



Planning & Development Services

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2

Summary for DRH12-00319

Staff's Recommendation

Approval with Conditions

Summary

Hawkin's Company / Brian Vaughn requests Design Review approval to construct four, single-story retail/commercial buildings on property located at 300 S. Capitol Boulevard in a C-5DDC (Central Business with Downtown Design Review and Capitol Boulevard overlay) zone.

The site is laid out with the main retail structure at the intersection of Capitol and Front. Two pad buildings are located at the intersection of Front and 6th streets and another pad site with drive through is at the intersection of Capitol and Broad. As proposed, the site layout meets all setbacks and standards required for streetscape improvements.

The single-story structures use black brick, metal panels and honed face concrete masonry unit block along with cutout metal panels to provide changes in material, design interest, shadow relief and modulation of the wall planes. The materials are durable and long lasting but by using the black brick, start to provide a new color for the downtown.

Though additional density and height is always desired for a downtown area, the improvements requested are within the ordinance requirements. Boise City Code has no minimum intensity standards.

Staff recommends this application be approved. With the Conditions of Approval, staff believes that the project complies with the Objectives, Findings and Consideration of Sections 11-7-3.1, 11-7-3.2 and 11-7-3.3 of the Boise City Zoning Ordinance and the design related goals and policies of the Boise City Comprehensive Plan.



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capitol + front st.
 300 s. capitol blvd.
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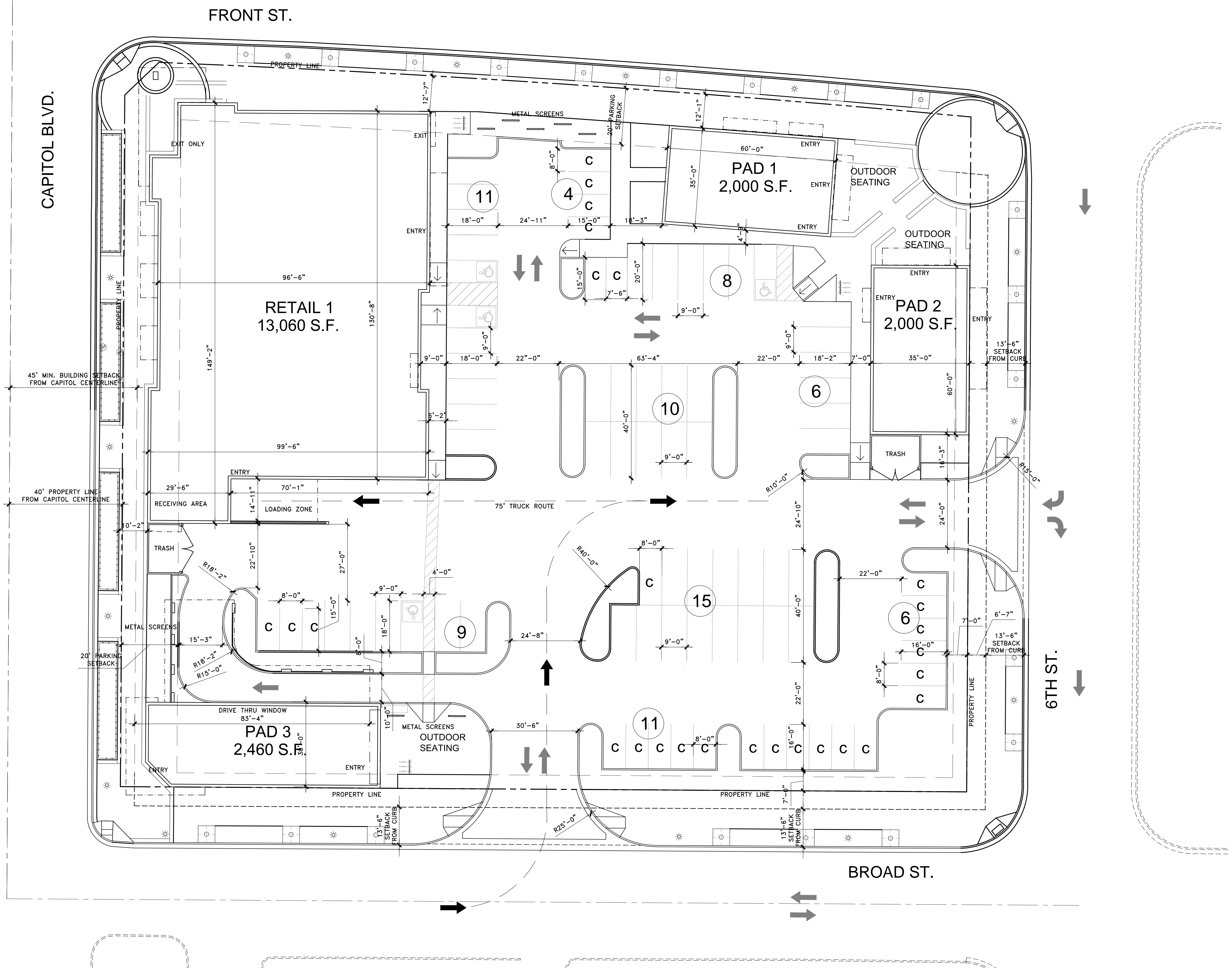
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project: 120903
 date: 12.5.12
 drawn: alm
 checked: ae

design review

site plan

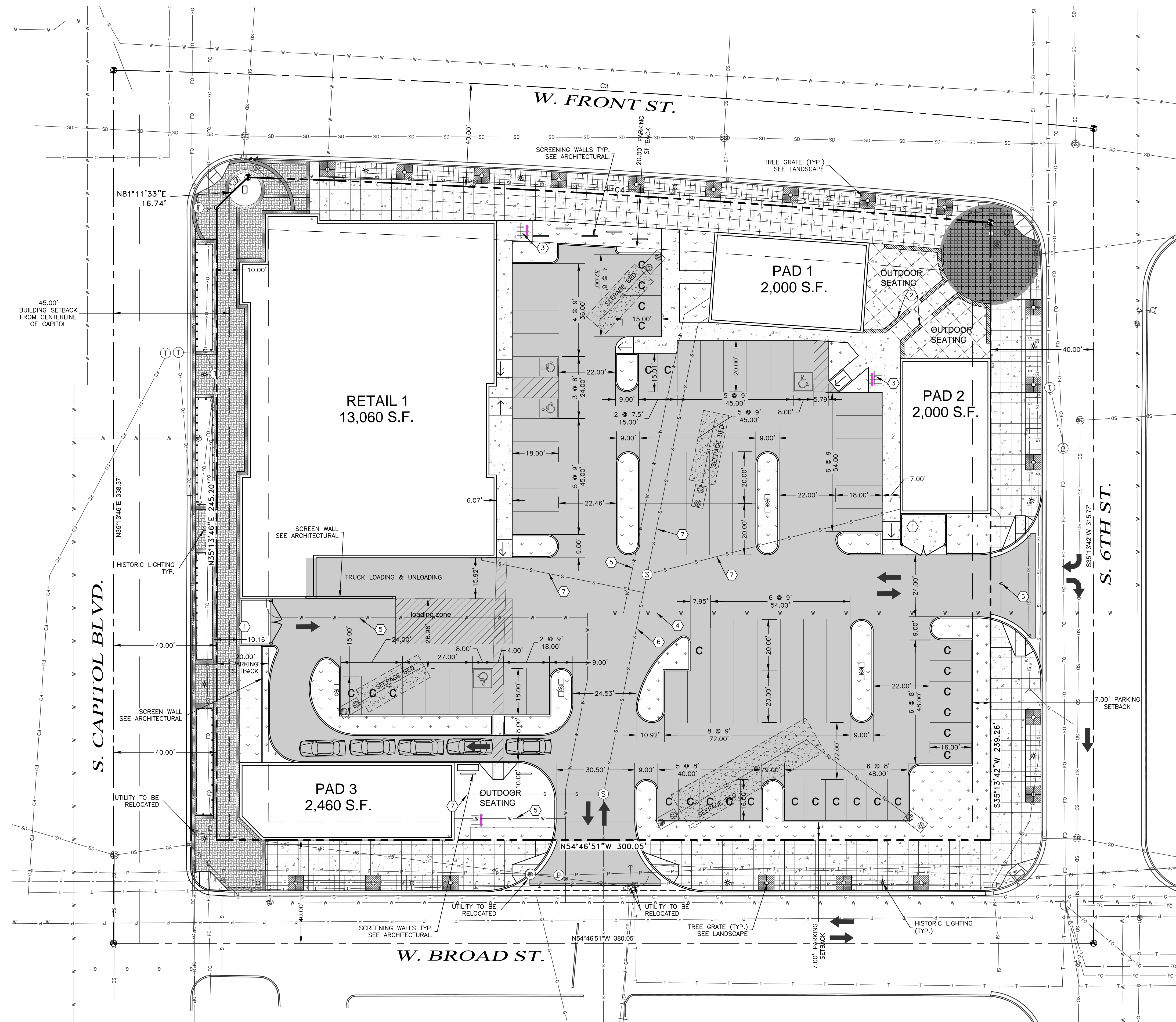
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SITE DATA		
TOTAL SITE AREA:	1.72 Acres	74,827.1 S.F.
ZONING:	C-5DDC	
BUILDING:	AREA:	
RETAIL 1	13,060 S.F.	
PAD 1	2,000 S.F.	
PAD 2	2,000 S.F.	
PAD 3	2,460 S.F.	
TOTAL:	19,520 S.F.	
PARKING	REQUIRED	SHOWN
REGULAR	0	49
ADA	4	4
COMPACT	40X TOTAL MAX	27
TOTAL:	0	80
0 SQ.FT. LANDSCAPING REQUIRED		
6,943 SQ.FT. LANDSCAPING SHOWN		

PROJECT NOTES:
 This conceptual site plan is for preliminary planning purposes only. Site specific information such as legal boundary, existing conditions, zoning, parking, curb cuts, traffic signals and landscape requirements must be verified before relying on same.

capitol blvd. + front st. site plan
 1/16"=1'-0"



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	LENGTH
C1	5400.00'	380.79'	4°02'25"	S51°22'41"E	380.71'
C2	5360.00'	288.58'	3°05'05"	S51°17'20"E	288.54'

LEGEND

---	BOUNDARY LINE
---	EXISTING CONTOUR LINE
●	FOUND BRASS CAP
○	FOUND ALUMINUM CAP
○	FOUND 1/2 INCH REBAR
△	PK NAIL
○	CALCULATED POINT
○	LEAD PLUG & TACK
---	SANITARY SEWER LINE
---	WATER LINE
---	GAS LINE
---	OVERHEAD POWER LINE
---	POWER LINE
---	STORM DRAINAGE LINE
---	TELEPHONE LINE
---	CABLE LINE
---	SIGNAL LINE
---	GEOTHERMAL LINE
○	SEWER MANHOLE
○	SEWER CLEANOUT
○	WATER MANHOLE
○	WATER VALVE
○	WATER METER
○	FIRE HYDRANT
○	GAS VALVE
○	TELEPHONE MANHOLE
○	FIBER OPTIC MANHOLE
○	POWER POLE
○	POWER BOX
○	POWER MANHOLE
○	LIGHT POLE
○	GUY ANCHOR
○	TELEPHONE RISER
○	SIGN
○	CATCH BASIN
○	STORM DRAIN MANHOLE
---	ASPHALT
---	CONCRETE
---	LANDSCAPING

NOTES

- SEE LANDSCAPE FOR DETAILS ON PLAZA AREAS AND DECORATIVE FRONTAGE IMPROVEMENTS.
- PARKING COUNT
STANDARD 49
COMPACT 27
HANDICAP 4
TOTAL 80

KEYNOTES

- TRASH ENCLOSURE (SEE ARCHITECTURAL)
- DECORATIVE WALL (SEE LANDSCAPE)
- 5-STALL BIKE RACK
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SEWER MAIN
- PROPOSED SEWER SERVICE

PLAN PREPARER

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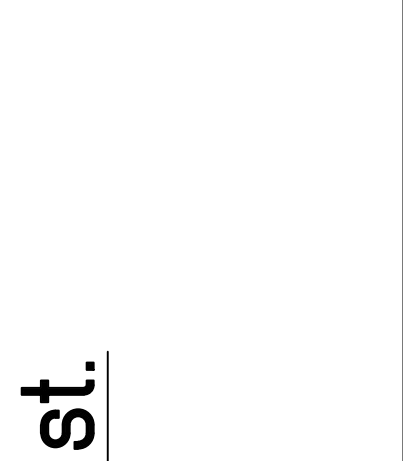
APPLICANT

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boise, idaho 83702

revision:

project: 12-110
date: 12.05.12
drawn: ksk
checked: ksk

design
review

site plan

c1.00

W. FRONT ST.

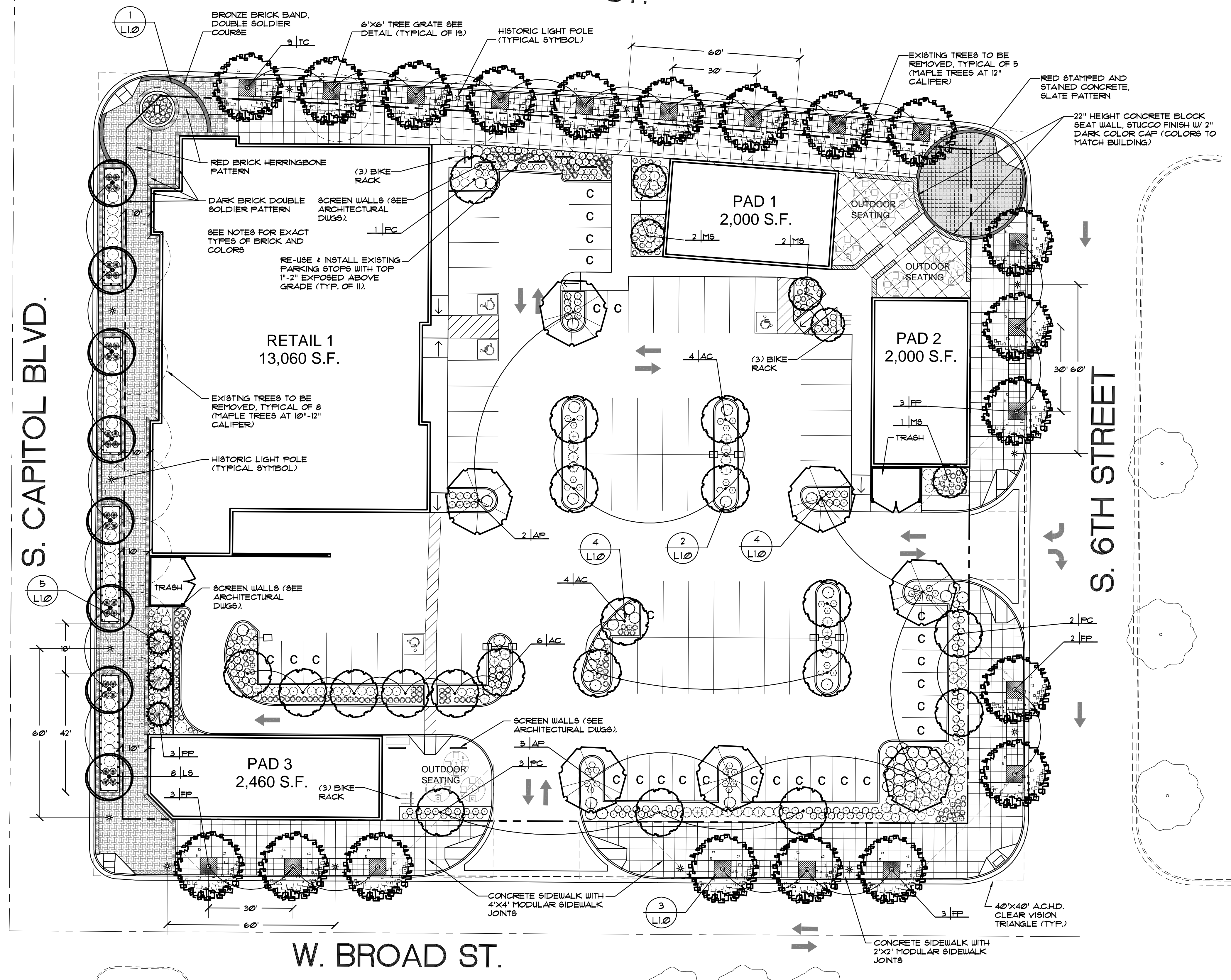
HAWKINS COMPANIES
COMMERCIAL DEVELOPERS
855 BROAD STREET, SUITE 300 BOISE, ID. 83702 (T) 208 376 8522 (F) 208 376 8523

