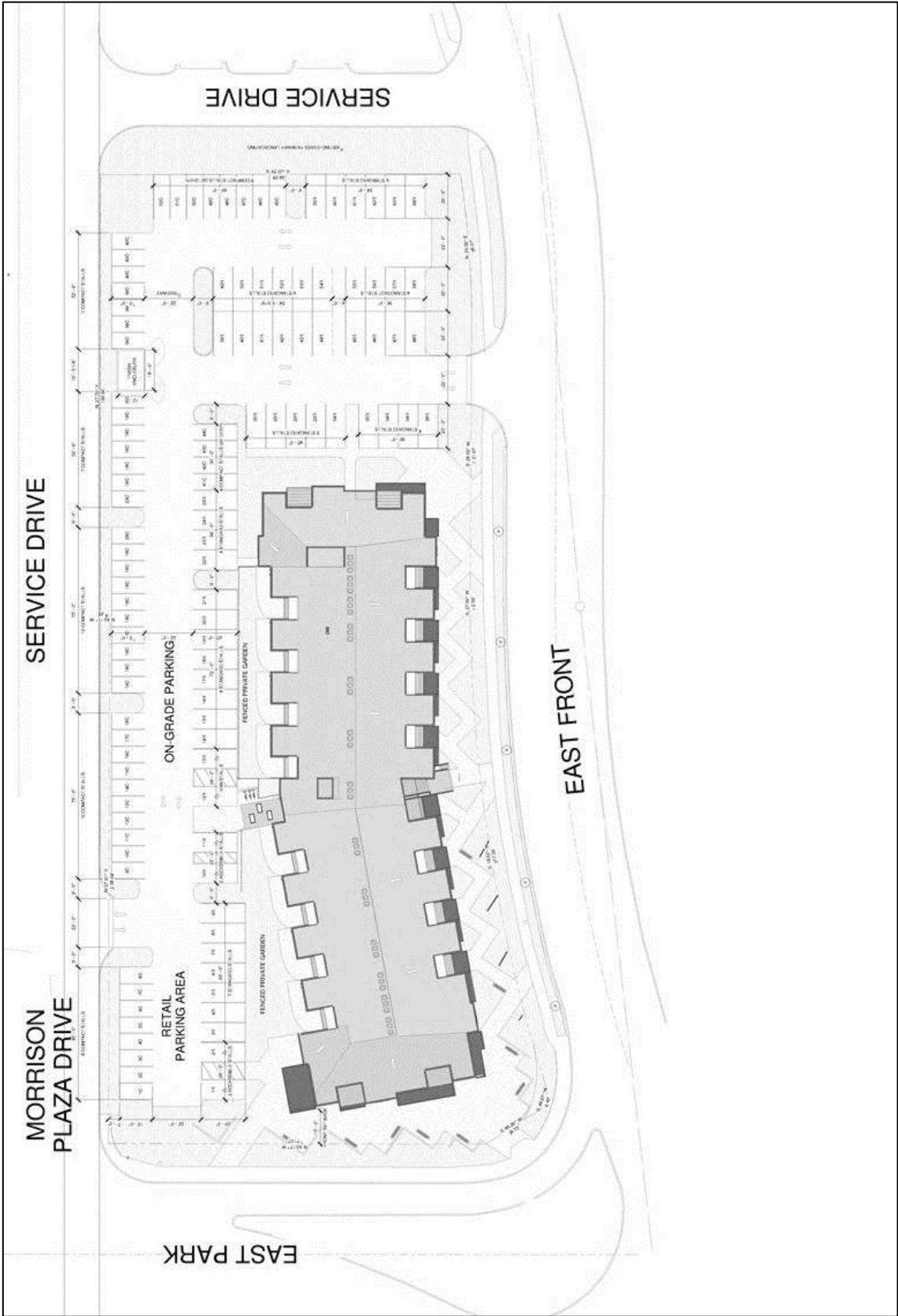
G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines

