



## Planning & Development Services

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3

# Summary for DRH15-00098

## Staff's Recommendation

Approval with Conditions

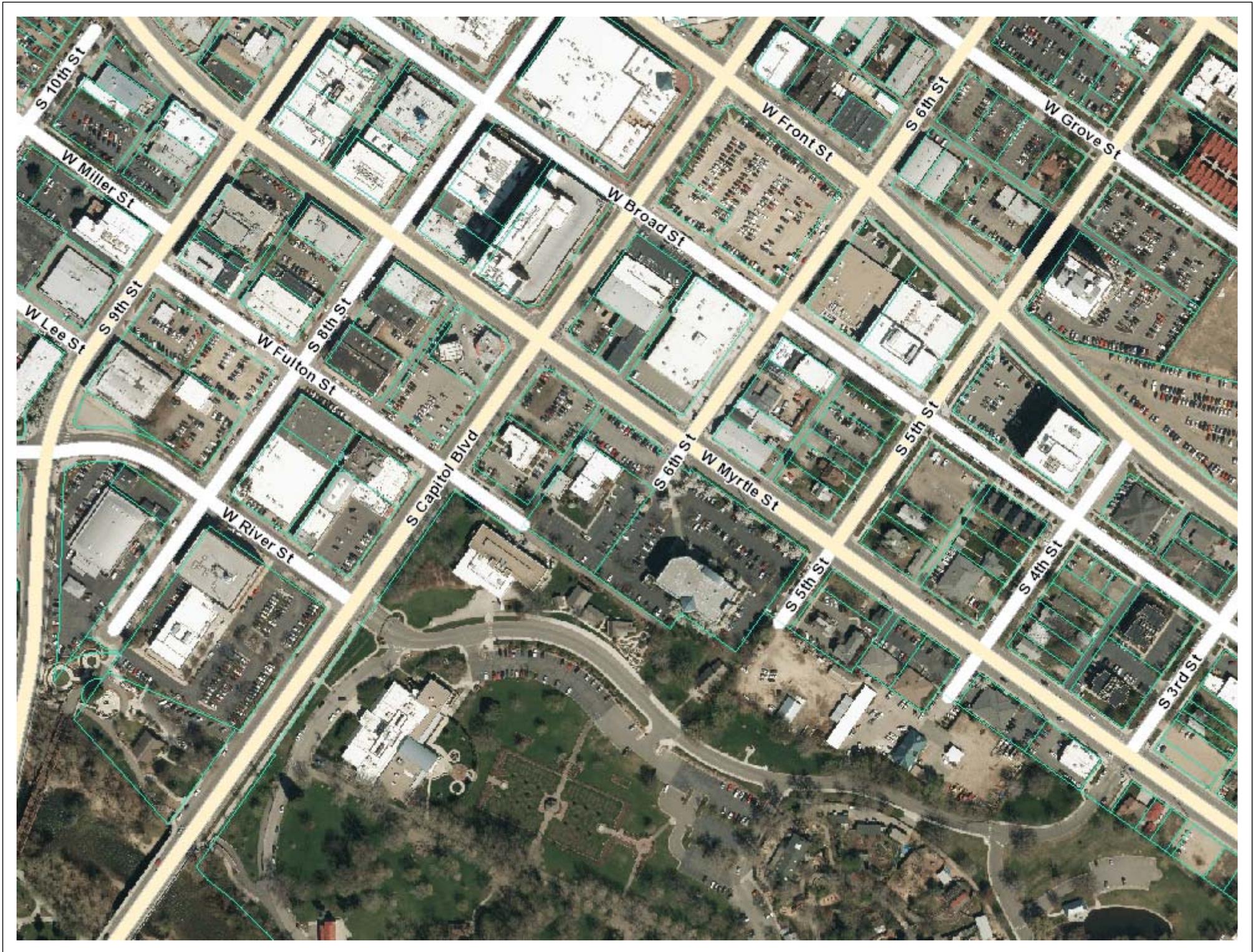
## Summary

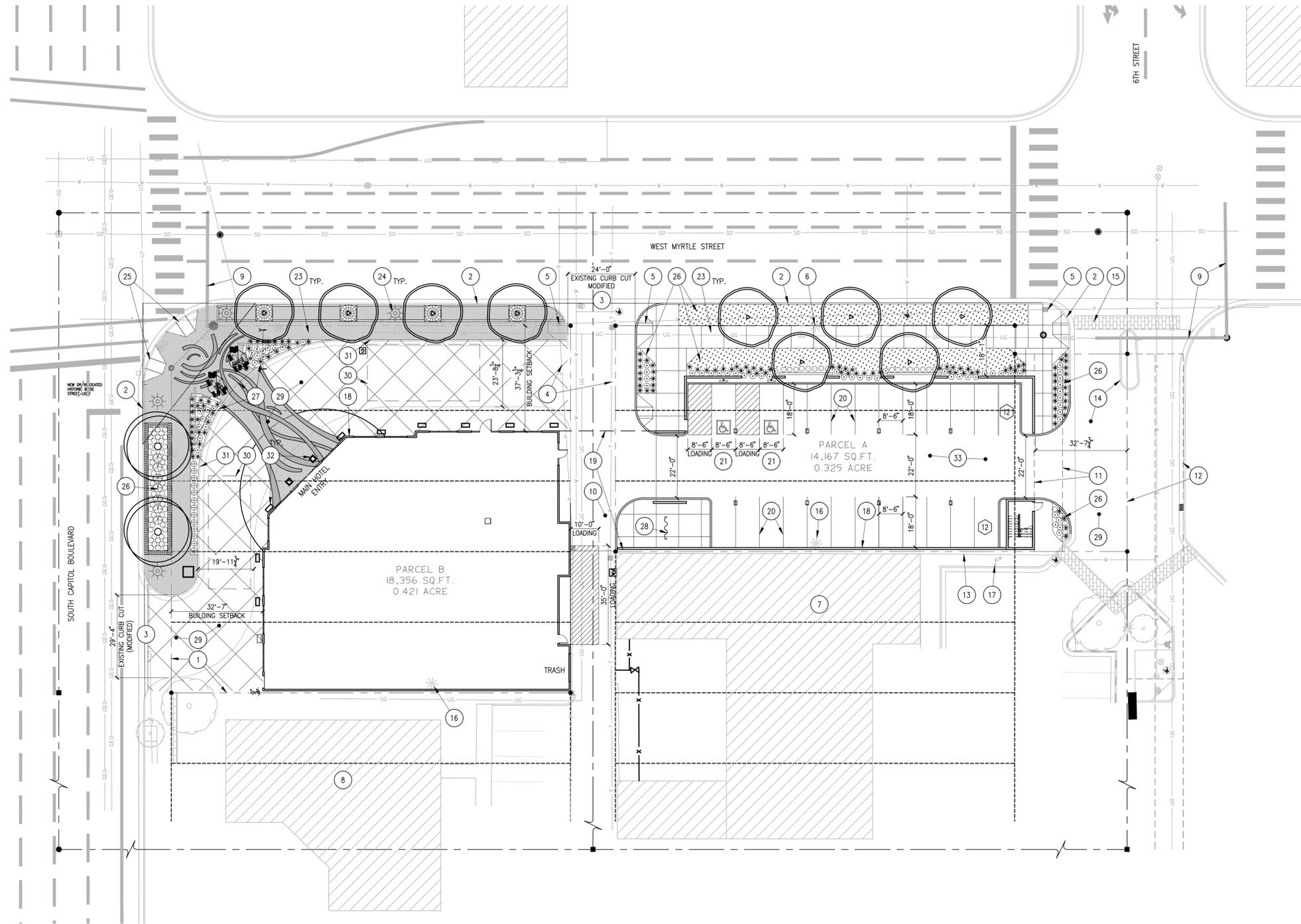
James Marsh-CSHOA request Design Review approval to construct a seven story, 101,400 square foot hotel, restaurant and associated site work on property located in a C-5DD (Central Business with Downtown Design Review) zone.

The overall design intent for this 107 room hotel is for a contemporary design influenced by classic European charm. The structure contains a classic base, middle and top design. Change in design and style at the base of the structure delineate the difference in the interior use of space. A large canopy off of the corner of the building provides the space for a porte cochere, or drop off area at the intersection of Capitol and Myrtle. The plaza space at the hard corner leads through the porte cochere to the main entry of the hotel.

There are a couple of requests for departures from the Design Standards and Guidelines. The applicant has pulled the building back from the hard corner because of the overhead power lines running along Myrtle Street and to allow for a drop-off area in front of the hotel for guest accessing from Capitol Boulevard. There is also a request to depart from the requirement of two stories of the structure to have a high-quality material on buildings over six stories in height. The applicant's letter and narrative discuss the reasons for these requests and the planning team believes the intent of the standards are met.

Staff recommends this application be approved. With the Conditions of Approval, staff believes that the project complies with the ordinance standards, comprehensive plan goals and policies, and the design standards and guidelines for the downtown area. It is recommended the applicant request a work session at 80-percent construction documents to show the Committee where they are at with the overall design and any changes which have taken place through the process.