South
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PRELIMINARY
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PLANT SCHEDULE (NOTE: ALL TREES TO BE GRADE #)

QTY.	KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
TREES					
14	AC	Acer platanoides 'Columnar' Columnar Norway Maple	2" B4B	25' hgt. 12' wide	I
1	AP	Acer platanoides 'Columnarobroad' Parkway Maple	2" B4B	35' hgt. 25' wide	II
6	PC	Flyus calleryana 'Capital' Capital Flowering Pear	2" B4B	25' hgt. 12' wide	I
5	M6	Malus 'Red Barron' Red Barron Crabapple	2" B4B	18' hgt. 8' wide	I
8	L6	Liquidambar styraciflua 'Glydesform' Emerald Sentinel Sweetgum	2.5" B4B	25' hgt. 12' wide	I
11	FP	Fraxinus pennsylvanica 'Summit' Summit Ash	2.5" B4B	35' hgt. 25' wide	II
9	TC	Tilia americana 'Boulevard' Boulevard Linden	2.5" B4B	40' hgt. 25' wide	II
3	PP	Picea pungens 'Ivelli Foxtall' Ivelli Foxtall Spruce	3-4" hgt. B4B	10' hgt. 7' wide	Conifer
TOTAL TREES: 63 TOTAL TREE TYPES: 8					
KEY - SHRUBS					
○		Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Japanese Barberry	2 Gal.	3' hgt. x 3' wide	
○		Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	6" hgt. x 4' wide	
○		Rosa x Nostrana 'Pink Shrub Rose' Pink Shrub Rose	2 Gal.	3' hgt. x 4' wide	
○		Spiraea japonica 'Neon Flash' Neon Flash Spirea	2 Gal.	2' hgt. x 3' wide	
Note: Pink Shrub Rose shall match in kind the existing variety located adjacent to the property on the west side of Capitol Blvd. (Contact Boise City Forester).					
GROUND COVERS/ GRASSES/ PERENNIALS					
○		Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	2 Gal.	3' hgt. x 3' wide	
○		Festuca ovina glauca 'Elijah' Elijah Blue Fescue	1 Gal. # 24" O.C.	18" hgt. x 18" wide	
○		Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	2 Gal.	18" hgt. x 2' wide	
○		Lavandula angustifolia 'Trumbelina Leigh' Trumbelina English Lavender	1 Gal.	12" hgt. 12" wide	
○		Permatum slossocouroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 25" wide	
○		Sedum x 'Brilliant' Brilliant Stonecrop	1 Gal. # 24" O.C.	18" hgt. x 18" wide	
○		Sedum x 'Blue' Blue Sedum	1 Gal. # 24" O.C.	18" hgt. x 18" wide	
○		Vincetoxicum 'Boules' Boules Common Periwinkle	4" Pots # 24" O.C.	6" hgt. x 2' wide	
○		Hedera helix 'Baltica' Baltic Ivy	1 Gal. # 24" O.C.	6" hgt. x 2' wide	

(NOTE: Plant material quantities are provided for convenience only and may not be accurate.)

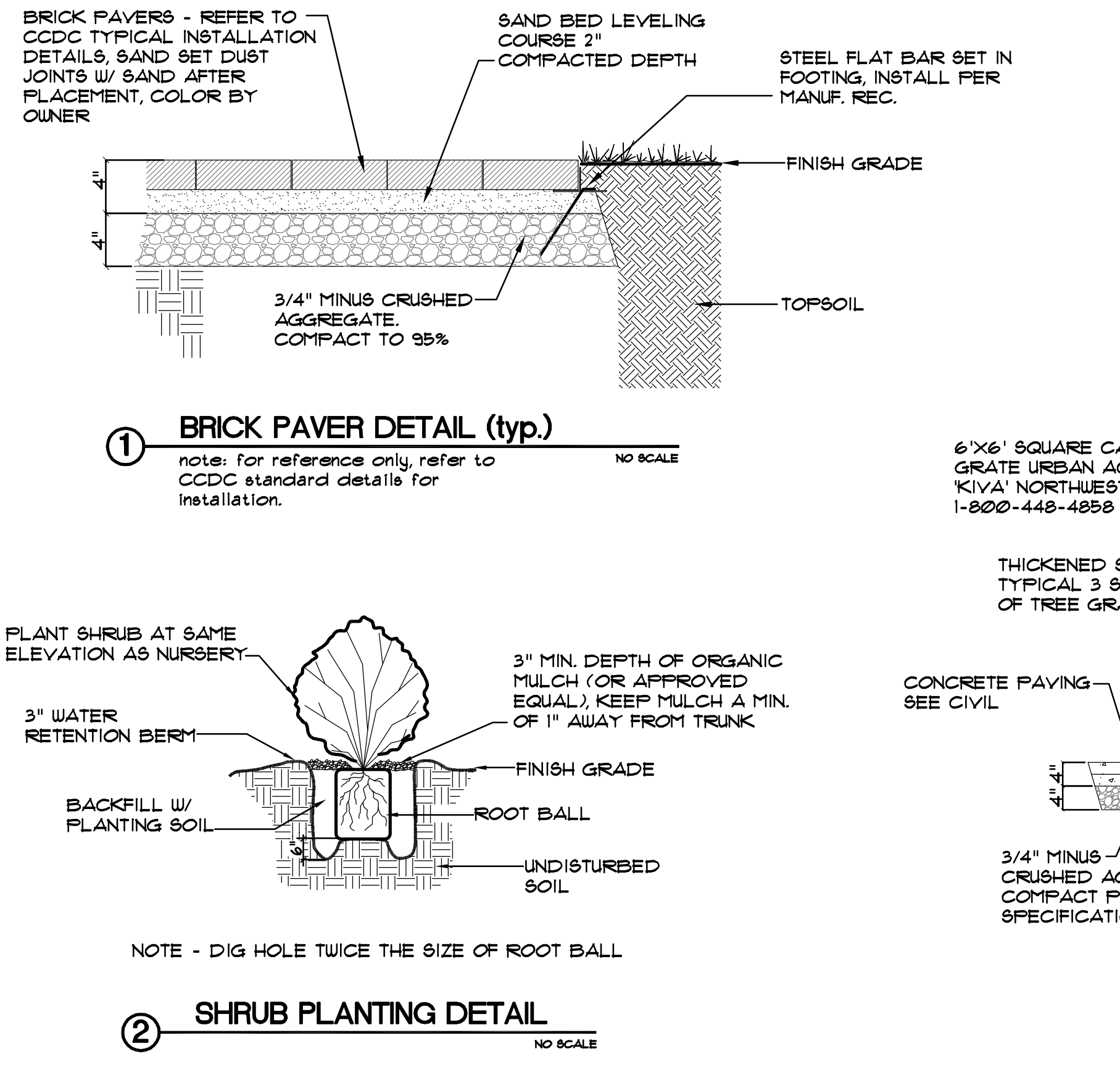
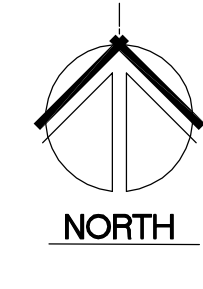
LANDSCAPE NOTES

- See Specifications.
- All plant material shall conform to the American Nurseryman Standards for type and size shown.
- All landscape plant beds and tree wells shall have an organic mulch UNLESS OTHERWISE NOTED ON THE DRAWING. Place # 3" minimum depth install per manufacturers recommendations.
- All planting beds shall have 12" of topsoil at a minimum.
- Contractor shall respect any and all local utility setbacks and adjust planting as necessary in the field.
- Trim lower branches of proposed trees to preserve sight lines (per ACHD requirements).
- Contractor shall verify all plant schedule quantities on the plans, quantities are for convenience only.
- Contractor shall respect any and all CCDC and the City of Boise requirements and details.
- Contractor shall verify all underground site utilities before any work continues and follow all local, state, and federal laws.
- All landscape areas to be irrigated with a state of the art automatic underground irrigation system.
- NOTE: All street trees need to be approved or a recommendation will be provided by the Boise City Forester.

SITE INFORMATION

- Capitol Boulevard is classified as "Type 6 - Capitol Blvd." in the CCDC Downtown Boise Streetscape Standards 4 Specifications.
- Front Street, Broad Street and 6th Street are classified as "Type 3 - Urban Concrete" in the CCDC Downtown Boise Streetscape Standards 4 Specifications.
- Brick pavers shall be 2-3/4"x8" by Endicott Clay products (or approved equal) Dark Brick-Manganese Ironpot - Area at the base of buildings, and finishing zone.
- Red Brick-No. 46 Medium Ironpot Blend - Areas in the pedestrian zone.
- Historic Street lights are 60" O.C. and shall be located and approved by CCDC and The City of Boise Design Review.
- Locations of site furnishing along all street frontages, including benches, trash receptacles, bike racks, and moveable planters shall be coordinated with CCDC and The City of Boise Design Review for locations and quantities.

LANDSCAPE PLAN



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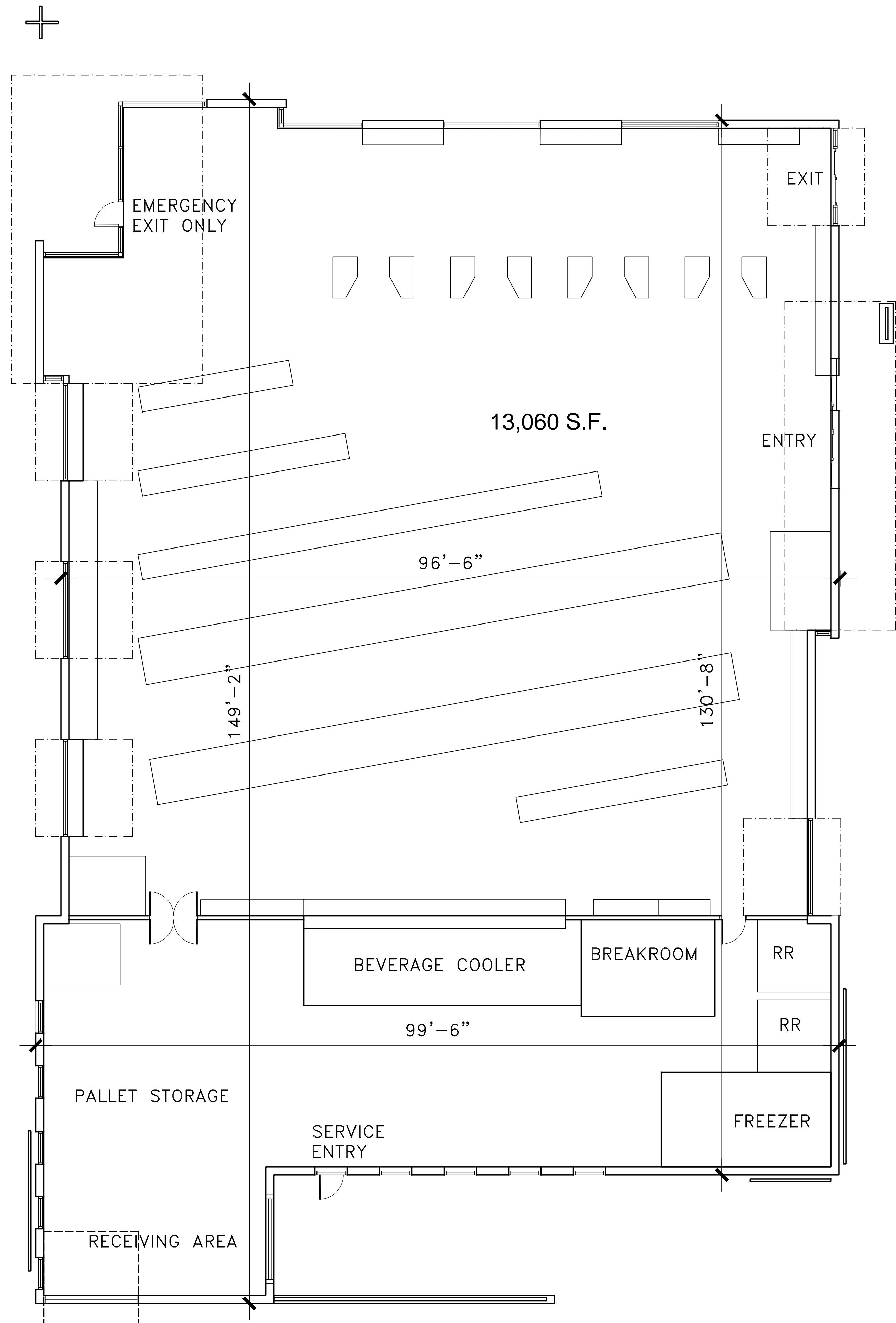
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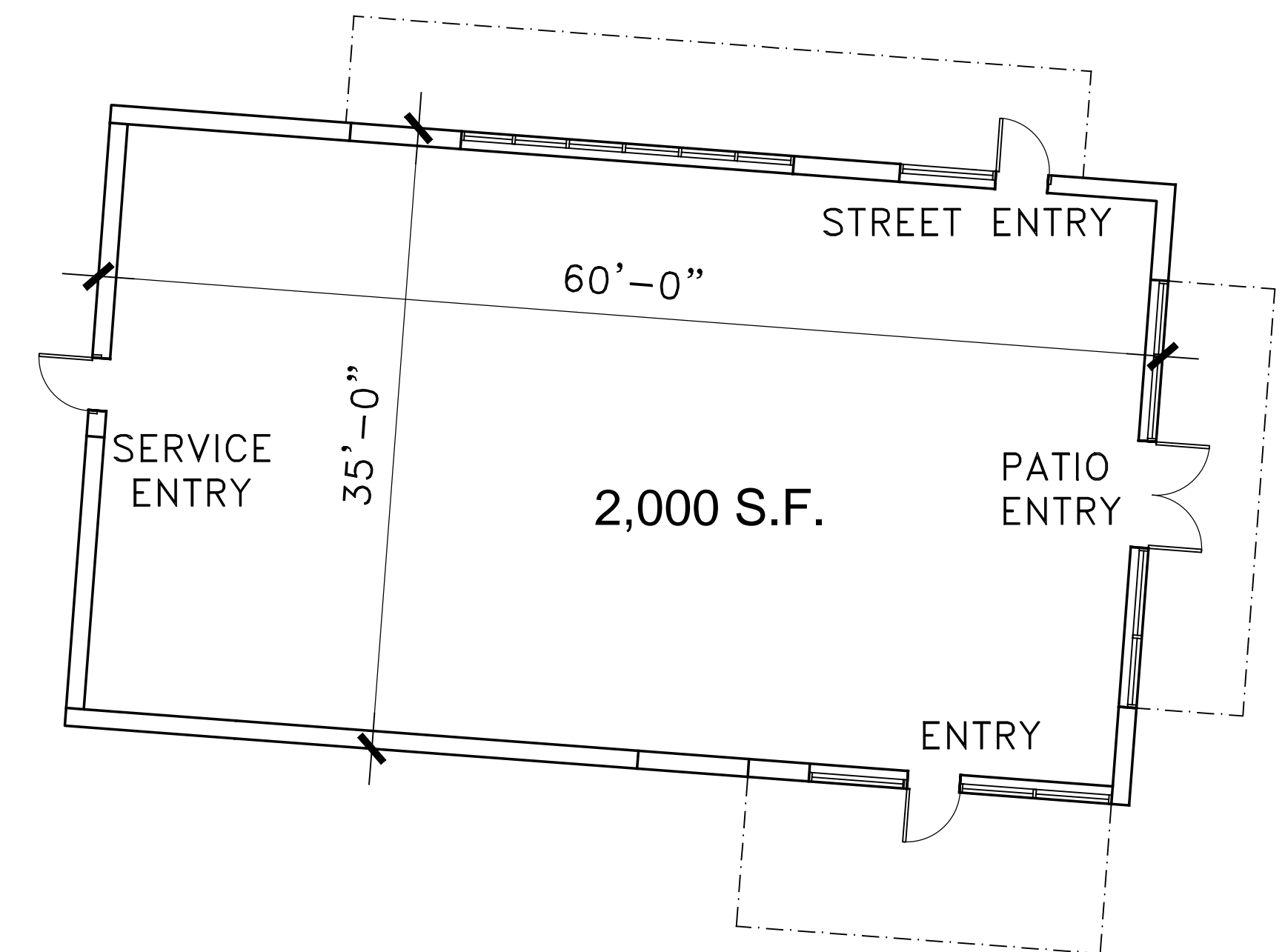
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landscape plan