Vicinity Map



Site Plan



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

- ☒ Submit a development application to a City or to Ada County
- ☒ The City or the County will transmit the development application to ACHD
- ☒ The ACHD **Planning Review Section** will receive the development application to review
- ☒ The **Planning Review Section** will do one of the following:
 - ☐ Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.
 - ☒ Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - ☐ Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- ☐ For **ALL** development applications, including those receiving a **"No Review"** letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- ☐ Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

- ☐ **Driveway or Property Approach(s)**
 - Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.
- ☐ **Working in the ACHD Right-of-Way**
 - Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

- ☐ **Sediment & Erosion Submittal**
 - At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.
- ☐ **Idaho Power Company**
 - Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.
- ☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the ROWDS Manager when it is alleged that the ROWDS Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary of Highway Systems, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

Time to Reply: The ROWDS Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the ROWDS Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Memo

To: Planning and Development Services
From: Peter McCullough; Solid Waste Coordinator, Public Works Department
Date: 8/9/12
Re: Solid Waste Comments- DRH12-00227, 916 E. Park

Solid Waste staff has reviewed the application for this project and has the following comments:

1. The trash enclosure should be centered on the drive aisle to provide the 50' of straight line access required.

The link below provides information regarding trash enclosure design, location, and submittal requirements.

<http://curbit.cityofboise.org/commercial/trash-collection/new-construction-design-standards/>

Please contact me with any questions at 384-3906.

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: 08/13/12

To: Planning and Development Services

From: Terry Alber, Senior Environmental Specialist
Public Works

Subject: **DRH12-00227**; 916 E Park Blvd; Pretreatment Comments

Shell and Core Projects - Applicant/Builder shall provide segregated grease line for all tenant spaces with any potential to house food service facilities. More than one outside grease interceptor unit may be required. Call Walt Baumgartner 384-3991 for more information.

If you have any questions please contact Walt Baumgartner, 384-3991 or email at wbaumgarner@cityofboise.org.

Or

If you have any questions please contact Terry Alber, 384-3992 or email at talber@cityofboise.org.

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date:8/9/2012

To: Planning and Development Services

From: Brian Murphy, Drainage Coordinator
Public Works

Subject: DRH12-00227; address; Drainage/Stormwater Comments

DR01 A drainage plan must be submitted and approved by Public Works prior to issuance of a building permit.

If you have any further questions contact Brian Murphy, 384-3752.

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: 9 August 2012

To: Planning and Development Services

From: Mike Hedge, Street Light Technician
Public Works

Subject: DRH12-00227; 916 E Park Blvd; Street Light Comments

No comments.

If you have any further questions contact Mike Hedge at 388-4719 or mhedge@cityofboise.org.

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CITY OF BOISE

INTER-DEPARTMENT
CORRESPONDENCE

Date: August 9, 2012

To: Planning and Development Services

From: Mike Sheppard, Civil Engineer
Public Works

Subject: DRH12-00227; 916 E Park Blvd.; Sewer Comments

Connection to central sewer is required. Sanitary sewers are available in E Front Street.

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

If you have any further questions please contact Mike Sheppard at 384-3920.



Dennis Doan
Chief

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333 N. Mark Stall Place
Boise, Idaho 83704-0644

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Web
www.cityofboise.org/fire



Mayor
David H. Bieter

City Council
President
Maryanne Jordan

Council Pro Tem
David Eberle

Elaine Clegg
Lauren McLean
TJ Thomson
Ben Quintana

Fire Department

August 22, 2012

Sarah Schafer
PDS – Current Planning

Re: Design Review Application – Multi-family mixed use; DRH12-00227
916 E. Park Blvd.

Dear Sarah,

This is a design review application to construct a new 4-story mixed-use apartment building.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all of the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by Ordinance 6308.

Comments:

1. Fire hydrants capable of producing the required fire flows are required to be located within 600-feet of all parts of the facility. No fire hydrants are shown on the drawings but it is anticipated that additional hydrant(s) will be required. (IFC 507.5.1)

General Requirement:

Specific building construction requirements of the International Building Code, International Fire Code and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at building permit application.

Please feel free to have the applicant contact Romeo Gervais at 570-6567 if they have any questions.

Regards,

Romeo P. Gervais, P.E.
Deputy Chief – Fire Marshal
Boise Fire Department