# SHEET NOTES:

1. EXISTING PROPERTY LINE
2. EXISTING CURB, CUTTER TO REMAIN.
3. EXISTING CURB CUT TO REMAIN.
4. EXISTING OVERHEAD ELECTRICAL UTILITIES TO BE RELOCATED UNDERGROUND.
5. EXISTING POWER POLE TO REMAIN.
6. EXISTING STREET LIGHT TO REMAIN.
7. EXISTING THE FLUCKS MOVIE THEATER TO REMAIN.
8. EXISTING COLDWELL BANKER TOMLINSON GROUP OFFICE BUILDING TO REMAIN.
9. EXISTING TRAFFIC SIGNAL TO REMAIN.
10. EXISTING 16" PUBLIC ALLEY TO REMAIN.
11. EXISTING 10" POWER LINE EASEMENT TO REMAIN.
12. EXISTING 20" WATER LINE EASEMENT TO REMAIN.
13. EXISTING 18" TALL CONCRETE RETAINING WALL TO REMAIN.
14. VACATED SOUTH 6TH STREET WITH LANDSCAPE PLANTER TO REMAIN.
15. EXISTING STREET PAVERS TO REMAIN.
16. EXISTING SITE LIGHT TO BE REMOVED.
17. EXISTING MONITORING WELL TO REMAIN.
18. OUTLINE OF BUILDING FOOTPRINT.
19. OUTLINE OF BUILDING ABOVE.
20. 2" PAINTED PARKING STRIPE, COLOR WHITE.
21. ACCESSIBLE PARKING SPACE WITH PAINTED INDICATOR TYP.
22. LOADING AREA
23. NEW SIDEWALK RE: LANDSCAPE PLAN
24. NEW HISTORIC LIGHT FIXTURE, RE: LANDSCAPE PLAN
25. NEW PEDESTRIAN RAMP PER ACHD STANDARD.
26. LANDSCAPE AREA, RE: LANDSCAPE PLAN
27. NEW PEDESTRIAN PLAZA, RE: LANDSCAPE PLAN
28. NEW BIKE PARKING
29. NEW DECORATIVE CONCRETE PAVERS & FIRE ACCESS LANE
30. NEW UNDERGROUND SEEPAGE BED FOR ONSITE STORM WATER RETENTION.
31. NEW ROLLED CURB.
32. NEW DECORATIVE PLANTER.
33. NEW CONCRETE PAVING.

SITE DATA

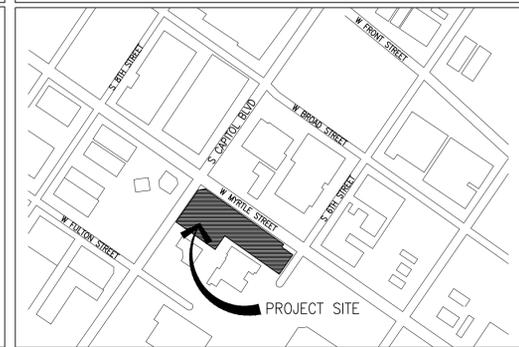
<b>APPLICABLE CODE:</b>	2012 INTERNATIONAL BUILDING CODE (IBC) AS ADOPTED BY THE CITY OF BOISE
<b>LOT A ADDRESS:</b>	500 CAPITOL BLVD. BOISE, ID 83702
<b>PARCEL #:</b>	R1749101001
<b>ZONING:</b>	C-500C CENTRAL BUSINESS DISTRICT WITH DOWNTOWN DESIGN REVIEW AND CAPITOL BOULEVARD SPECIAL DESIGN REVIEW
<b>LOT AREA:</b>	18,295 S.F. (.42 ACRES)
<b>OCCUPANCY:</b>	PARKING
<b>BUILDING FOOTPRINT AREA:</b>	±8,800 S.F.
<b>CONSTRUCTION:</b>	TYPE V-B
<b>ALLOWABLE HEIGHT:</b>	N/A
<b>NUMBER OF STORIES:</b>	8 STORIES (1 STORY BELOW GRADE, 1 STORY OF LOBBY AND RESTAURANT AND 6 STORIES OF HOTEL SUITES)
<b>LOT B ADDRESS:</b>	501 6TH STREET BOISE, ID 83702
<b>PARCEL #:</b>	R1749100909
<b>ZONING:</b>	C-500C CENTRAL BUSINESS DISTRICT WITH DOWNTOWN DESIGN REVIEW N REVIEW
<b>LOT AREA:</b>	14,157 S.F. (.325 ACRES)
<b>OCCUPANCY:</b>	PARKING
<b>BUILDING FOOTPRINT AREA:</b>	±8,400 S.F.
<b>CONSTRUCTION:</b>	TYPE V-B
<b>ALLOWABLE HEIGHT:</b>	N/A
<b>NUMBER OF STORIES:</b>	5 STORIES (1 PARKING, 4 HOTEL SUITES)
<b>PARKING REQUIRED:</b>	SITE IS LOCATED WITH IN THE P-1 PARKING REDUCTION OVERLAY DISTRICT. WITHIN THIS DISTRICT THERE ARE NO OFF-STREET PARKING REQUIREMENTS
<b>PARKING PROVIDED:</b>	24 ON-SITE PARKING SPACES PROVIDED
<b>SETBACKS:</b>	REQUIRED: EXISTING
<b>FRONT:</b>	0' 0'
<b>REAR:</b>	0' 0'
<b>SIDE: (ADJACENT TO STREET)</b>	0' 0'
<b>SIDE:</b>	0' 0'

**1 SITE PLAN**  
SCALE: 1" = 20'-0"

LEGEND:

- UG EXISTING UNDERGROUND GAS LINE
- W EXISTING UNDERGROUND WATER LINE
- SSW EXISTING UNDERGROUND SANITARY SEWER LINE
- P EXISTING OVERHEAD PHONE LINE
- SD EXISTING UNDERGROUND STORM DRAIN LINE
- T EXISTING OVERHEAD TELEPHONE LINE
- GEO EXISTING UNDERGROUND GEOTHERMAL LINE
- UT EXISTING UNDERGROUND TELEPHONE LINE
- - - - - PROPERTY LINE
- - - - - LOT LINE
- - - - - UTILITY EASEMENT

SITE KEY PLAN



PRELIMINARY  
NOT FOR  
CONSTRUCTION

200 BROAD STREET  
BOISE, IDAHO  
PHONE: 208-343-4635 FAX: 208-343-1838

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INN AT 500 CAPITOL  
500 CAPITOL



DESIGN  
REVIEW

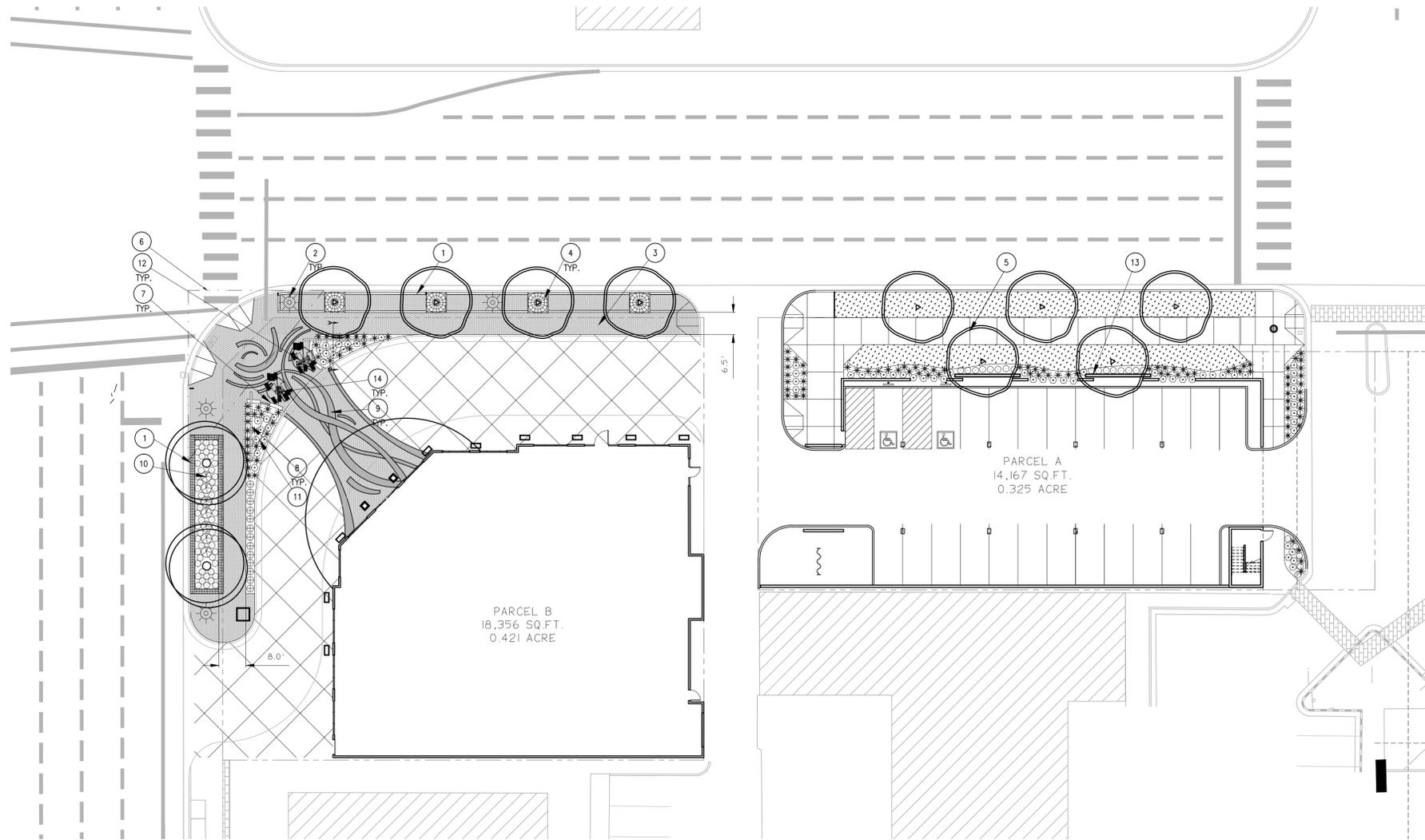
PROJECT	DATE
14215.00	3/25/15
DRAWN	CHECKED
AMB	JAM