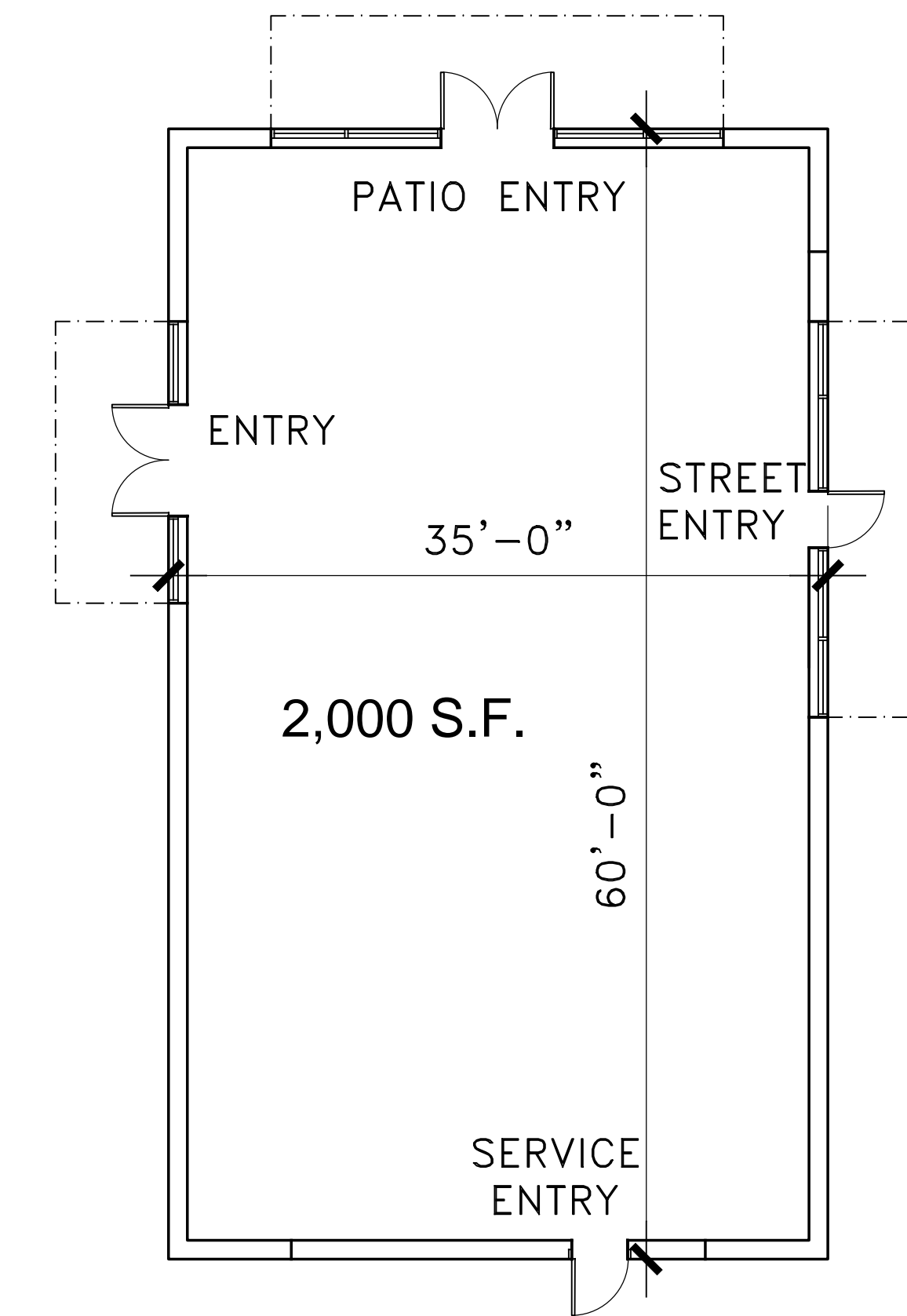
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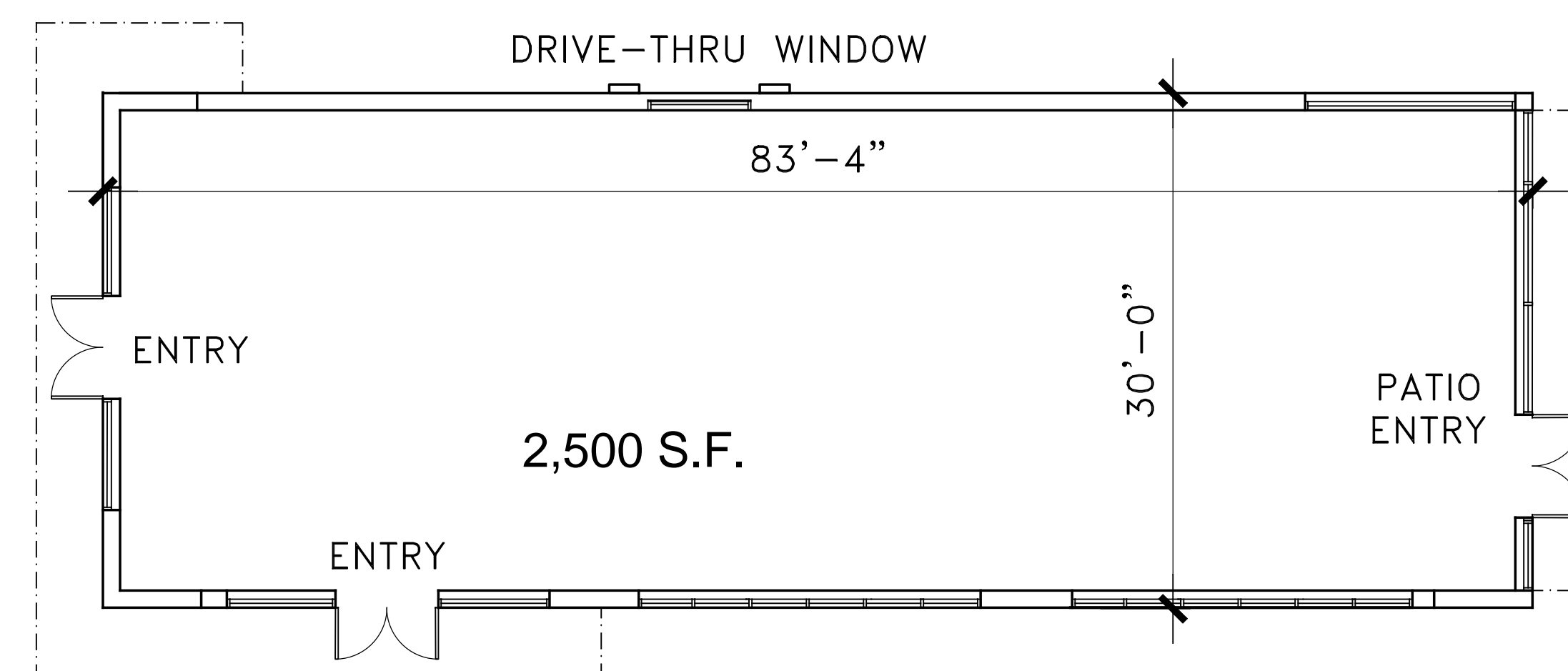
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1/8"=1'-0"



pad 1 floorplan
1/8"=1'-0"



pad 2 floorplan
1/8"=1'-0"



pad 3 floorplan
1/8"=1'-0"

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project: 120903
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design review

floorplans

a2.11

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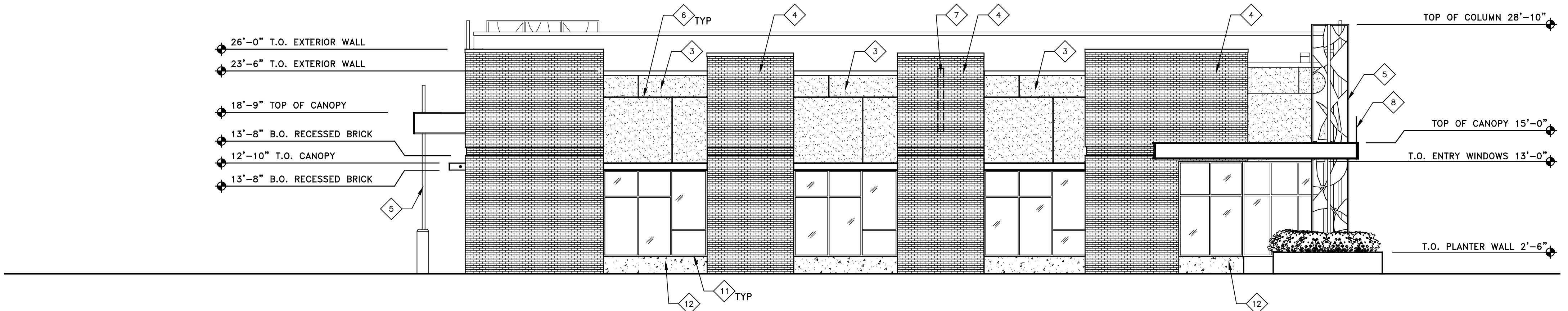
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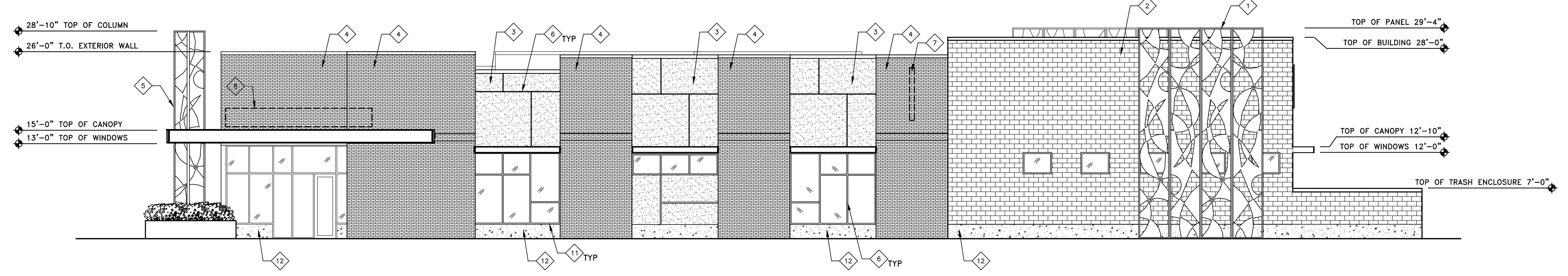
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exterior elevations

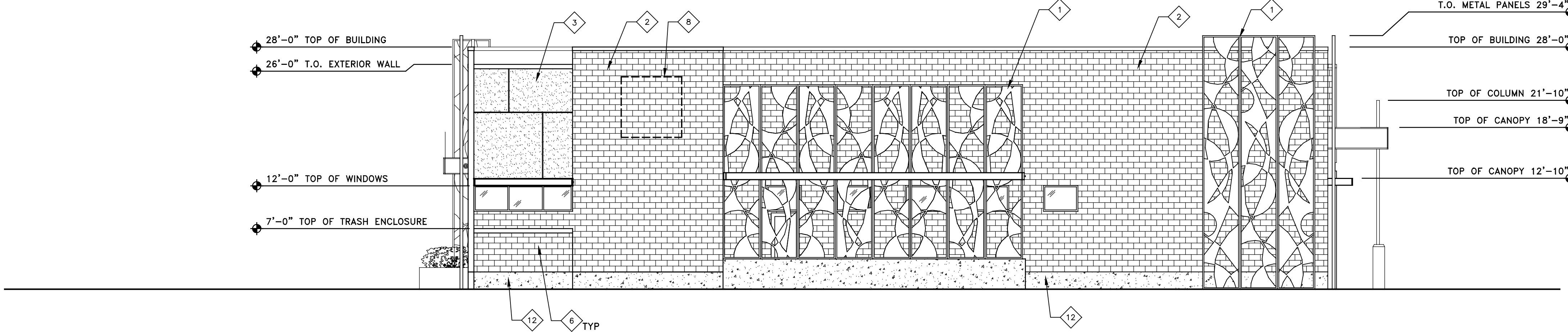
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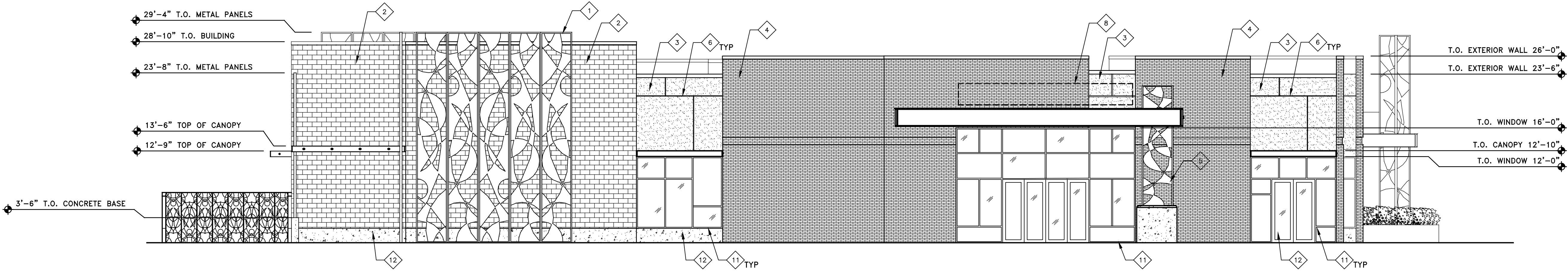
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retail 1 west elevation
SCALE: 1/8" = 1'-0"



retail 1 south elevation
SCALE: 1/8" = 1'-0"



retail 1 east elevation
SCALE: 1/8" = 1'-0"

- ◆ **keynotes:**
1. METAL PANELS, WITH CUT OUTS, PAINTED BROWN TO MATCH METAL PANEL SIDING.
 2. CMU BLOCK, 8X8X16, BASALITE, HONED FACE SABLE GF.
 3. DRYVIT OUTSULATION SYSTEM OR METAL PANEL SIDING, ALUMINUM, AUTUMN BROWN.
 4. BRICK, STANDARD SIZE, INTERSTATE BRICK, MIDNIGHT BLACK MATTE FINISH.
 5. METAL PANEL COLUMN, CUT OUTS, PAINTED BROWN TO MATCH METAL PANEL SIDING.
 6. METAL REVEAL JOINT
 7. SIGNAGE LOCATION, BLADE SIGNS
 8. SIGNAGE LOCATION, BUILDING SIGNS
 9. STUCCO, PAINTED B.M. CHARLESTON BROWN
 10. STUCCO REVEAL JOINT
 11. WINDOW & DOOR FRAME, ALUMINUM, DARK BRONZE
 12. 24" CONCRETE BASE, NATURAL FINISH

general notes:
THESE CONCEPTUAL ELEVATIONS ARE FOR PRELIMINARY PLANNING PURPOSES ONLY; BUILDING SPECIFIC INFORMATION SUCH AS SQ.FT., DIMENSIONS, MATERIAL LOCATION, ETC. MUST BE VERIFIED BEFORE RELYING ON FOR CONSTRUCTION.

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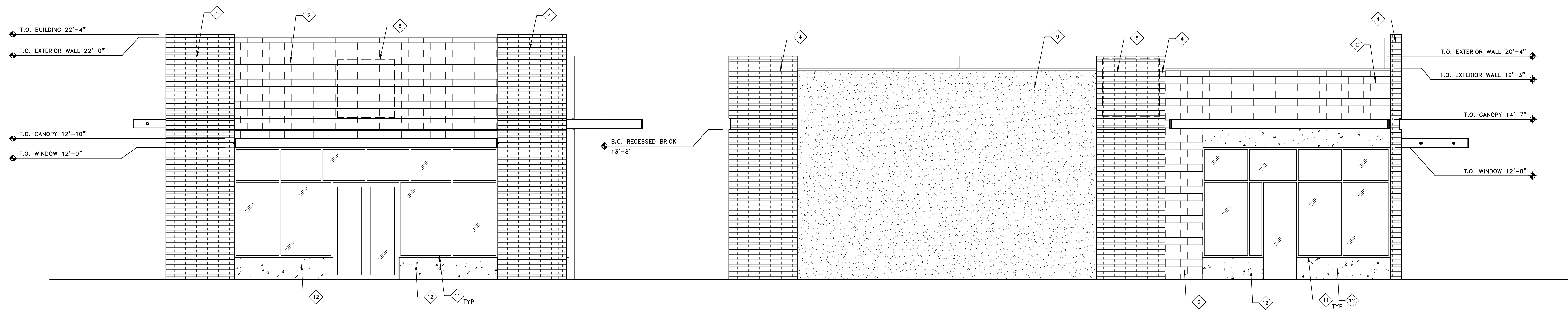
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checked: ae

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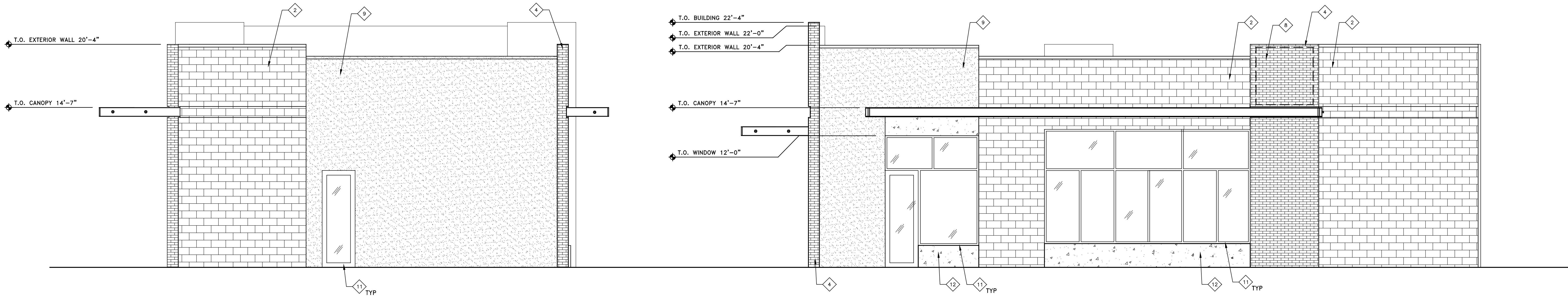
exterior elevations

a3.12



pad 1 east elevation
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pad 1 south elevation
SCALE: 1/4" = 1'-0"



pad 1 west elevation
SCALE: 1/4" = 1'-0"

pad 1 north elevation
SCALE: 1/4" = 1'-0"

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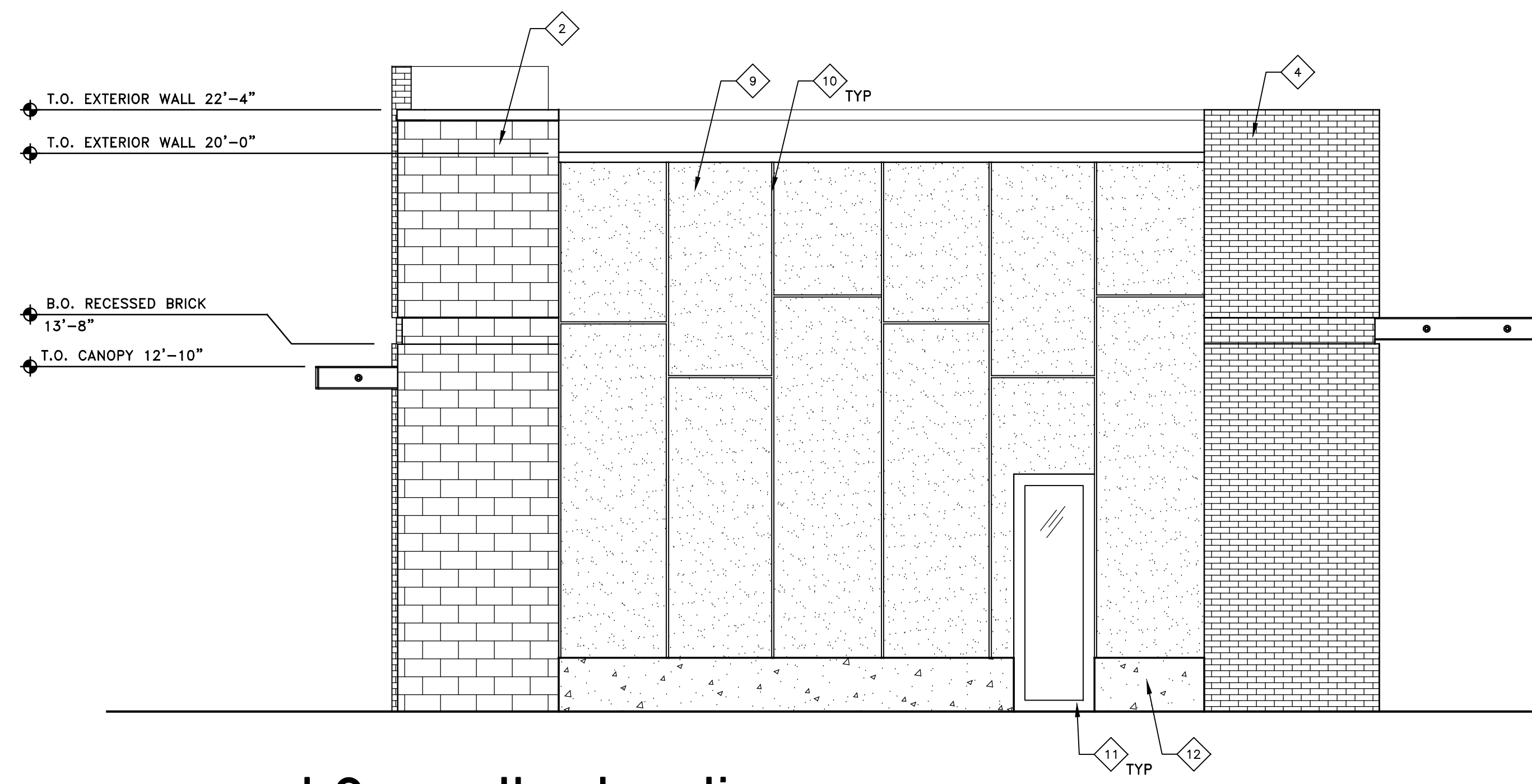
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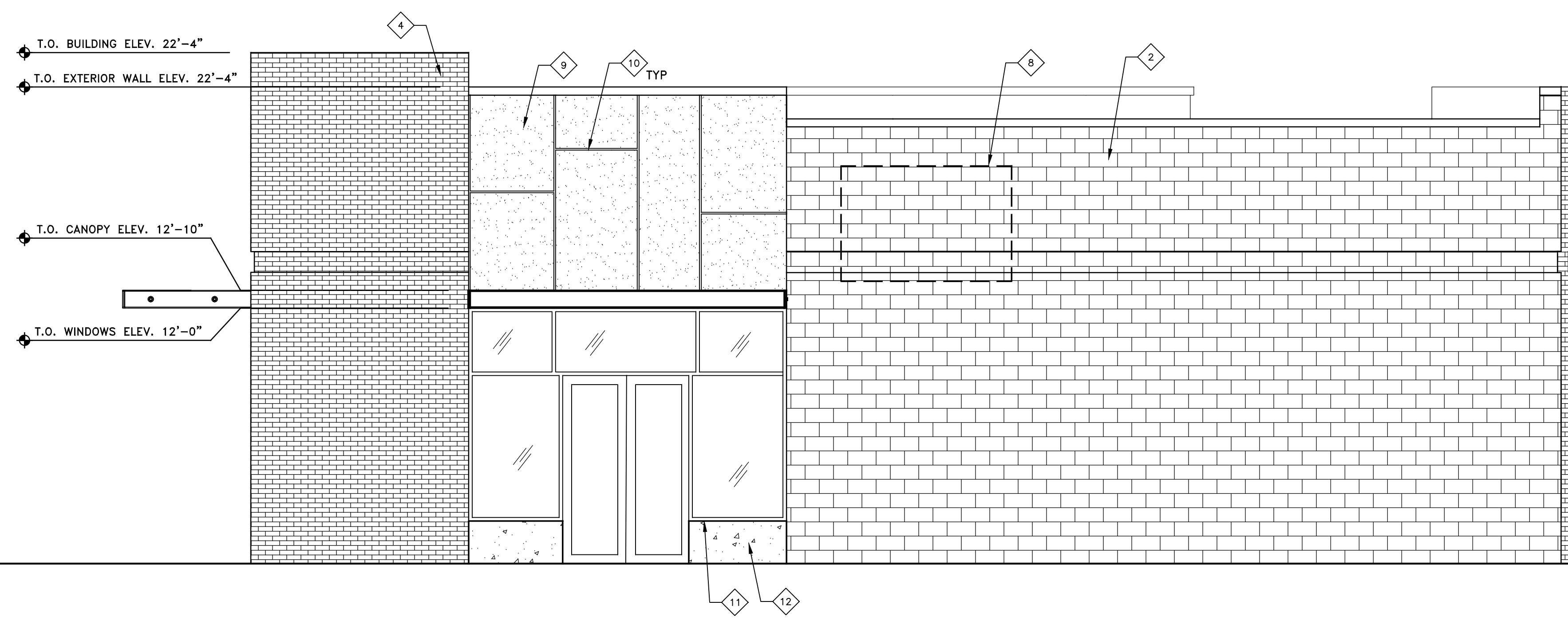
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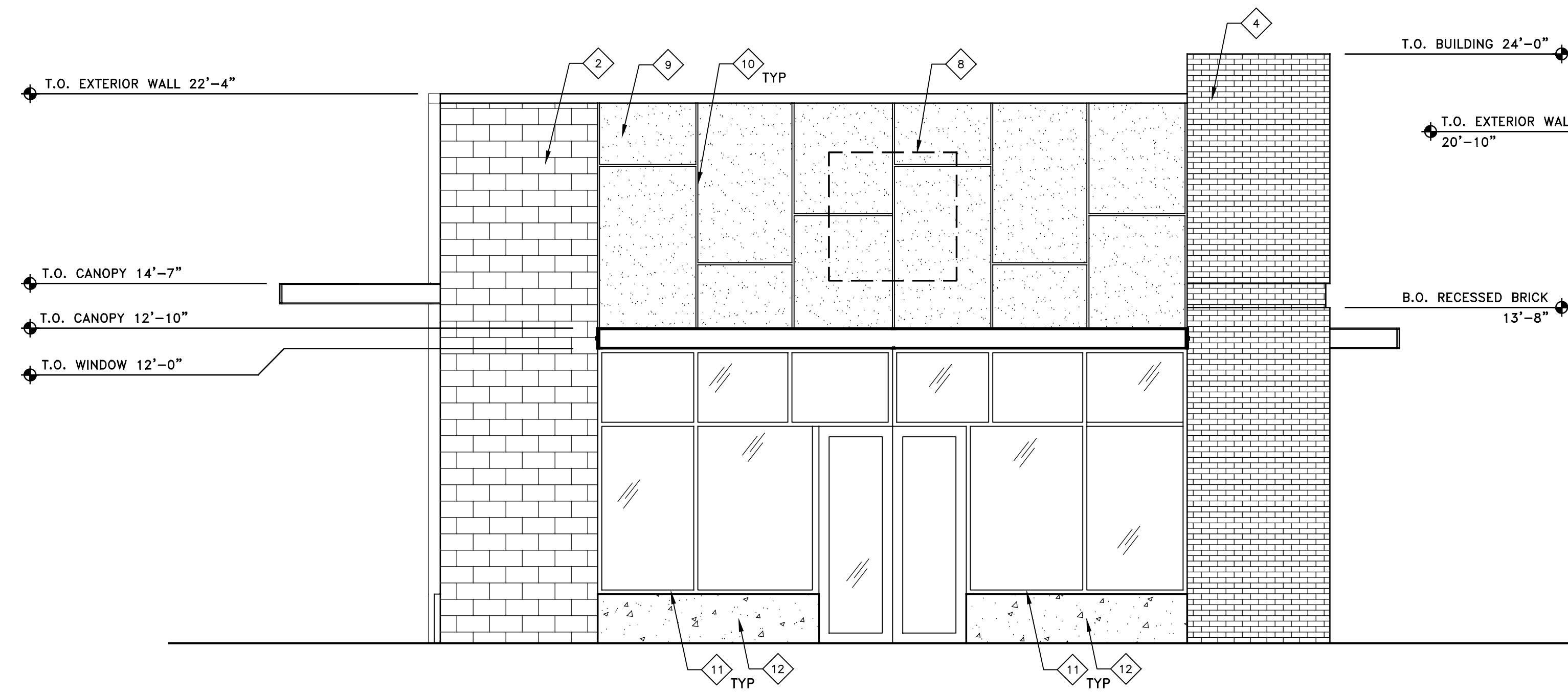
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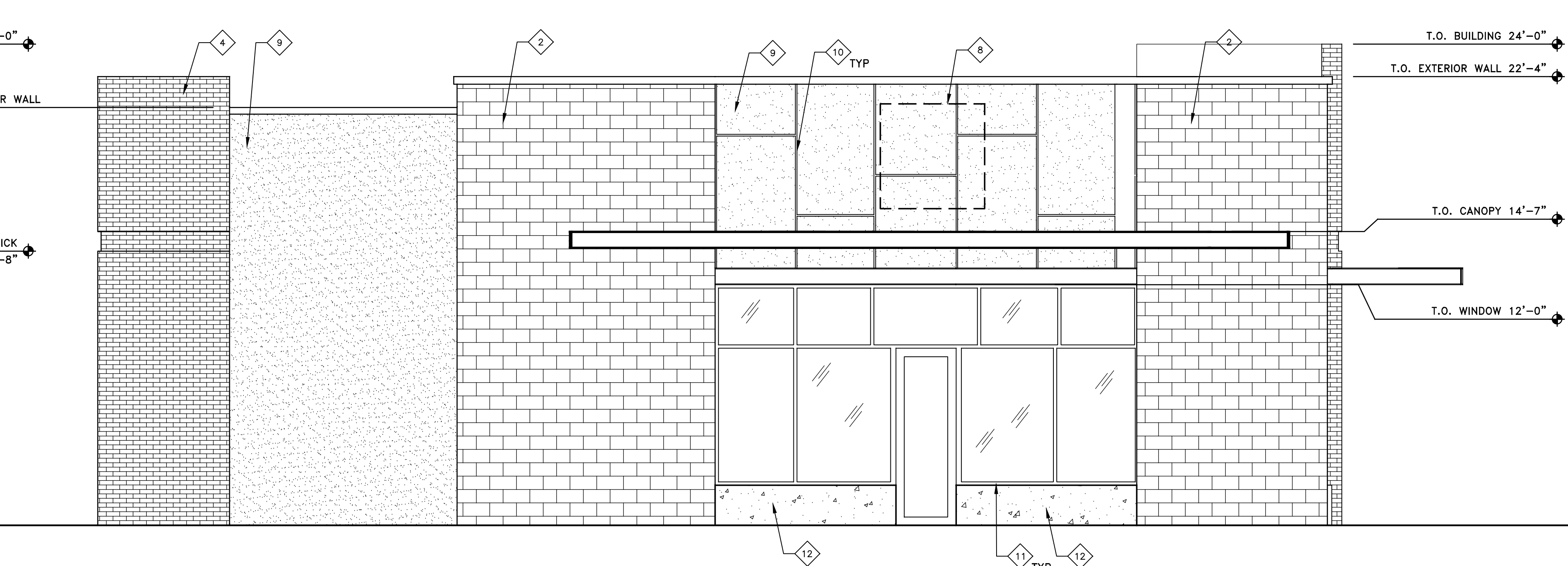
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pad 2 west elevation
 SCALE: 1/4" = 1'-0"