REVISED

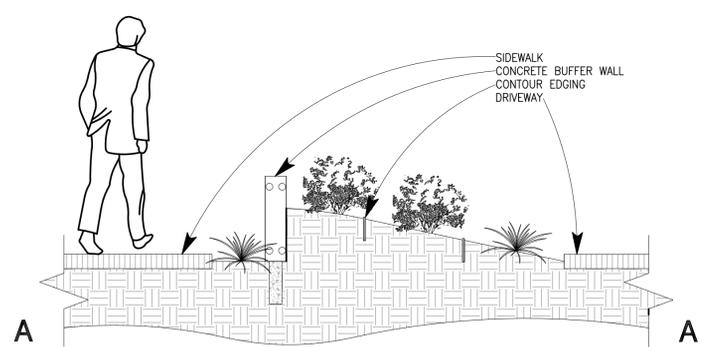
SHEET TITLE  
SITE  
PLAN

SHEET

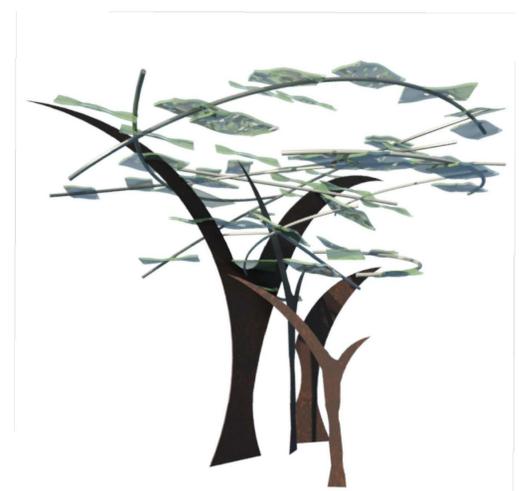
A2.0  
ORIGINAL SHEET SIZE  
24" x 36"



**1 LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"



**CONTOURED PLANTER SECTION**  
SCALE: NOT TO SCALE



**SCHEMATIC COTTONWOOD SCULPTURE**

**PLANT LEGEND**

SYM	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE
<b>SHRUBS</b>				
⊗	Carefree Beauty Rose	Rosa 'Carefree Beauty'	5 gallon	5'T x 5'W
○	Baltic Ivy	Hedera helix 'Baltica'	1 gallon	1'T x Spreading
⊖	Gold Flame Spiraea	Spiraea japonica 'Gold Flame'	2 gallon	3'T x 3'W
✱	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	2 gallon	1'T x 1'W
⊕	Winter Gem Boxwood	Buxus microphylla japonica 'Winter Gem'	2 gallon	4'T x 4'W
<b>GROUND COVER</b>				
▨	Sodded Lawn			
<b>TREES</b>				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	
○	American Sweetgum	Liquidambar styraciflua	3" CALIPER	50'T x 40'W
◐	American Linden	Tilia americana	3" CALIPER	40'T x 30'W

**GENERAL NOTES**

ALL PLANTING BEDS SHALL RECEIVE A 3" DEPTH OF ORGANIC MULCH.

THE SITE WILL BE MAINTAINED THROUGHOUT THE YEAR BY PROFESSIONAL LANDSCAPE MAINTENANCE CREW. SUCH MAINTENANCE SHALL INCLUDE BUT WILL NOT BE LIMITED TO WEEKLY MOWING AND TRIMMING OF THE TURF, REGULAR FERTILIZATION, ANNUAL TREE AND SHRUB PRUNING, WEEDING AND TRASH OR DEBRIS REMOVAL.

FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 4:1.

ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.

PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PROVIDED ON ALL PLANS. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES BUT IS NOT LIMITED TO TREE, SHRUB, ROCK, TOPSOIL, MULCH, SEED OR SOD, EDGING, AND DRIP LINE QUANTITIES.

**KEYED NOTES**

- CURB ZONE: 18" INCLUDING CURB; RED (MEDIUM #46 IRONSPOT) ENDICOTT BRICK DRY LAID PAVERS, DOUBLE SOLDIER COURSE. MASONRY CENTER, 375-1362. RE: L2.3-10, 14
- HISTORIC STREET LIGHT
- PEDESTRIAN ZONE: RED BRICK DRY LAID PAVERS, HERINGBONE PATTERN
- TREE GRATE AND FRAME. URBAN ACCESSORIES KIVA, 6" SQUARE
- PEDESTRIAN ZONE: 8" MODULAR SCORED CONCRETE.
- SIGHT TRIANGLE 50' X 40'
- PLAZA SEATING (13.7 LINEAR FEET OF PLAZA SEATING)
- 3FORM LIGHT BUFFER WALLS
- VARIEGATED TAN CONCRETE
- CAPITOL BOULEVARD PLANTER + FENCE
- CONTOURED PLANTER
- COTTON WOOD ART SCULPTURE
- GREEN SCREEN
- BOULDER SEATING

**IRRIGATION STATEMENT**

THIS DESIGN AS SHOWN IS INTENDED TO BE PERMANENTLY IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM COMPOSED OF OVERHEAD SPRAY AND LOW-VOLUME DRIP LINE. THE SYSTEM SHALL BE CONTROLLED WITH AN PROGRAMMABLE IRRIGATION CONTROLLER, CAPABLE OF ADJUSTING FOR CLIMATIC VARIANCES. ONE POINT OF CONNECTION SHALL BE MADE AND FITTED WITH A BACKFLOW PREVENTER.

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**KYLE D. BEADY, LANDSCAPE ARCHITECT**  
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**INN AT 500 CAPITOL  
500 CAPITOL**



**DESIGN  
REVIEW**

PROJECT 14215.00	DATE 3/25/15
DRAWN EWA	CHECKED KDH

REVISED

SHEET TITLE  
**LANDSCAPE  
PLAN**

SHEET  
**L2.1**  
ORIGINAL SHEET SIZE  
24" x 36"



**2 NORTH ELEVATION**  
1/8" = 1'-0"



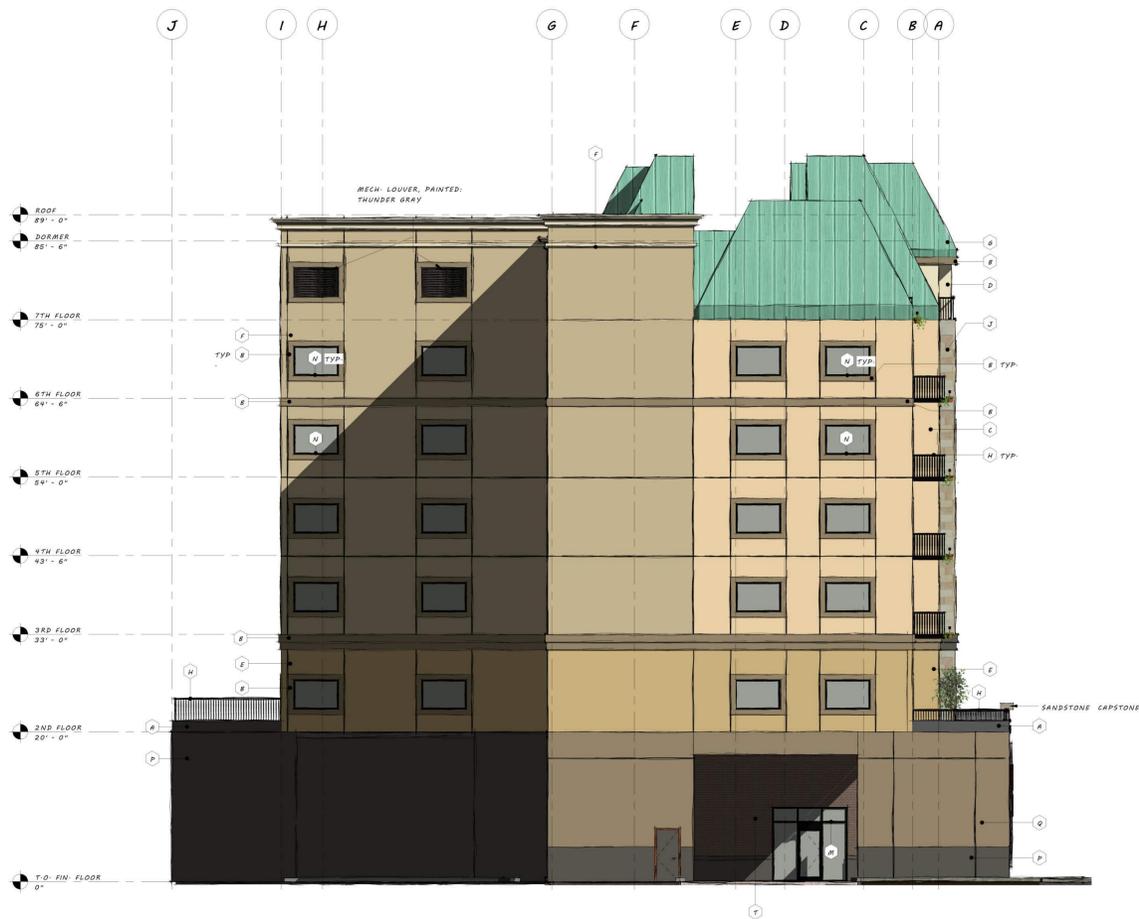
**7 WEST ELEVATION**  
1/8" = 1'-0"