pad 2 north elevation
 SCALE: 1/4" = 1'-0"



pad 2 east elevation
 SCALE: 1/4" = 1'-0"

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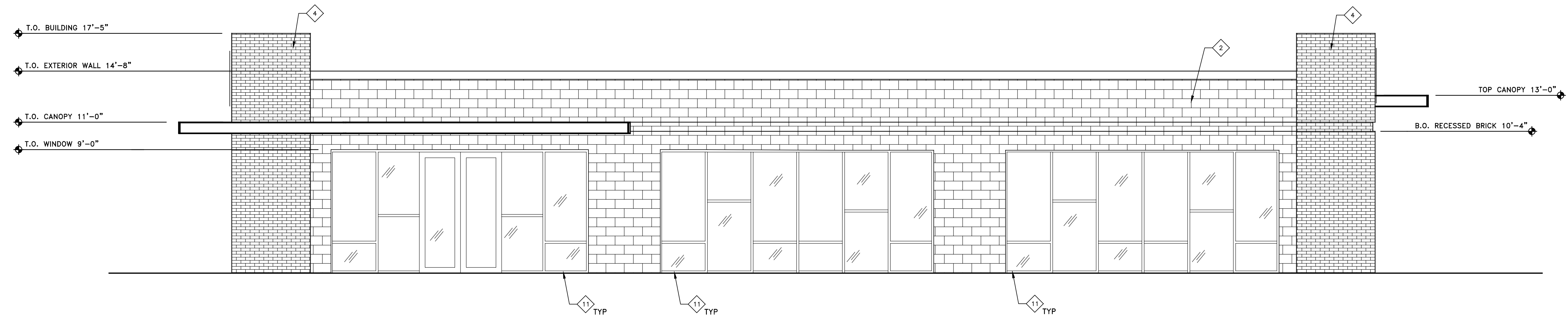
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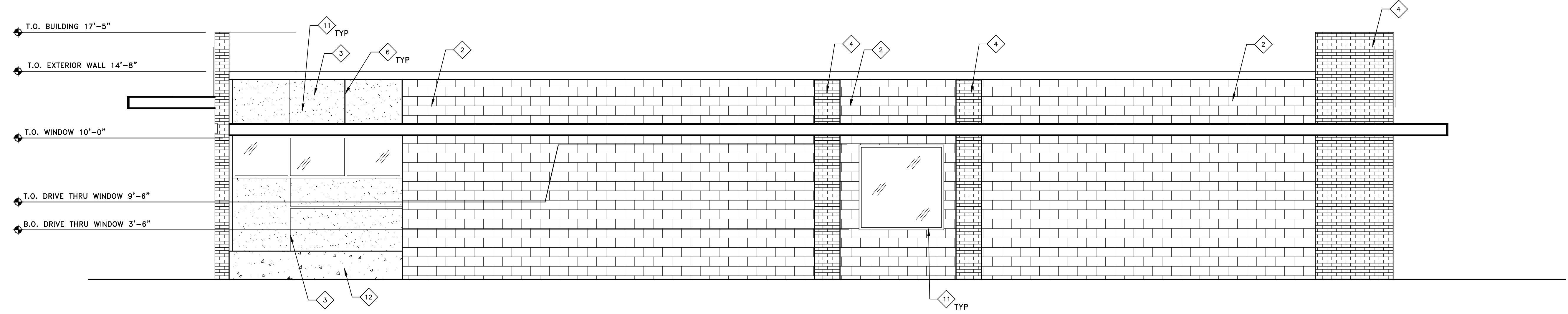
design review

exterior elevations

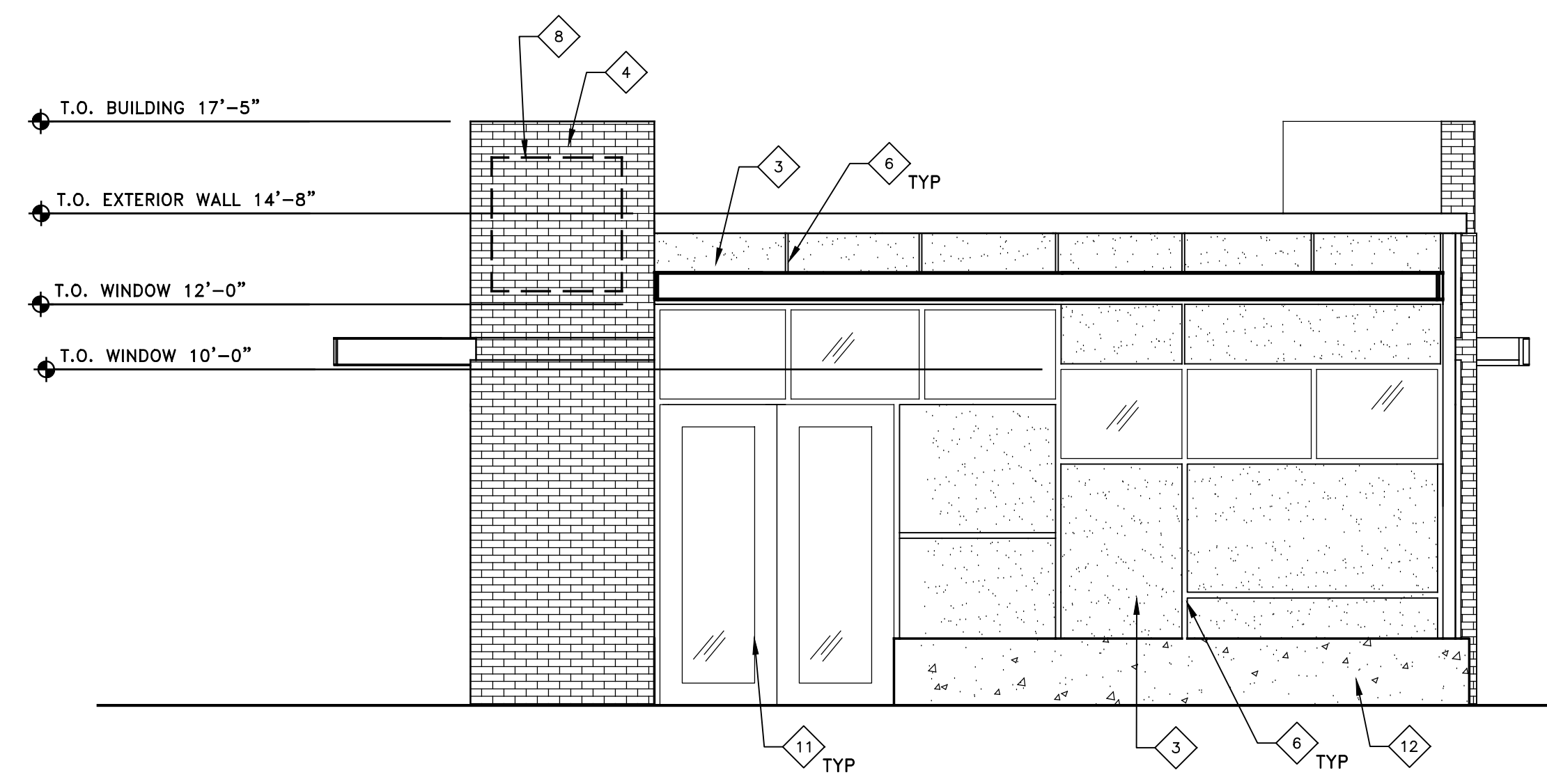
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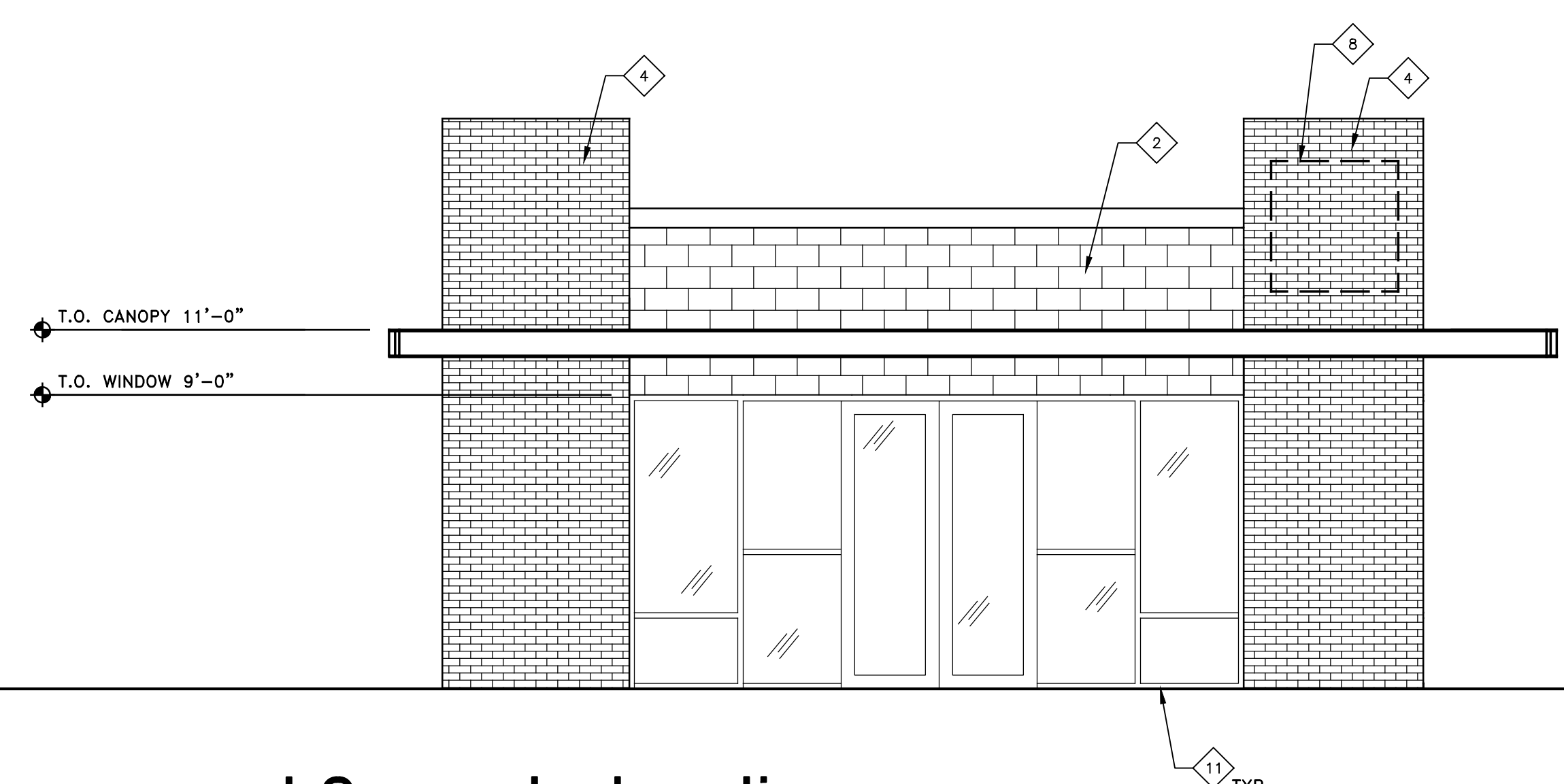
pad 3 south elevation
SCALE: 1/4" = 1'-0"