**LEGEND:**

- 1 STUCCO, COLOR: SW 7645 THUNDER GRAY
- 2 STUCCO, COLOR: SW 2876 WEATHERED SHINGLE
- 3 STUCCO, COLOR: SW 7691 BELTMORE BUFF
- 4 STUCCO, COLOR: SW 2833 ROYKRAFT VELLUM
- 5 STUCCO, COLOR: SW 2810 DOWNING STRAW
- 6 STUCCO, COLOR: SW 6193 BASKET BEIGE
- 7 METAL ROOF, COLOR: PATINA GREEN
- 8 BLACK IRON BALCONY RAILS
- 9 FABRIC AWNING
- 10 SANDSTONE THIN CLAD WALL TILE
- 11 SPLIT SANDSTONE STACKED VENEER
- 12 6" SANDSTONE WAINSCOT
- 13 BLACK ANODIZED STORMDOOR FRAME AND GLAZING (WITH DOOR)
- 14 ALUMINUM CLAD WINDOW, COLOR: BLACK
- 15 ALUMINUM CLAD WINDOW WITH DOOR, COLOR: BLACK
- 16 CONCRETE, COLOR: SW 7645 THUNDER GRAY
- 17 CONCRETE, COLOR: SW 2841 WEATHERED SHINGLE
- 18 CEMENTIOUS PANELS, COLOR: SW 2833 ROYKRAFT VELLUM
- 19 CEMENTIOUS PANELS, COLOR: SW 2841 WEATHERED SHINGLE
- 20 BRICK VENEER, COLOR: MOROCCAN BROWN



2 SOUTH ELEVATION  
1/8" = 1'-0"



7 EAST ELEVATION  
1/8" = 1'-0"

**LEGEND:**

- A STUCCO, COLOR: SW 7695 THUNDER GRAY
- B STUCCO, COLOR: SW 2841 WEATHERED SHINGLE
- C STUCCO, COLOR: SW 1891 SULTANORE BUFF
- D STUCCO, COLOR: SW 2833 ROYCRRAFT VELLUM
- E STUCCO, COLOR: SW 2813 DOWNING STRAW
- F STUCCO, COLOR: SW 6163 BASKET WEAVE
- G METAL ADD, COLOR: PATINA GREEN
- H BLACK IRON BALCONY RAILS
- I FABRIC FINISH
- J SANDSTONE THIN CLAD WALL TILE
- K SPLIT SANDSTONE STACKED VENEER
- L 6" SANDSTONE MANSICOT
- M BLACK ANODIZED STOREFRONT FRAME AND ALUMINUM (WITH BOARD)
- N ALUMINUM CLAD WINDOW, COLOR: BLACK
- O ALUMINUM CLAD WINDOW WITH DOOR, COLOR: BLACK
- P CONCRETE, COLOR: SW 7695 THUNDER GRAY
- Q CONCRETE, COLOR: SW 2841 WEATHERED SHINGLE
- R CEMENTITIOUS PANELS, COLOR: SW 2833 ROYCRRAFT VELLUM
- S CEMENTITIOUS PANELS, COLOR: SW 2841 WEATHERED SHINGLE
- T ERICK VENEER, COLOR: MOROCCAN BROWN

PRELIMINARY  
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500 CAPITOL BLVD.  
CSHOA

PROJECT STATUS

PROJECT	DATE
14215	03-10-15
DRAWN	CHECKED
Author	Checker

REVISED

SHEET TITLE

SOUTH & EAST

SHEET

A2.3

ORIGINAL SHEET SIZE  
36" x 48"



Northwest Perspective



Terrace Isometric Perspective



Restaurant Entrance



Main Hotel Entry Perspective

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BOISE, IDAHO  
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500 CAPITOL

CSH&A

DESIGN  
REVIEW

PROJECT 14215.00	DATE 3/25/15
DRAWN AMB	CHECKED JAM

REVISED

SHEET TITLE

PERSPECTIVE

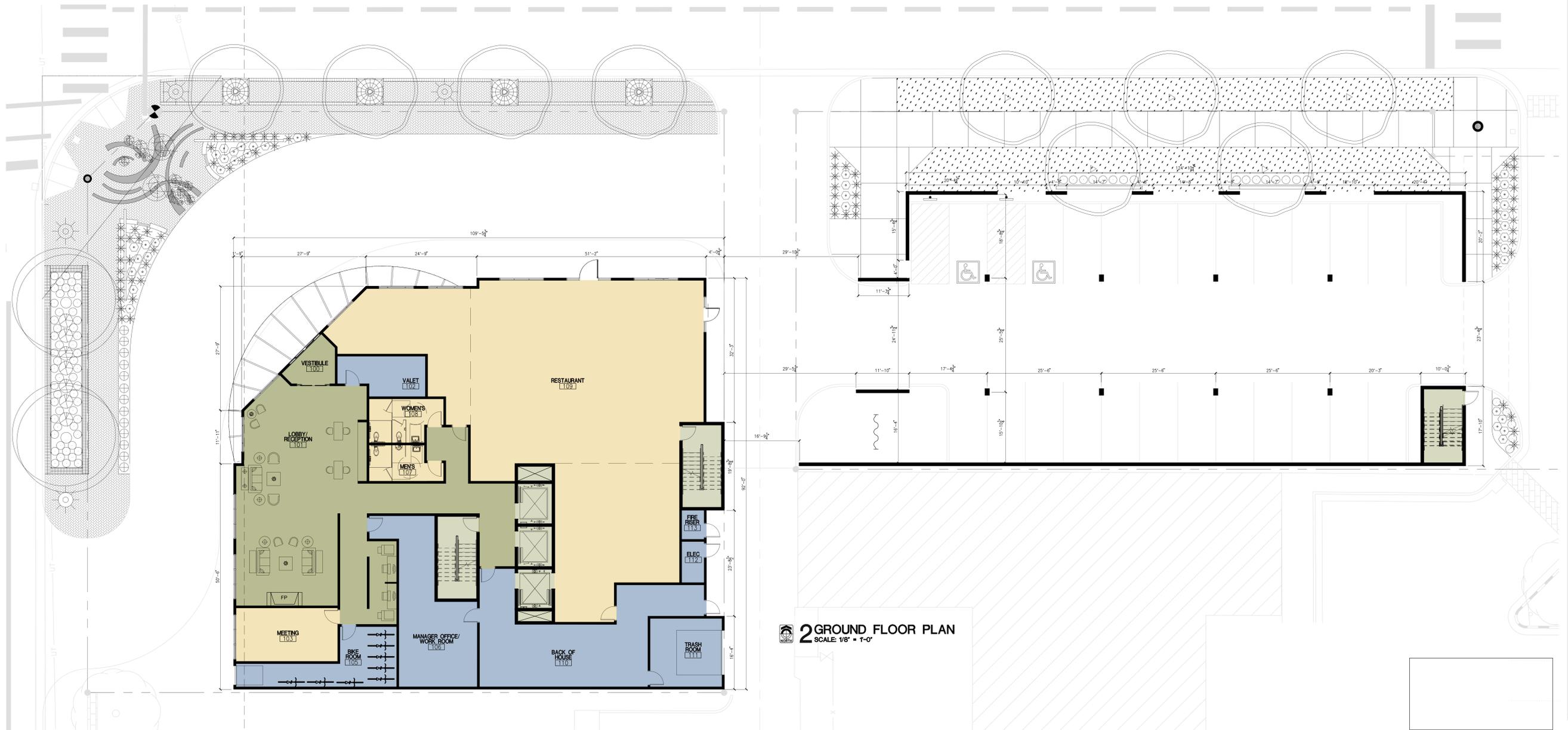
SHEET

A2.8

ORIGINAL SHEET SIZE  
24" x 36"



1<sup>st</sup> BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2<sup>nd</sup> GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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INN AT 500  
500 CAPITOL BLVD.  
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PROJECT: 14215  
DATE: 3/10/15  
DRAWN: AMB  
CHECKED: JAM

SHEET TITLE:  
BASEMENT &  
GROUND  
FLOOR PLAN

SHEET:  
A2.4

ORIGINAL SHEET SIZE:  
36" x 48"



PRELIMINARY  
NOT FOR  
CONSTRUCTION

BOISE, IDAHO  
200 BROAD STREET  
BOISE, ID 83702  
(208) 343-4635 • FAX: 208-343-4636  
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INN AT 500  
500 CAPITOL BLVD.  
CSHOA

PROJECT	DATE
14215	3/10/15
DRAWN	CHECKED
AMB	JAM

SHEET TITLE  
2ND & 3RD-6TH FLOOR PLAN

SHEET  
A2.5

ORIGINAL SHEET SIZE  
36" x 48"



**1 SEVENTH FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

PRELIMINARY  
NOT FOR  
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200 BROAD STREET  
BOISE, IDAHO  
PROJECT NO. 14215  
DATE: 3/10/15  
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CHECKED: JAM

**INN AT 500**  
500 CAPITOL BLVD.  
**CSHOA**

PROJECT	DATE
14215	3/10/15
DRAWN	CHECKED
AMB	JAM

SHEET TITLE  
**7TH  
FLOOR  
PLAN**

SHEET  
**A2.6**

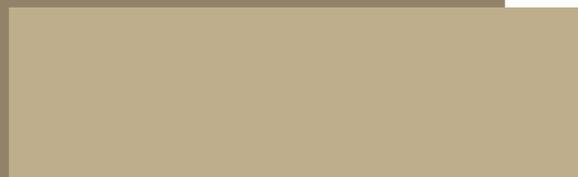
ORIGINAL SHEET SIZE  
36" x 48"



Building Accent Color  
SW 7645 Thunder Gray



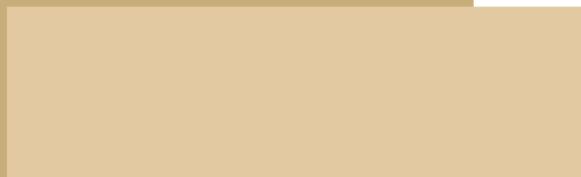
Building Accent Color  
SW 2841 Weathered Shingle