pad 3 north elevation
SCALE: 1/4" = 1'-0"



pad 3 east elevation
SCALE: 1/4" = 1'-0"



pad 3 west elevation
SCALE: 1/4" = 1'-0"

- ◆ keynotes:
1. METAL PANELS, WITH CUT OUTS, PAINTED BROWN TO MATCH METAL PANEL SIDING.
 2. CMU BLOCK, 8X8X16, BASALITE, HONED FACE SABLE GF.
 3. METAL PANEL SIDING, ALUMINUM, AUTUMN BROWN.
 4. BRICK, STANDARD SIZE, INTERSTATE BRICK, MIDNIGHT BLACK MATTE FINISH.
 5. METAL PANEL COLUMN, CUT OUTS, PAINTED BROWN TO MATCH METAL PANEL SIDING.
 6. METAL REVEAL JOINT
 7. SIGNAGE LOCATION, BLADE SIGNS
 8. SIGNAGE LOCATION, BUILDING SIGNS
 9. STUCCO, PAINTED B.M. CHARLESTON BROWN
 10. STUCCO REVEAL JOINT
 11. WINDOW & DOOR FRAME, ALUMINUM, DARK BRONZE
 12. 24" CONCRETE BASE, NATURAL FINISH

general notes:
THESE CONCEPTUAL ELEVATIONS ARE FOR PRELIMINARY PLANNING PURPOSES ONLY; BUILDING SPECIFIC INFORMATION SUCH AS SQ.FT., DIMENSIONS, MATERIAL LOCATION, ETC. MUST BE VERIFIED BEFORE RELYING ON FOR CONSTRUCTION.



420 main street, suite 202 boise, idaho 83702 • phone 208.331.9031 • fax 208.331.9035 • email:info@erstadarchitects.com

November 13, 2012

Sarah Schafer
Design Review Manager
Boise City Planning and Development Services
150 Capitol Boulevard
Boise, ID 83702

Re: Design Review Application
Downtown Boise Retail Block
300 South Capitol Boulevard
Boise, ID 83702

Dear Sarah:

Please review the attached information including plans, elevations, site photos, and colored renderings for a four building (full block) development at 300 South Capitol Boulevard. Together, the various drawings and images explain our design for the project that includes four single story retail structures fronting Capitol Boulevard and Front Street, as well as Sixth and Broad Streets.

The property sits on two gateway streets, and is a very prominent location within the City. The application represents full development of the block, meeting the Capitol Boulevard Design Guidelines, as well as the Gateway Design Standards along Front Street. We are excited about the application on a number of levels including developing the current use of an unimproved surface parking lot to an aesthetically pleasing and vibrant retail center. The uses will energize this property in all of its potential.

As part of our application we have included several perspective shots of our site, including the project nested in a model of the city for perspective and reference. As you review all of the documentation you will see the site development, building articulations, and surface parking development. Given the complete site development, we are removing all vegetation, and replacing with compliant plantings along Capitol Boulevard, as well as all street frontages, on into the site.

The buildings are designed using a combination of materials from clay masonry brick, honed face integral color concrete masonry units (CMU), prefinished steel panels, stucco, steel canopy frames with wood ceiling/soffits, pre-finished aluminum storefront and window systems, and fabricated decorative steel panels that comprise screens throughout the project. All of the materials are represented in the renderings, as well as the material board.



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One inconsistency on the site and in the renderings is that we are showing one building, the southwest corner of the project, with a drive through, accessed internally and screened from the street frontages. This drive through will be applied for in a Conditional Use Permit application and entitlement process beginning with a November application. We request that the design elements of the associated building be review and approved under this application.

We have worked to address all of the issues relative to such a prominent location with multiple design guidelines and overlay requirements, and feel that this project will be an exciting addition to the city fabric, both in design, and energy.

Do not hesitate to contact me with any questions as you are reviewing the application materials.

Sincerely,

erstad ARCHITECTS

Andrew C. Erstad, AIA

Attachments



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

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2

Planning Division Staff Report

File Number	DRH12-00319
Applicant	Hawkins Company's / Bryan Vaughn
Property Address	300 South Capitol Boulevard
Public Hearing Date	December 12, 2012
Heard by	Design Review Committee
Analyst	Sarah Schafer

Public Notification

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

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Exhibits

- ACHD Report
- Public Works Comments
- Other Agencies
- Public Comments

1. Project Data and Facts

Applicant	Hawkins Company's / Bryan Vaughn
Architect/Representative	Andrew Erstad / Erstad Architects
Location of Property	300 South Capitol Boulevard
Size of Property	1.718 acres
Present Zoning and Land Use	C-5DDC / Central Business with Downtown Design Review and Capitol Boulevard overlay
Description of Applicant's Request	Construct four, single-story retail/service structures with surface parking

2. Land Use

Description and Character of Surrounding Area
<p>The site is located at one of the City's largest intersections within the downtown planning area. Front Street which is a major roadway leading from the downtown to I-184, the Connector, runs along the north boundary. To the west of the site is BoDo, a project constructed in 2004/2005 consisting of one to two story structures for retail, restaurant and entertainment uses. At the intersection of Capitol and Front, the structure has an entry to the building addressing the corner and is constructed of brick with windows along both street frontages. On the northwest corner of the intersection of Capitol and Front is the Grove Hotel and Arena which contains 17 floors and was constructed in 1997. Directly to the north is a block with single-story buildings, constructed in 1900-1905, remodeled in the mid to late 90's. The two-story, bank with drive through located on the northeast corner of the intersection of Capitol and Front was constructed in 1991. It has an entrance which addresses the intersection and is constructed of brick.</p> <p>South of the site is Dunkley's, a music store. It is a single story structure constructed in 1941.</p> <p>The remaining area to the south and east of the site consists of mid-century warehouse buildings which are undergoing or have recently undergone renovation to house office or school uses. There is some single family homes within a couple block radius which is the Central Addition consisting of some of the oldest homes in town.</p>

Adjacent Land Uses and Zoning

North:	C-5DDC – Front Street / Bank of America,
South:	C-5DDC – Broad Street / Dunkley's Music
East:	C-5DD – 6 th Street / Concordia Law School and ADECCO
West:	C-5HDC – Capitol Boulevard/ BoDo

Site Characteristics
The site is flat with major streets running along the west and north property lines, Capitol Boulevard and Front Street. Existing curb, gutter and sidewalk is in place.
Special Considerations
The property is located within the Capitol Boulevards special design overlay district as well as the River-Myrtle Street Plan. The property also has a P-1 Parking Overlay, not requiring any parking for the property.
History of Previous Actions
Previous approvals for temporary parking lots.

3. Project Proposal

Site Design

Land Use	
Percentage of the site devoted to building coverage:	26%
Percentage of the site devoted to paving:	47%
Percentage of the site devoted to landscaping:	9%
Other (sidewalks, plaza and patios):	18%
TOTAL	100%

Parking

Proposed		Required	
Handicapped spaces proposed:	4	Handicapped spaces required:	0
Total parking spaces proposed:	80	Total parking spaces required:	0*
Number of compact spaces proposed:	16	Number of compact spaces allowed:	0
Bicycle parking spaces proposed:	9	Bicycle parking spaces required:	0
Parking Reduction requested?	No	Off-site Parking requested?	No

*The project site is within a P-1 parking overlay district which indicates the property is not required to provide any parking.

Setbacks

<i>Street</i>	<i>Main Building</i>		<i>Parking</i>	
	<i>Required</i>	<i>Proposed</i>	<i>Required</i>	<i>Proposed</i>
Capitol Boulevard*	45' from Center Line of Capitol Blvd. for structures less than 45' in height.	45' from Center Line	20'	20'
Front Street	0'	3'	20'	20'
Broad Street	0'	76'	7'	7'
6 th Street	0'	NA	7'	7'

<i>Street</i>	<i>Pad 1</i>	
	<i>Required</i>	<i>Proposed</i>
Capitol Boulevard*	45' from Center Line of Capitol Blvd. for structures less than 45' in height.	NA
Front Street	0'	12'-1"
Broad Street	0'	NA
6 th Street	0'	47'

<i>Street</i>	<i>Pad 2</i>	
	<i>Required</i>	<i>Proposed</i>
Capitol Boulevard*	45' from Center Line of Capitol Blvd. for structures less than 45' in height.	NA
Front Street	0'	52'
Broad Street	0'	NA
6 th Street	0'	0'

<i>Street</i>	<i>Pad 3 (Drive Through)</i>	
	<i>Required</i>	<i>Proposed</i>
Capitol Boulevard*	45' from Center Line of Capitol Blvd. for structures less than 45' in height.	45' from Center Line
Front Street	0'	NA
Broad Street	0'	0'
6 th Street	0'	NA

*The setbacks for Capitol Boulevard are found under the Capitol Boulevard Special Design District Section 1107-09.05 B (2).

Fencing

Metal screens to a height of 7 feet run along the drive through area for the Pad 3 and adjacent to the parking located along Front Street.

Outdoor Lighting

Site lighting has been shown on the plans. Staff has placed a condition of approval requiring the relocation of the lighting out of the planter islands.

Structure(s) Design	
Number/ Proposed Use of Buildings	Four buildings to be used for retail/restaurant uses
Maximum Building Height	Retail 1 - 29'-4" Pad 1 - 22'-4" Pad 2 - 24'-0" Pad 3 - 17'-5"
Number of Stories	Single Story
Square Footage	Retail 1 - 13,060 SF Pad 1 - 2,000 SF Pad 2 - 2,000 SF Pad 3 - 2,500 SF

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
11-7-9	Capitol Boulevard Special Design District
11-6-6.5 H	Drive-up windows in the C-5 District
11-13	Landscape Ordinance
11-4-6.12	Additional Development Standards for the C-5 Zone

Comprehensive Plan Sections	
DT-CCN 1.1 (a)	Use adopted master plans and development guidelines for Downtown to guide development.
DT-CCN 1.4 (a-b)	<p>Urban Building Forms</p> <p>(a) Establish design criteria that require developments built in the CBD to use urban building forms where typically buildings are placed at the sidewalk and create a street wall, street level space is activated with people-oriented uses, and building entrances and openings are oriented to public sidewalks rather than to parking lots.</p> <p>(b) Work with developers to use building massing in Downtown that responds to the traditional pattern of lots within blocks, and creates a collage of buildings in each block rather than full-block mega buildings or “superblocks”.</p>
DT-CCN 1.5	<p>Avoid Auto Oriented Building Forms</p> <p>Avoid strip commercial, open air drive-through lanes, and other auto-oriented building forms in the CBD.</p>
DT-CCN 3	Encourage redevelopment of surface parking lots and other underutilized properties.
DT-PKG 1.3 (a-b)	<p>On-Street Parking</p> <p>(a) Recognize that on-street parking is important to the success of storefront retail businesses and to creating pedestrian-oriented, walkable areas, slowing traffic and increasing pedestrian safety.</p> <p>(b) Give priority to retaining or restoring on-street parking in areas where ground floor retail and service businesses predominate.</p>
DT-PSF 1.3 (a)	Include adequate space for loading/unloading and trash collection activities in new development.
DT-NC 1	Use Downtown development as a model for sustainable land use, development and construction practices.
DT-NC 2	Create a safe, clean, and enjoyable environment for businesses, residents, and visitors in Downtown.
DT-NC 4	Set a high standard for the quality of urban design, building design, and construction in Downtown, especially in the CBD.
GDP-CG	Gateway Design Principles

5. Analysis/Findings

The Surrounding Area

The project site is in a high visibility location directly adjacent to the Central Business District and BoDo located on the City's main gateway into downtown, Capitol Boulevard. The development directly to the north of the property has buildings ranging from early (1904) to mid-century (1941) single-story commercial businesses with the exception of the two-story, bank with drive through at the corner constructed in 1991.

The development to the east and the south is a mixture of single-story, warehouse/commercial buildings constructed between 1941 and 1953. Many of these structures have had a significant remodel for changes to office or commercial space since 2000. On the block to the east is the new Concordia Law College building with the new construction and remodel work completed this year.

BoDo, the downtown mixed use development completed construction in 2006 and contains historic buildings from the turn of the century.

Across the intersection of Capitol and Front is the Grove Hotel and Century Link Arena, which hosts a large range of events from conventions to circus performances to hockey games. The 17 story hotel was constructed in 1997.

Site Layout and Circulation/ Parking/ Bicycle Facilities

The property has four street frontages, Capitol Boulevard, Front Street, 6th Street and Broad Street. Both Capitol Boulevard and Front Street are considered gateway streets and all streets are part of the River Street – Myrtle Street Master Plan area and must comply with designated streetscape designs.

The largest of the four buildings, Retail 1, is located at the intersection of Capitol and Front. The main entry to the structure is located off of the surface parking area in the middle of the site; however, secondary exit points are provided at the corner and along Front Street.

Pad 1 and Pad 2 are located on the northeast corner of the site at the intersection of Front and 6th streets. Pad 1 sits with its long side along Front Street and Pad 2 sits with its long side along 6th Street forming a plaza space at the intersection.

Pad 3 is located on the southwest corner of the site at the intersection of Capitol Boulevard and Broad Street. There are two access points into the building, one along each street frontage.

All of the buildings meet setback requirements.

Vehicle access to the site is from a curb cut on 6th Street, which is one way south, located approximately 125' south of Front Street and a curb cut on Broad Street, which is two way, located approximately 144' from Capitol Boulevard. Trucks are expected to access the site from Broad Street.

The parking is located at the southeast corner of the site with some of the spaces located between the Retail 1 building and the Pad 1 and Pad 2. All parking is 90 degree stalls with 25 percent of the stalls designated as compact parking. The parking stalls along the perimeter of the site are shown at 18 feet. With 18 feet deep parking stalls, 2 feet of additional space needs to be added to the adjacent landscape planter or sidewalk.

Boise City Code Section 11-07-09.05 F (1) (b) states:

In the Central, Entrance and Exit Corridors: Parking is allowed along the sides of the building provided the width of the parking area does not exceed 50% of the property frontage along Capitol Boulevard. Parking cannot be closer to Capitol Boulevard than the building itself, and in no case shall be allowed closer than 20' from the Capitol Boulevard property line.

As shown on the site plan dated received December 5, 2012, there is no parking directly adjacent to Capitol Boulevard. The drive aisle for the drive through is located 20 feet from the property line and is screened through a continuation of the building wall plane.

Boise City Code Section 11-07-09.05 F (3) states:

Screening for all Parking Lots: All parking lots shall be screened through use of one or more of the items listed below, unless otherwise approved by the Design Review Committee.

- a. Decorative masonry screen walls (may include wrought iron fencing as part) at the edge of the parking area. Such walls shall be modulated so that the maximum length without modulation does not exceed 30'.*
- b. Landscape plantings that will provide year-round screening of the parking areas.*
- c. Meandering berms plus landscaping.*
- d. A combination of the above or other decorative elements to minimize the view of automobiles.*

The parking area and drive through lane are screened from Capitol Boulevard through the use of a continuation of the building wall plane with a series of screens and columns. The flat roofline is continued to cover the drive through area. Landscape within the public right-of-way meeting the Capitol Boulevard standards will provide design interest along this frontage as well.

Boise City Code Section 11-07-09 (K) states:

Restrictions Along Capitol Boulevard: Where allowed by the underlying zone, the following shall not be oriented to, or fronting, Capitol Boulevard unless the applicant can show that no other option is available and the item/area is designed to be compatible with the building and site design.

- 1. Service/off Street loading areas and trash dumpsters*
- 2. Outdoor storage areas*
- 3. Fuel pumps; and*
- 4. Drive-up windows.*

The loading dock and trash enclosure are located along the Capitol Boulevard frontage however they are well screened and would not be considered as being oriented to or fronting on Capitol Boulevard. If looking down the Capitol Boulevard frontage a pedestrian would not know these are the uses being seen. The design of the Capitol Boulevard street frontage is discussed in more detail in the building design section that follows.

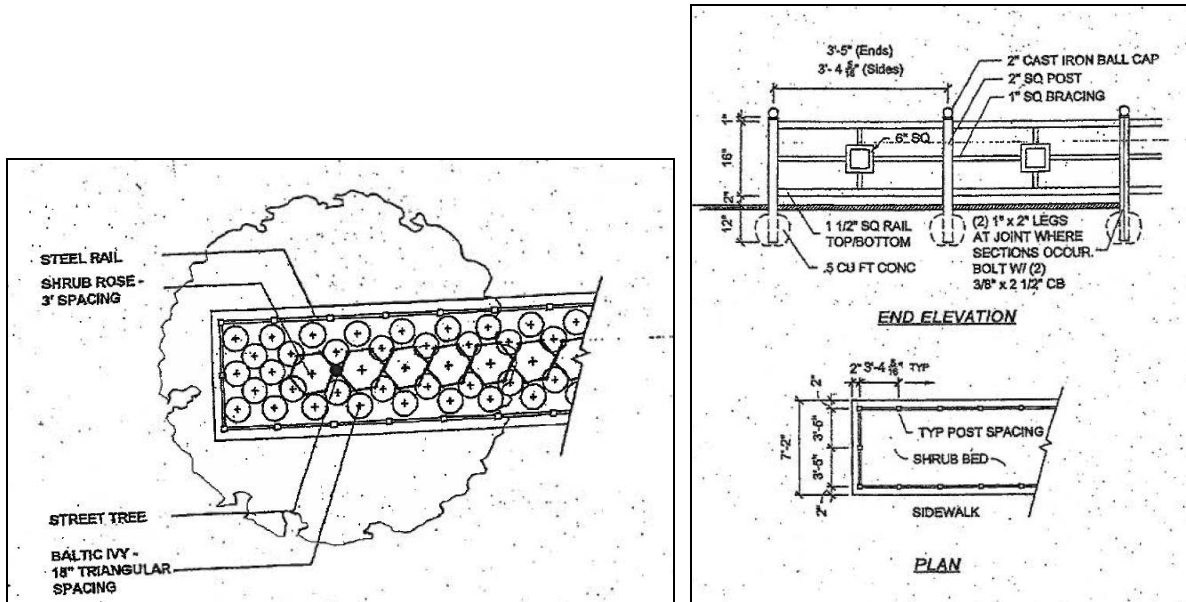
Three bicycle racks holding three bikes each have been proposed. One rack located near the main entry of the Retail 1 building, one located within the patio space of the Pad 3 building which has the drive through and one located centrally between Pad 1 and Pad 2 disperse the racks throughout the site. Boise City Code Section 11-10-02.06 requires one bicycle parking space for every 10 vehicle parking spaces provided. With 80 parking spaces provide and 9 bicycle parking spaces supplied, the applicant does meet the letter of the ordinance. Staff would guess the site would benefit from additional bicycle parking. In working with CCDC some of the additional spaces could be supplied through the furnishing zone located within the right-of-way. Once tenants are selected for each of the locations, additional on-site stalls may need to be furnished.

All bicycle parking spaces shall be a minimum of six feet long and two and a half feet wide with an overhead clearance of seven feet. All racks are located within 50 feet of the building entries as required by the ordinance.

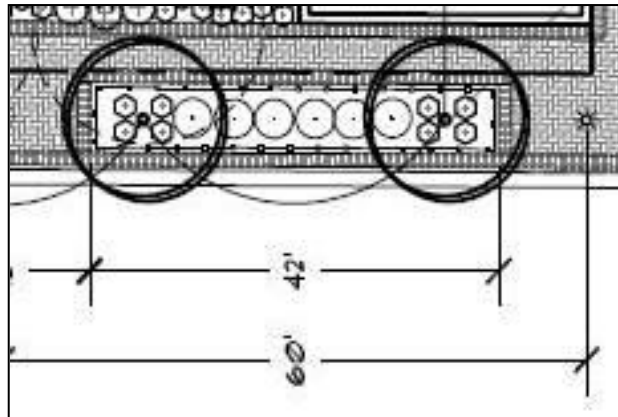
Along Capitol Boulevard near the intersection of Front Street there is currently a Valley Regional Transit (VRT) stop location. VRT requires that the stop be located just south of the striped cross walk bar with a landing pad that is 5 feet wide and 8 feet deep. One of the new approved benches must be placed at this location. This shall be coordinated with VRT.

Landscaping and Pedestrian Walkways

The landscape plan for the site will be specifically delineated for the Capitol Boulevard Streetscape as the location of the planters, types and spacing of the vegetation has been adopted by ordinance into the Capitol Boulevards Special Design Review overlay. The following drawings are located within the ordinance as Exhibit G showing the design of the rail and the plants with spacing to be provided on Capitol Boulevard.

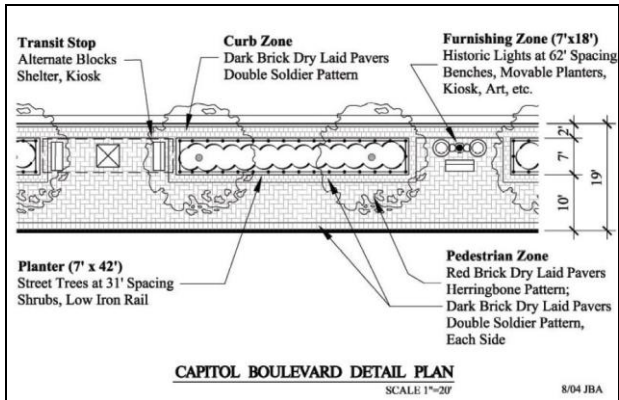
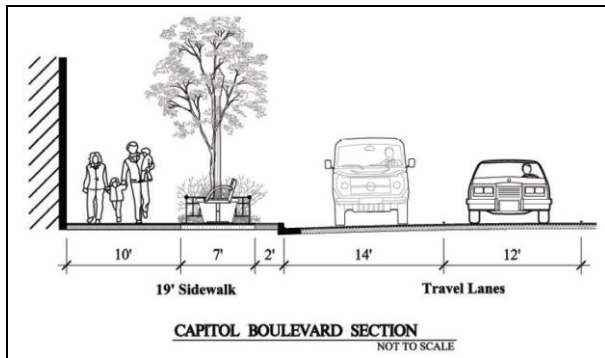


The applicant has proposed the following landscape planter design along Capitol Boulevard:

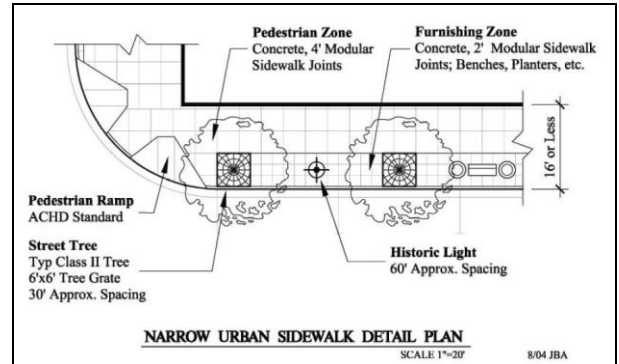
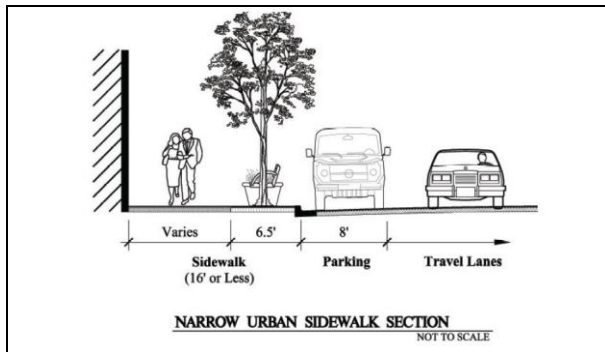


The proposal is for two Emerald Sentinel Sweetgum trees, six Merlot Flower Carpet Rose and eight Blue Salvia or Thumbelina English Lavender. As these plantings don't meet the adopted requirement a condition of approval has been suggested that the plans be changed to comply with the ordinance.

The adopted streetscape plan for Capitol Boulevard is also shown within the CCDC streetscape document which provides a clear view of the sidewalk width, furnishing zone and amenities information. The sidewalk shown on the landscape and site plan is approximately ten feet at its narrowest point and meets the requirements of the adopted plans and guidelines (shown below).



The adopted streetscape standard for Front Street is the Urban Concrete Street Section. The street trees shown along Front Street are within the six foot by six foot planters as indicated in the drawings below.



The standard for the tree grates has changed since the drawings were adopted. CCDC and Community Forestry have agreed the 4 feet by 8 feet tree grate is just as effective and it is more durable. Thus staff recommends working with CCDC and Forestry on obtaining the tree grates for the site. The sidewalk width for Front, 6th and Broad streets meets the requirements for the Narrow Urban Sidewalk Street section as shown.

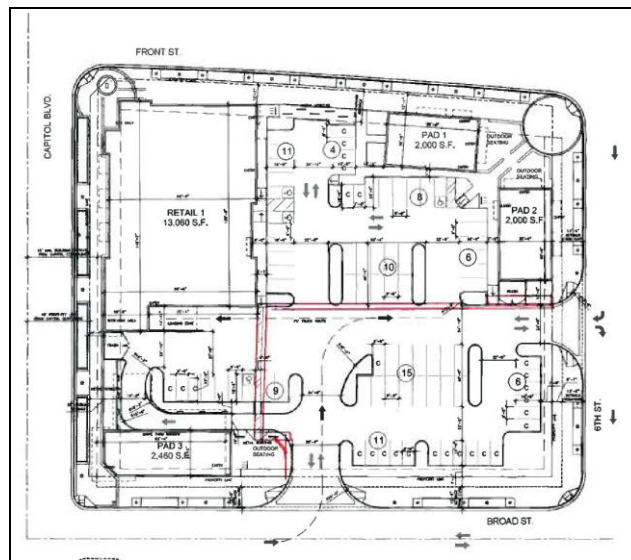
Staff has spoken with Community Forestry on the street trees to be installed. They require the following species be installed:

- Capitol Boulevard – Moraine or Cherokee Sweetgum
- Front Street – Boulevard Linden
- 6th Street - White Ash
- Broad Street – Summit Ash

Community Forestry has also suggested to staff that the use of the Norway Maple within the parking field should be changed. The columnar tree will provide little shade benefit to the parking area. They have suggested the Shademaster Honey Locust.

Pedestrian access through the site from the southeast is limited. Concordia Law College, Idaho Independent Bank and several other small office buildings are located to the east on the south side of Front Street. Pedestrian access to the site can be handled through the public sidewalks along the right-of-way however once the site is reached at the southeast corner, the only option for access to Retail 1 is either through the outdoor seating area of Pad 3, through the parking lot with no delineated pedestrian access or through the northeast corner access. Staff has recommended a condition of approval requiring pedestrian access into the site from Broad Street along the west side of the access point, across the drive through lane and through the accessible route to Retail 1 as shown on the drawing below.

The other access point shall be on the north side of the access from 6th Street. This one will need to run along the rear of the parking stalls and be used in conjunction with the drive aisle similar to a sharrow bike lane on the downtown streets. Clear delineation will need to take place through changes in pavement and color in order to make clear this isn't just a vehicular circulation area.