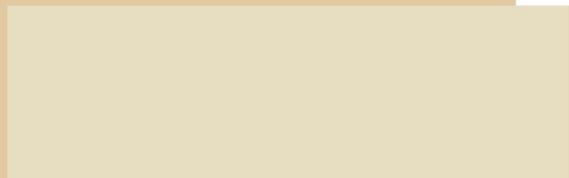
Building Color  
SW 6143 Basket Beige



Building Color  
SW 2813 Downing Straw



Building Color  
SW 7691 Biltmore Buff



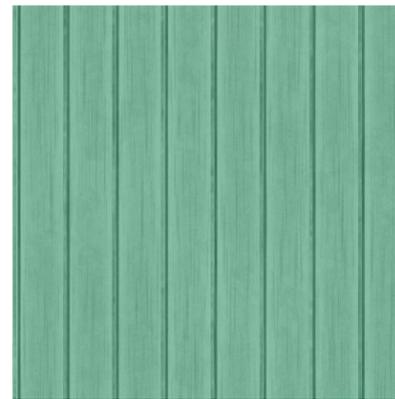
Building Trim Color  
SW 2833 Roycroft Vellum



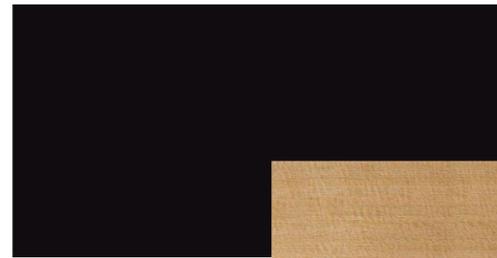
Fabric Awnings  
Burgundy



Site Furnishings  
Red



Metal Roof  
Color: Patina Green



Black Iron Balcony rails  
and anodized storefront and  
window frames



Natural Tone Cedar Wood  
Stain for underside of  
balconies and building wood  
accents



Sandstone Capstone



Sandstone Thin Clad Wall Tile



Split-face Sandstone



Brick Veneer  
Moroccan Brown





1 Northwest corner of Capitol Blvd. and Myrtle St.



2 Looking east down Myrtle St.



3 Looking south down 6th St.



4 Northeast corner of Myrtle St. and 6th St.



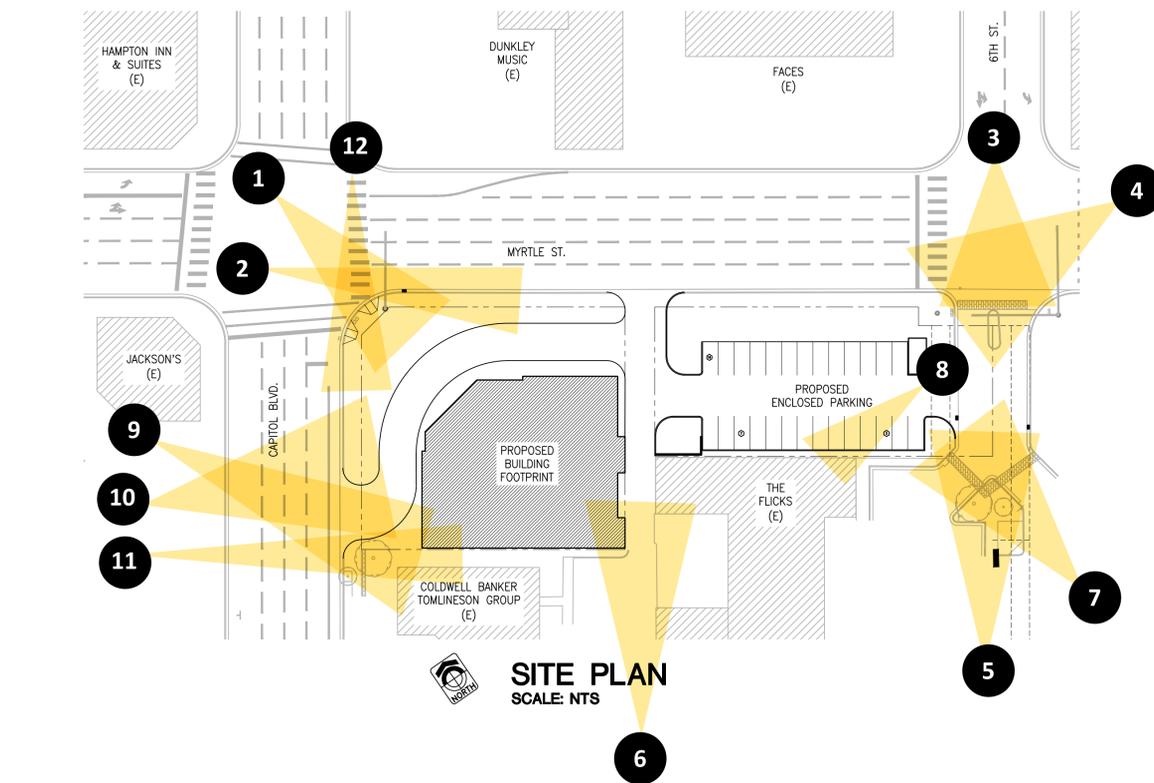
12 Looking south down Capitol Blvd.



11 Existing Coldwell Banker Tomlineson group building to the south of proposed project site



10 Southwest corner of site along Capitol Blvd.



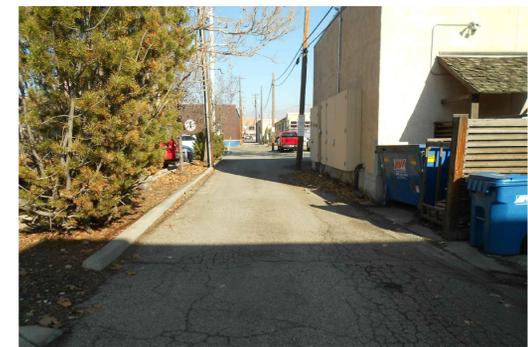
9 Existing Coldwell Banker Tomlineson group building to the south of proposed project site



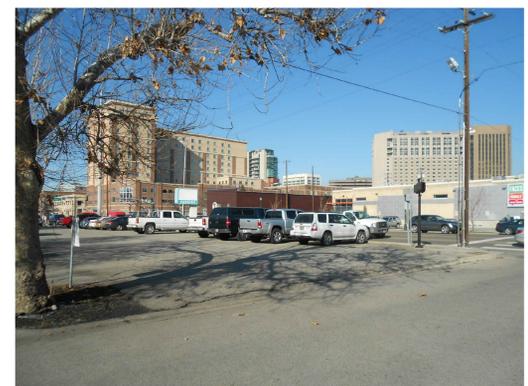
8 Existing Flucks theater to the south of proposed project site



5 Looking north down 6th St.



6 Looking north down alley



7 Southeast corner of site looking north

PRELIMINARY  
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CSHOA

DESIGN  
REVIEW

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AMB	JAM
REVISED	

SHEET TITLE  
EXISTING  
SITE  
PHOTOS

SHEET  
A2.7

ORIGINAL SHEET SIZE  
24" x 36"



NORTH DOWN CAPITOL



NORTH ON CAPITOL BRIDGE



PERSPECTIVE LOOKING SOUTH ALONG CAPITOL BLVD.



PERSPECTIVE LOOKING NORTH ALONG CAPITOL BLVD.



NORTHWEST ISOMETRIC PERSPECTIVE



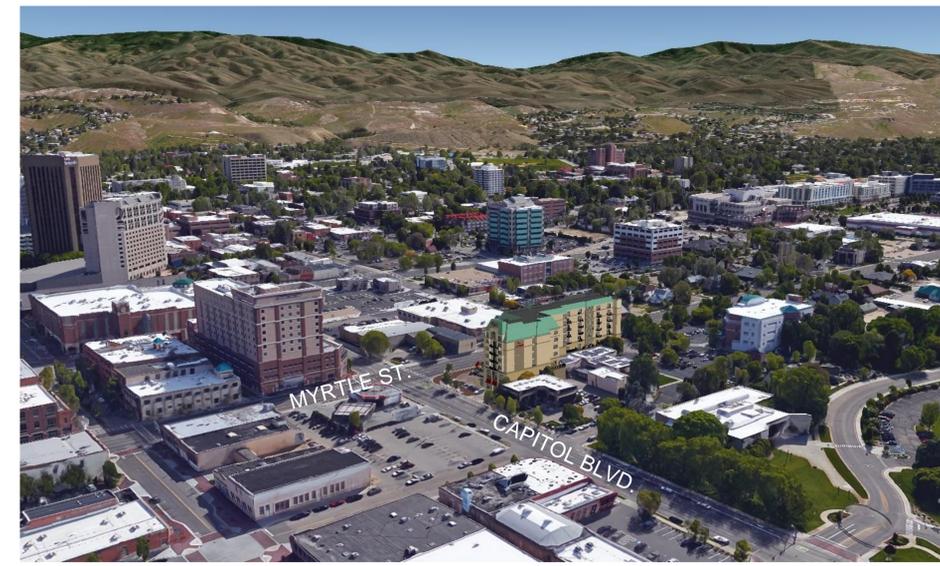
NORTHEAST ISOMETRIC PERSPECTIVE



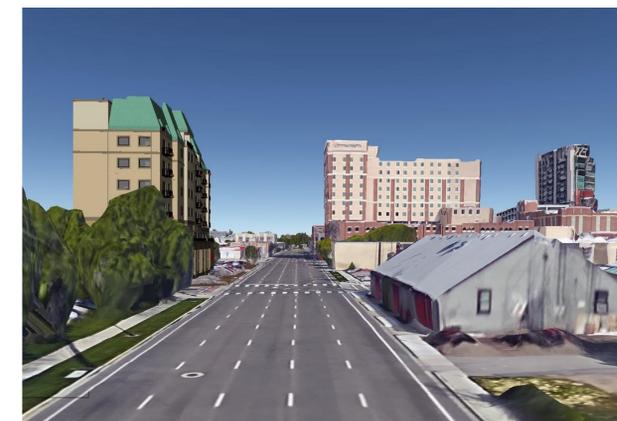
PERSPECTIVE LOOKING EAST ALONG MYRTLE ST.