Site Lighting

Boise City Code Section 11-13-07.01 D states:

Lights Prohibited: Light poles and fixtures shall be located outside of landscape planters which contain trees as required by this Ordinance.

The lighting is currently shown as being located within the parking lot planters. Per the above referenced ordinance section they will need to be moved to within the parking field.

Trash Enclosures and Mechanical Units

There are two trash enclosures located on the site. One enclosure is located between Retail 1 and Pad 3. The location is at the end of a drive aisle wide enough for two way traffic. The enclosure is to a height of seven feet, constructed out of CMU, Basalite with a honed faced to match the adjacent wall plan.

The mechanical units are to be located on the roof tops of each building and screened by parapet wall. The height of the units have not been determined at this time however they shall be shown as part of the building permit elevations to ensure the parapet adequately screens the units.

Materials

Building Location	Type/Color
Roof:	Single-ply / White (concealed)
Exterior Walls:	Brick / Midnight Black Matte; CMU / Honed Face Sable; Dryvit / Chestnut Brown; Metal Panels / Autumn Brown
Accents/ Trim:	Prefinished Sheet Metal / Grey
Windows/ Doors:	Aluminum / Dark Bronze
Mechanical Equipment:	Screen by parapets

Building Design

The buildings proposed for the site are single-story, stand-alone structures. Though the property is located on two major gateway streets and is directly across from the Central Business District boundaries, there are no minimum height limits within the ordinance. The River Street – Myrtle Street master plan does envision development for this property as office with heights in excess of 10 stories. This plan is adopted through the Comprehensive Plan, it acts as guidance for development and the ordinance has not been modified further requiring property owners to meet these height limits or require the use designation as seen in the document.

Retail 1

The building is a tall single-story structure with the parapet line at 28 feet and the metal work finishing at 29 feet along Capitol Boulevard. The building design includes an exit only door which addresses the intersection of Front and Capitol. The corner is recessed with a large canopy extending out to the property corner and supported by a cut out column matching the designed metal screens used as accents around the building.

The building façade is broken up through changes in materials from a black brick to a brown metal panel. Storefront is used from 2 feet above grade to 12 feet between the black brick which is typically 12 feet in width.

Along Capitol Boulevard the rear of the loading dock is finished with honed faced concrete masonry unit (CMU) blocks. Windows 9 feet above the ground and approximately 4 feet by 3 feet are installed in the wall to break up the material. Metal screens in Autumn Brown are also installed to provide interest. There are three bays of windows into the store along this street frontage. The middle bay of windows does not go down to within two feet of the ground but start at 9 feet. Staff recommends this bay of windows also be extended down to the ground as even with this bay extending to the ground, only approximately 35 percent of the frontage is storefront. The visibility into the store will make the pedestrian experience much more pleasant. Visibility a minimum of 30 inches into the store with use of this portion as a display window would be acceptable. All other windows shall have full visibility into the store.

Along Front Street there is more transparency into the building with approximately 53 percent of the façade between 2 feet and 12 feet shown as storefront. The elevation along this street is shorter in length than Capitol and does not contain the loading dock area which is finished in the CMU. The height of this elevation is also less than along Capitol. The top of the brick wall planes are at 26 feet and the storefront portions finished with metal panels is at 23 feet 6 inches.

The elevation facing into the parking area has the entry into the building as well as an exit only door near Front Street. The black brick is the predominate material at the entry with another cut out metal column providing a visual support to the entry canopy and interest. This elevation has very little transparency into the store but provides design interest through the changes in materials, metal screens and modulation of the roofline.

Awnings are located over all of the windows along Capitol Boulevard and project approximately 6 feet from the adjacent wall plane. The canopy at the corner projects at least four feet from the adjacent wall plane and has a profile of 2 feet whereas the canopies over the storefront windows are approximately 1 foot in profile.

Boise City Code Section 11-07-09.05 H states:

Building Design: All buildings shall be designed to the highest standards of architecture and site planning with consideration given to the following items:

- 1. All building façade materials should be of high quality to enhance the appearance of Capitol Boulevard. The same façade materials or those that are architecturally compatible with the building materials should be used for all exposed building walls and other architectural features.*
- 2. Architectural style is not to be restricted, however the appearance of the building will be reviewed based on the use of materials and color, the quality of design, use of architectural details and compatibility with the overall Boulevard development.*
- 3. Blanks walls facing Capitol Boulevard are not generally allowed.*

4. *Buildings located on corners sites that can be viewed from Capitol Boulevard should be given special treatment (e.g., architectural elements and special materials).*
5. *A distinctive roof or other termination of the building façade.*
6. *Building components including windows, doors, eaves and parapets should be proportional to one another.*
7. *New buildings that are adjacent to historic structures should be sympathetic to the existing building and site and any modifications to historic buildings shall follow the “Design Guidelines for Boise City’s Historic Districts” and the Secretary of the Interior Guidelines.*
8. *Non-illuminated canopies and awnings at street level.*
9. *Mechanical equipment and other such items (including satellite dishes) on the roof, ground or building, are to be well screened from public right-of-way with materials that are harmonious to the building. All screening shall be effective year-round.*
10. *All utilities shall be installed underground.*

In reviewing this information in conjunction with Retail 1, staff believes the findings have been met. The building materials are of high quality with the use of black brick and metal panels along with storefront. The CMU block is broken up with high level windows and metal screen work for interest. The design is compatible with the BoDo frontage across the street in detailing and materials. There are no blank walls facing Capitol Boulevard and the architecture addresses the major intersection of Capitol and Front streets. Though the roofline probably cannot be classified as distinctive, it will not be a structure forming part of the Boise skyline. Modulation of the parapet line does take place meeting the requirement for proportional design.

The awnings and canopies over the sidewalk are non-illuminated and will provide intermittent weather protection for the pedestrian. As a recommended condition of approval staff would like for the canopies along Capitol Boulevard to run the full length of the building for a depth of 6 feet to match the proposed canopies. This will provide for a more comfortable pedestrian environment by supplying weather protection along the entire frontage something the City is working towards with new development.

Mechanical units are located on the roof and will be screened by the parapet walls. All utilities in the area are installed underground.

Pad 1

The building is a single-story structure located along Front Street and is oriented to the intersection of Front and 6th. The long side of the building runs parallel to Front Street and has a mixture of honed faced CMU, black brick and metal panels. For the pad sites, the CMU is a more predominate material as it is being used at the entries to the structure. The storefront on the north side of the building runs from 2 feet to 12 feet in height for approximately 45 percent of the frontage. There is a 6 feet deep canopy running along the face of the building for weather protection.

The east elevation of the building faces 6th Street. The main entry into the building is located on this elevation and addresses the street corner. There is storefront for 64 percent of the elevation with a continuous canopy of 6 feet depth.

The south elevation which faces the parking area has storefront on the east end of the elevation but also contains a fairly significant expanse of blank wall with no planters to allow for vegetation to soften it. Staff suggests a condition of approval which will require some additional design interest on this elevation.

The west elevation for this building is the back of house elevation. Though this elevation is directed towards Capitol Boulevard traffic along Capitol running north will have a view of the Retail 1 building and the traffic on Front Street runs west, needing to look in their rear view mirror in order to see this elevation of the building. This wall plane will be further screened with the metal screens at the end of the parking field and the trees being planted.

Pad 2

The building is a single-story structure located along 6th Street with its entrance oriented towards the intersection of Front and 6th. The long side of the building runs parallel to 6th street and is constructed with a CMU honed faced block adjacent to the entry of the structure with metal panels running along the top of the storefront and to the south of the entry. Black brick wraps the corners to the north and the south. The storefront is covered by a continuous 6 feet deep canopy.

The north elevation is similar to the east elevation of Pad 1. An entry is located in this end to address the patio space designed at the intersection of Front and 6th.

Buildings Pad 1 and Pad 2 are located at an intersection which contains a light running along Front Street, a gateway street in the downtown area. The building footprints of around 2000 SF are small and a larger mass to help define this intersection is desired. Staff has suggested a condition of approval which would require the building be brought slightly together and some kind of an architectural element be designed to provide additional mass and height at this location to give the appearance of a slightly larger structure versus two small structures.

Pad 3

This building is located at the intersection of Broad and Capitol. The long side of the building runs along Broad with the entries off of Broad and Capitol near the intersection. Staff suggests a condition of approval requiring this building to be a little more different than the Pad 1 and 2 buildings by providing an entry which actually addresses the intersection. This provides some design interest at a highly visible corner on Capitol Boulevard.

The south elevation which runs parallel to Broad Street is finished with the honed face CMU block and store front with the black brick wrapping the corners. A canopy 6 feet deep currently runs along the entire west elevation and wraps the corner for the first bay of storefront, approximately 29 feet in length. Staff has suggested a condition of approval requiring the canopy to run the entire length of the façade. This elevation has almost 71 percent storefront allowing for great visibility into the building.

There is a unique piece in conjunction with this building not found on the other buildings. A drive through window is proposed on the interior side of the building facing the parking area.

Boise City Code Section 11-06-06.05 H states:

Drive-up windows in the C-5 district shall be subject to the following standards and provisions.

1. *The drive-up window and all stacking and escape lanes shall be located within a structure. The drive-up window facility shall be secondary to the principal uses of the structure in which the drive-up facility is located. The following design requirements shall apply:*
 - a. *All lanes used for ingress, stacking, service, and egress shall be integrated safely and effectively with circulation and parking within the structure.*
 - b. *No additional curb cuts shall be allowed to provide access for drive-up facilities within an existing or new structure. Existing curb cuts, however, may be relocated.*
 - c. *Traffic associated with the drive-up facility shall not inhibit safe access and exiting from parking spaces or the structure's entrances or exits.*

The drive through lane is made part of the structure through a continuation of the black brick columns along the Capitol Boulevard frontage with a roof over the lanes. In between the columns solid and design cut metal panels are used for screening. These elements are all recessed from the main building elevation along Capitol lessening their visual impact. Additionally landscape is provided in front to further draw attention away from the drive through lanes.

Massing/ Proportions

The massing and proportions of the buildings on the site are similar to other buildings in the area. Though additional height for the structures would be desired, there is no minimum height restriction for any of the zones. The proportions of the buildings are appropriate.

Shadow Relief/ Design Interest

The buildings have been provided shadow relief and design interest through the stepping of wall planes, modulation of the parapet, changes in materials and use of the metal cutout screens. Staff believes the landscape plan will provide additional interest through seasonal color and appropriate planting locations.

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 November 27, 2012 and the revised site plan dated December 5, 2012, except as expressly modified by the following conditions:
 - a. All site lighting shall be removed from required landscape planters and relocated into the parking field.
 - b. Clear pedestrian pathways shall be designated on the site between the buildings through the parking field. The pathways shall be designated through a change in paving material, color and/or pattern. Specifically a walkway shall be delineated along the west side of the access on Broad Street to the front of Retail 1 and on the north side of the access from 6th Street along the back of the row of parking to the front of Retail 1.
 - c. The curb line along Capitol Boulevard shall be relocated for a 52 foot wide street section from curb to curb.
 - d. Obtain Conditional Use approval for the drive through.
 - e. The landscape planters along Capitol Boulevard shall be modified to reflect the landscape vegetation required as part of the ordinance, specifically the shrub rose and Baltic Ivy.
 - f. Work with the Public Works Department to ensure the historic street lights match up with those across Capitol Boulevard and Front Streets.
 - g. All bicycle parking locations must comply with the dimensional requirement of 6 feet long and 2 and a half feet wide.
 - h. Installation of a VRT bus bench shall be placed on a 5 feet wide by 8 feet deep pad located just south of the pedestrian cross bar.
 - i. On the building permit documents elevations shall indicate the height of the mechanical units to ensure proper screening.
 - j. No stucco (Dryvit) shall be used. In its place the use of the metal panels shall be installed.
 - k. An architectural element connecting Pad 1 and Pad 2 shall be designed and brought back to the Design Review Committee for approval at a public work session on December 19, 2012.
 - l. On Retail 1, along Capitol Boulevard, the middle bay of windows shall be brought down to the 2 foot sill height to match the adjacent bays.
 - m. The wall screening the trash enclosure shall extend to a minimum of 12 feet in height.
 - n. Provide additional design interest on the south elevation of Pad 1.
 - o. Provide additional design interest on the west elevation of Pad 2.
 - p. Consolidate the entry locations on Pad 3 to a single entry at the corner.

- q. The trees within the parking lot planters shall be Shademaster Honey Locust (both the Norway Maple and Parkway Maple shall be switched except for where in conflict with the drive through roof canopy).
- r. Provide continuous canopy along the Capitol Boulevard side of Retail 1.

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 dated **November 15, 2012**, and per memorandum from the Solid Waste/Ground Water Manager dated **November 16, 2012**. 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).
- 6. The applicant shall comply with the Boise City Fire Code as required by the Boise Fire Department as outlined in the memo dated **November 28, 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. 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.
10. 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.
11. All signs will require approval from the Planning and Development Services Department prior to installation.
12. 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.
13. 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.
14. 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.
15. 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.



Dennis Doan
Chief

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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

November 28, 2012

Sarah Schafer
PDS – Current Planning

Re: Design Review Application; DRH12-00319
300 S. Capitol

Dear Sarah,

This is a Design Review Application to construct four new retail/service 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. For drives having a width less than 29 feet back of curb to back of curb parking shall be restricted on both sides. No Parking signs shall be installed in accordance with the requirements of the IFC. (BCC 7-01-32, IFC 503.8)
2. Fire hydrants capable of producing the required fire flows are required to be located within 400-feet of all parts of the facility. No fire hydrants are shown but it appears additional fire 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

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: November 15, 2012

To: Boise City Planning & Zoning

Re: DRH 12-00319; 300 S. Capitol Blvd.

RECEIVED

NOV 19 2012

DEVELOPMENT
SERVICES

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

Upon development of the property, connection to central sanitary sewer is required. Sewers are available in the south side of the property (384-3900).

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

DRAINAGE / STORM WATER CONDITIONS – BRIAN MURPHY (384-3752)

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

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

This project is within the defined Historical Lighting District and ornamental-style street lighting is required along the following street frontages:

1. W. Front Street
2. S. 6th Street
3. W. Broad Street
4. S. Capitol Blvd.

Street light plans must be submitted and approved by Public Works prior to issuance of a building permit.

PERSON MAKING OTHER COMMENTS – WALT BAUMGARTNER (384-3991)

OTHER 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.


PUBLIC WORKS REPRESENTATIVE


PUBLIC WORKS REPRESENTATIVE



VEHICLES MUST BE TO STOP

ONLY

VEHICLES MUST BE TO STOP

FRONT ST.

ONE WAY

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3100 S. 10th St.
Coe College
136-6597

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Image USDA Farm Service Agency

43°36'48.38" N 116°12'12.27" W elev 2734 ft

Imagery Date: 8/31/2011 1998

Google earth

Eye alt 2868 ft



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