SOUTHEAST ISOMETRIC PERSPECTIVE



SOUTHWEST ISOMETRIC PERSPECTIVE



PERSPECTIVE LOOKING WEST ALONG MYRTLE ST.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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BOISE, IDAHO  
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200 BROAD STREET  
BOISE, ID 83702  
(208) 343-4635 • FAX (208) 343-1858  
www.cshqa.com

**INN AT 500 CAPITOL  
500 CAPITOL**  
**CSHQA**

**DESIGN  
REVIEW**

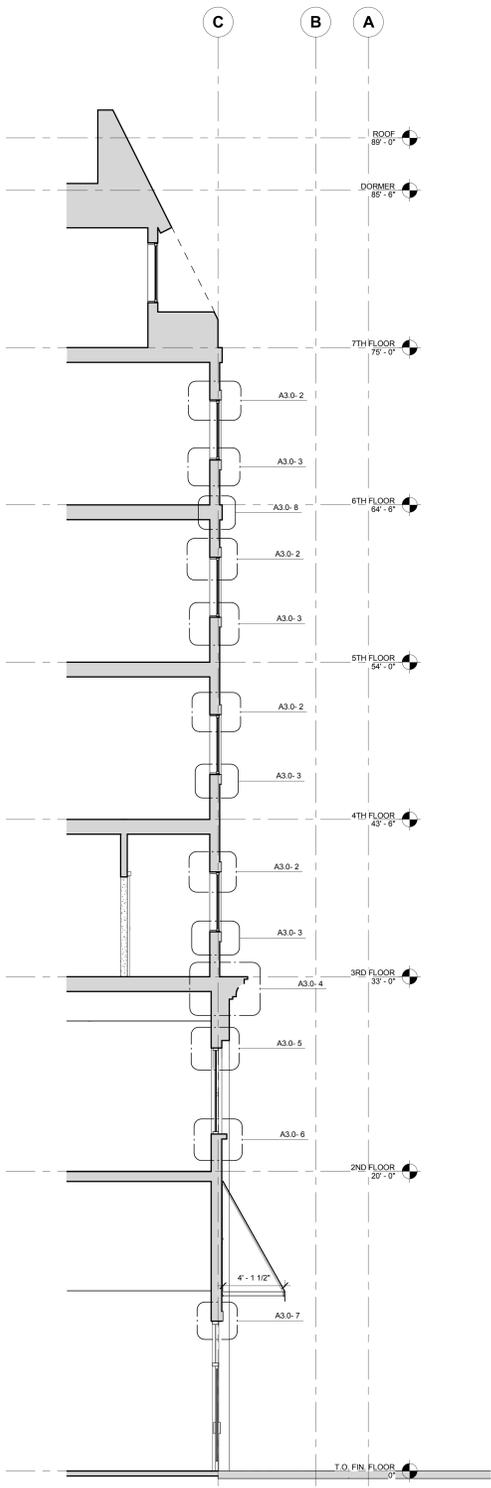
PROJECT 14215.00	DATE 3/25/15
DRAWN AMB	CHECKED JAM

REVISED

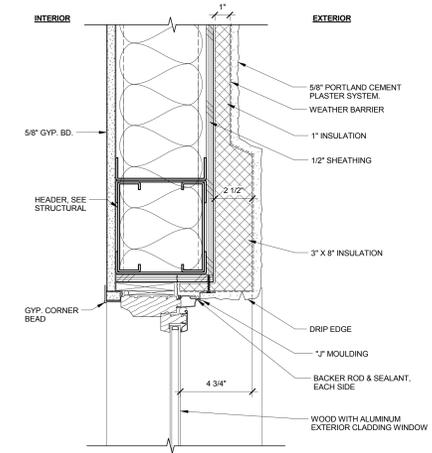
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**CONTEXT  
IMAGES**

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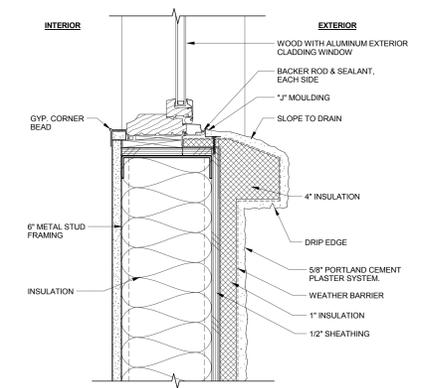




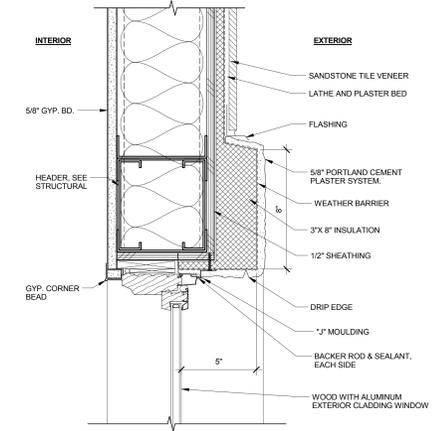
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1/4" = 1'-0"



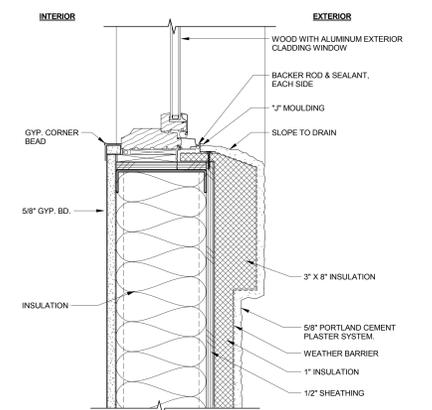
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3" = 1'-0"



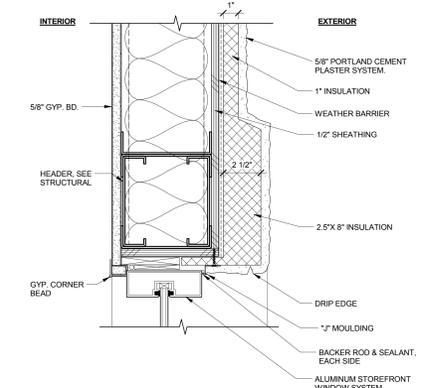
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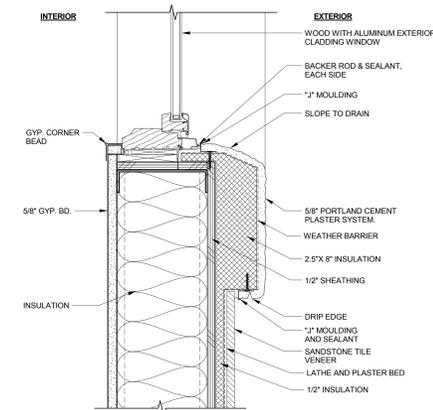
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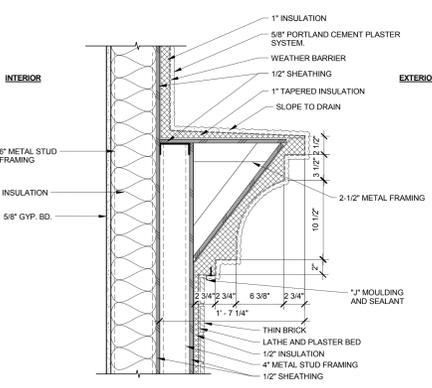
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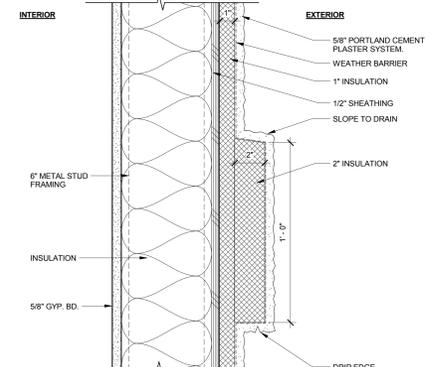
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3" = 1'-0"



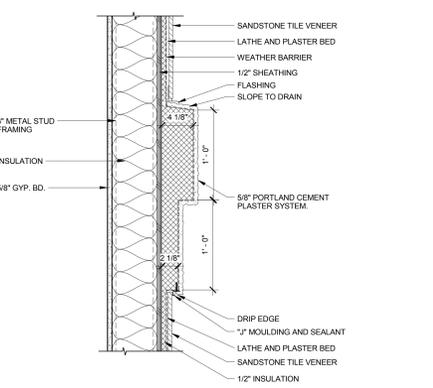
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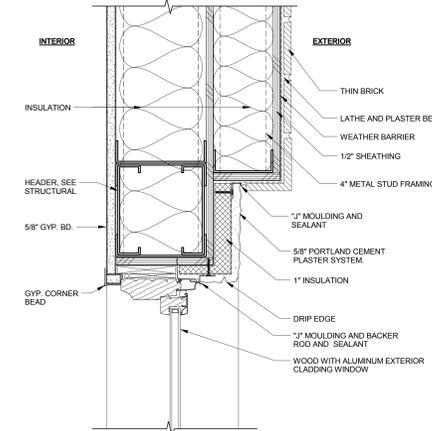
**4 STUCCO/ CORNICE/ BRICK**  
1 1/2" = 1'-0"



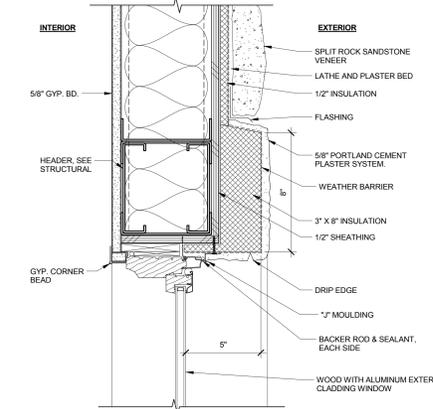
**8 STUCCO ACCENT BAND**  
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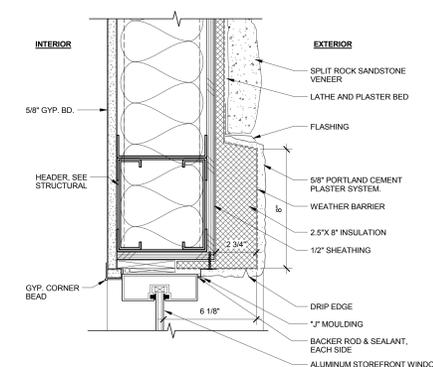
**12 STUCCO ACCENT AT STONE TILE**  
1 1/2" = 1'-0"



**5 WINDOW HEAD AT STUCCO/ BRICK OVERBUILD**  
3" = 1'-0"



**9 WINDOW HEAD AT SPLIT STONE**  
3" = 1'-0"



**13 STOREFRONT HEAD AT SPLIT STONE**  
3" = 1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION

ARCHITECT  
200 BROAD ST.  
BOISE, IDAHO 83702  
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INN AT 500  
500 CAPITOL BLVD.  
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PROJECT STATUS

PROJECT	DATE
14215	3/25/15
DRAWN	CHECKED
AMB	JAM
REVISED	

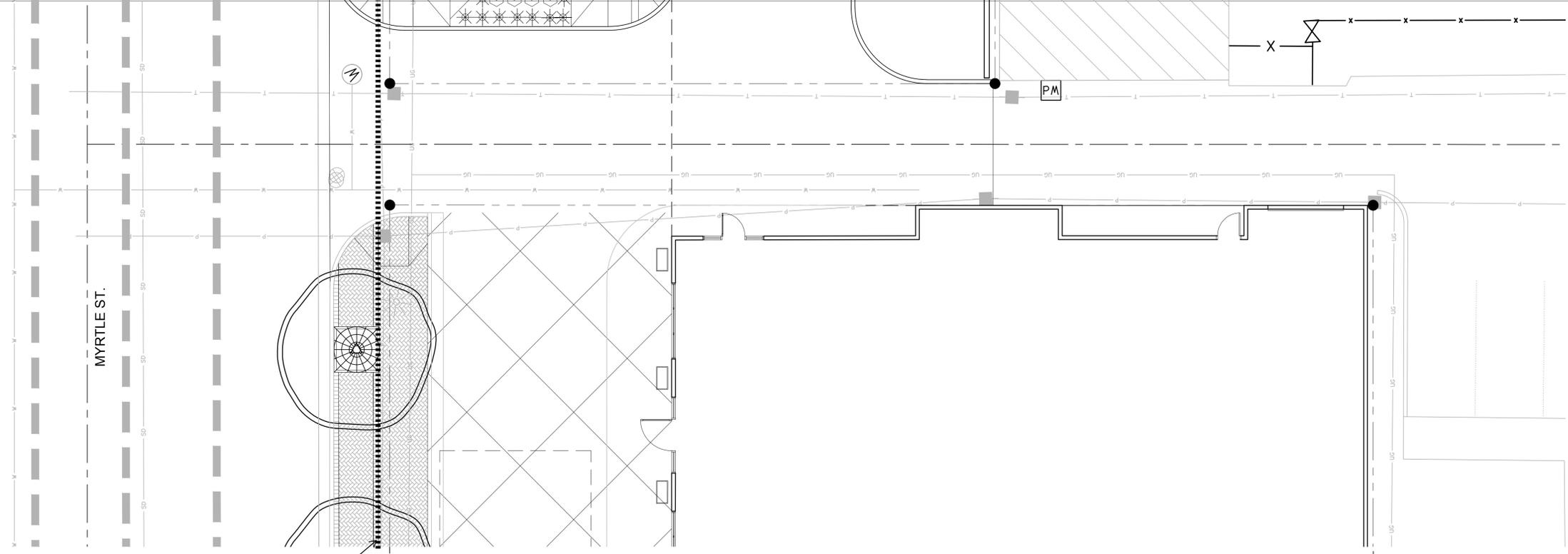
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EXTERIOR  
DETAILS

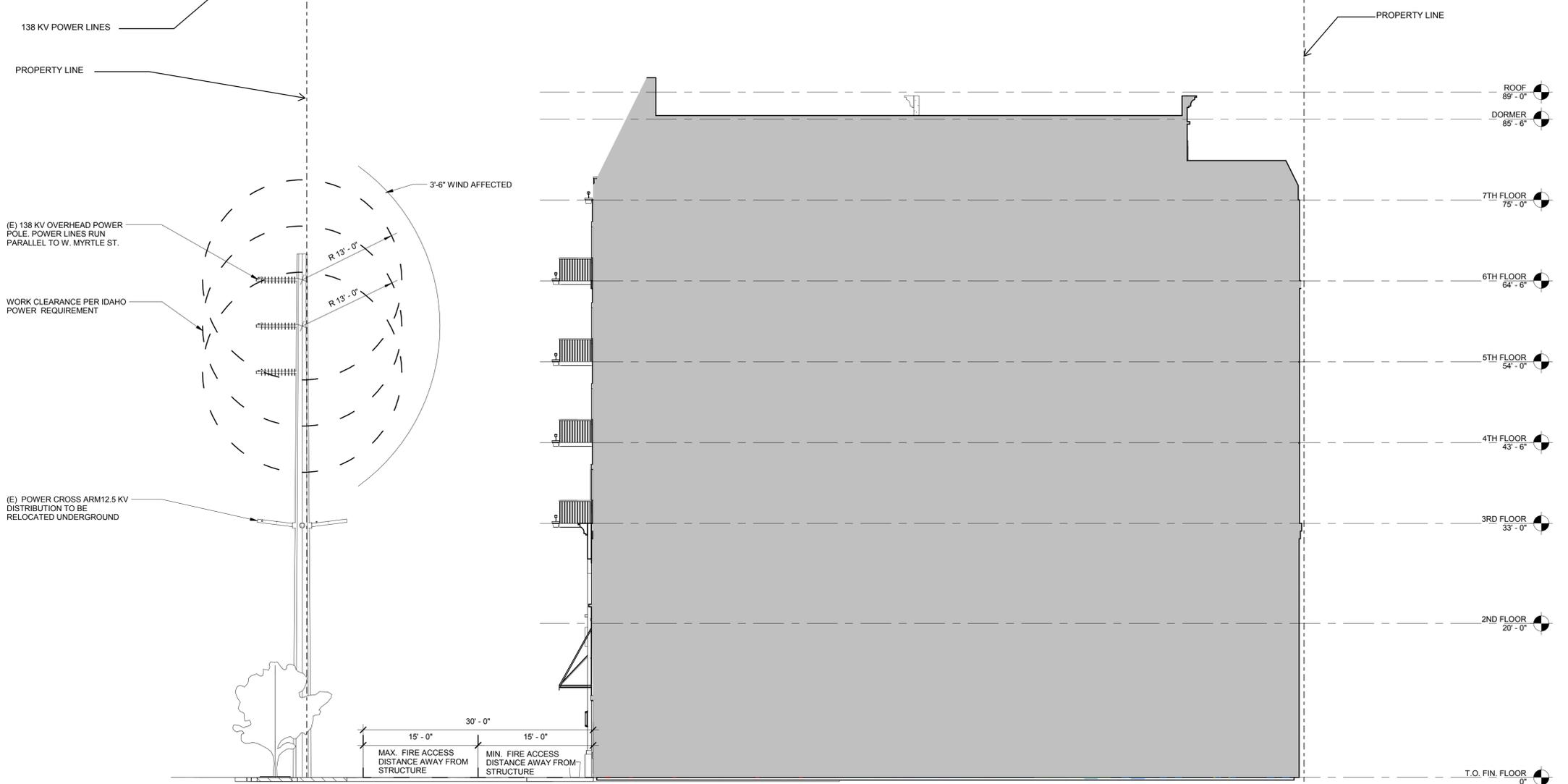
SHEET

A3.0

ORIGINAL SHEET SIZE  
36" x 48"



**1 PARTIAL SITE PLAN**  
1/8" = 1'-0"



**2 BUILDING SECTION**  
1/8" = 1'-0"

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

ARCHITECT  
C.W. MOORE PLAZA  
250 S. 5TH ST.  
BOISE, IDAHO 83702  
PHONE: 208-343-4635 FAX: 208-343-1858

**CITY, STATE**  
C.W. MOORE PLAZA  
250 S. 5TH ST. BOISE, ID 83702  
(208) 343-4635 FAX (208) 343-1858  
<http://www.cshoa.com>

**INN AT 500  
PROJECT ADDRESS**  
**CSHOA**

**PROJECT  
STATUS**

PROJECT 14215	DATE 3/25/15
DRAWN Author	CHECKED Checker

REVISED

SHEET TITLE  
**BUILDING  
SECTION**

SHEET  
**A3.1**  
ORIGINAL SHEET SIZE  
24" x 36"

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March 10, 2015

Design Review Committee and Staff  
Planning and Development Services  
City of Boise  
150 North Capitol Boulevard  
Boise, Idaho 83701

Re: Inn at 500 Capitol Entitlement  
500 South Capitol Boulevard  
Boise, Idaho  
Project No. 14215.000

To Whom It May Concern:

On behalf of Obie Development LLC, we are pleased to submit the above referenced project to the City of Boise for Design Review approval.

The Design Review request is associated with a seven-story Boutique Hotel infill project located in a C5-DD zone. The design intent of the project is to construct 104 guest rooms with a contemporary design mixed with a warm classic European influenced charm.

The proposed project is located on the southeast corner of Capitol Boulevard and Myrtle Street on two existing vacant lots with a combined area of 0.746-acre, currently in use as a parking lot. The proposed development consists of a seven-story (plus a basement) Hotel structure of approximately 101,400 total square feet.

The ground floor consists of the hotel lobby, future restaurant and lounge space, hotel-guest bicycle area, enclosed trash and recycling area, and supporting mechanical and electrical support spaces. The second floor includes large meeting rooms with access to a second level plaza, a private Wellness Center and workout room. The second through seventh floors consist of a variety of King Rooms, Double Queen Rooms, and Suites with a seventh floor penthouse.

The proposed structure is to be a concrete podium to the second level with a metal framed structure above. All of the structure is to be fully sprinkler-ed.

The block designation for development along Capitol Boulevard is defined by the existing Capitol Boulevard Design District Standards and Myrtle Street per the Downtown Design Standards and Guidelines is listed as Landscaped Block Standards. The proposed plans suggest a hybrid between the two Block Frontage standards to provide a visually interesting character for the pedestrian along Capitol Boulevard and Myrtle Street. The proposed Capitol Boulevard streetscape follows the outlined requirements with brick dry-laid pavers and landscape planters with low steel fencing. The proposed

Myrtle streetscape is a continuation of the brick paver to the east from Capitol Boulevard to the existing alley in order to provide a continuity of finish materials that wrap the intersection corner. From the alley east to Sixth Street, a landscape planter streetscape is proposed which matches the existing streetscape east of the site as well as the existing streetscape directly across Myrtle Street.

At the intersection of Capitol Boulevard and Myrtle Street, a special pedestrian area is proposed which includes low seat walls, special landscaping and a proposed public art sculpture. The proposed sculptural art is reminiscent of an abstract grove of cottonwood trees and is proposed to be constructed of various metals and translucent panels with ground mounted lighting to provide visual interest throughout the day as well as throughout the year. Decorative meandering paver patterns below the sculpture allude to the Boise River. Final design will be coordinated with the City of Boise and ACHD.

Special design constraints exist for the site, which include the relatively narrow depth of the lot, setback requirements along Myrtle due to the presence of existing 138 kilovolt overhead power lines that run the length of the building and the utilization of existing vehicular access points off Capitol Boulevard and Myrtle Street. The proposed design solution is to set the building back slightly from the corner to allow sufficient room and safety between the hotel balconies and the power lines. This also provides the opportunity to develop a special entry drive of decorative stamped concrete adjacent to the sidewalk. This will act much like an urban plaza with the use of decorative colored concrete paving flanked with decorative landscaping and oversized planter pots filled with colorful flowers and foliage.

The proposed structure facade will utilize timeless architecture form and a distinctive roofline with metal panel roofing in a copper patina color. At the ground level, fabric awnings are proposed for shade and weather protection and a discernable building entry feature facing the intersection of Capitol and Myrtle with a grand metal and translucent porte cochere identifying the hotel's main entry. Above the hotel entry on the second level is a grand terrace area, which can be accessed via the second floor meeting rooms, the fitness center as well as the common hallway for hotel guests. Daily activities, meeting room groups and special events on the terrace bring a heightened level of activity and interest to the corner.

The exterior façade treatment of the building utilizes a marriage of traditional and modern building materials to provide a structure that respects the historic nature of the adjacent community while providing modern feel. Along the street ground and second levels, the building utilizes high-level materials including stacked sandstone rock, stone tile and brick veneer. The use of warm colors, rich materials, and balconies or window seats in all guest suites, work in unison to provide modulation to the building while providing a welcoming presence with a hint of European charm.

Proposed parking is located on the ground level below the Myrtle wing of the building east of the alley. Parking will be partially screened from view through the use of green screen landscape panels. At the ground level, the Myrtle wing of the building base will be softened with the addition of landscape plantings and climbing vines to cover the green screen. The result will create a visually interesting experience for the pedestrian, while screening the parking from direct view and allowing adequate code required ventilation.

City of Boise  
Page 3  
March 10, 2015

The proposal includes the structure extending over the existing alley space to connect the two lots. Maintain a minimum clear space of seventeen feet under this portion of the building. Construction over the existing alley will include coordination with the City of Boise and ACHD for a permanent easement. Relocate existing utilities currently running overhead along the alley, underground.

Thank you for your consideration of this proposed development. Please feel free to call if you have any questions or concerns.

Sincerely,

CSHQA



James Marsh

JM:aj

March 31, 2015

Design Review Committee and Staff  
Planning and Development Services  
City of Boise  
150 North Capitol Boulevard  
Boise, Idaho 83701

Re: Inn at 500 Capitol Entitlement  
500 South Capitol Boulevard  
Boise, Idaho  
Project No. 14215.000

To Sarah Schafer:

On behalf of Obie Development LLC, we are pleased to submit revised plans and design clarifications for the above referenced project to the City of Boise for Design Review approval.

As proposed, the building is setback from the corner of Capitol and Myrtle for two significant reasons. The first is the Capitol Boulevard Design District, which requires a 75' setback from the centerline of Capitol Boulevard for any portion of the structure exceeding 45' in height. The second is to provide the necessary clearance between the Idaho Power transmission lines and the building structure balconies, and to provide a work area for contractors. Additionally, due to the overhead transmission lines, the fire department will be unable to access the structure directly from Myrtle thus a fire lane around the north east corner of the building has been provided. No parking will be provided within this drive aisle but it is anticipated that vehicles will be temporarily parked and unloaded under the hotel's porte cochere. The hotel will use valet parking for hotel guest utilizing off premise parking.

The corner plaza design has been revised to include decorative pavers and concrete patterning that leads from the plaza to the hotel's main entry. Additionally, the locations of the public art sculptural trees have been revised to flank the pathway to the building entry and to provide shade for pedestrians utilizing the plaza's seat walls. Additionally the hotel porte cochere has been extended towards the intersection an additional six feet to provide an enhanced building presence at the corner.

The proposed structure will span over the alleyway, and as a result, the second floor is set at a typical third floor height. ACHD requires seventeen feet of minimum clearance to the bottom of any building element over the alleyway. We have proposed the top of finish floor elevation for the second level to be at a height of twenty feet above ground level. We believe that the intent of providing high quality materials on the ground two floors for facades facing the street has been met due to the extended height of the ground floor. The capitol wing portion of the building west of the alley way does include high quality materials for two building floor levels (3 standard floor levels at 33'-0" above finish grade). The Myrtle building wing east of the alley and covering at grade parking has high quality materials up to

a level of 22'-0" within a single level, however, to a height matching the two-story height of the adjacent structures. The second floor of the Myrtle wing is also set back an additional seven to twelve feet south of the ground floor façade creating exterior terrace areas for guest suites. We would request a departure to allow the use of stucco on this second level of the building to provide material consistency with the building mass above, and due to its limited exposure to view from the street level. We propose in its place to utilize sandstone tile on the window seat projection areas of the building, which we believe will be a better use and more effective of translating additional high quality rich materials to the building's north and west facing façades. The North Elevation and the West Elevation have been revised to include the addition stone finish. Overall percentage of stucco finish on street facing walls are as follows: North wall elevation – 41%, West wall elevation – 30%.

The south elevation has been revised to eliminate a portion of the mansard roof in order to break up the scale of the building when viewed from afar. Additional, more detail has been added to the firewall portion of the building nearest Capitol Boulevard to provide additional visual interest.

Thank you for your consideration of this proposed development. Please feel free to call if you have any questions or concerns.

Sincerely,

CSHQA

  
James Marsh

JM:aj



## Planning & Development Services

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

Phone: 208/384-3830  
Fax: 208/384-3753  
TDD/TTY: 800/377-3529  
Website: [www.cityofboise.org/pds](http://www.cityofboise.org/pds)

# 3

## Planning Division Staff Report

<b>File Number</b>	DRH15-00098
<b>Applicant</b>	CSHQA – James Marsh
<b>Property Address</b>	500 S. Capitol Boulevard
<b>Public Hearing Date</b>	April 8, 2015
<b>Heard by</b>	Design Review Committee
<b>Design Review Supervisor</b>	Sarah M. Schafer

---

### Public Notification

Newspaper notification published on:	March 24, 2015
Radius notices mailed to properties within 300 feet on:	March 24, 2015
Staff posted notice on site on:	March 24, 2015

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### Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Project Proposal	3
4. Zoning Ordinance and Comprehensive Plan	5
5. Analysis/Findings	6
6. Conclusion and Recommended Conditions	16

## 1. Project Data and Facts

<b>Applicant/Status</b>	James Marsh / CSHQA
<b>Architect/Representative</b>	Craig Slocum / Architect
<b>Location of Property</b>	500 S. Capitol Boulevard
<b>Present Zoning and Land Use</b>	C-5DDC (Central Business with Downtown Design Review and Capitol Boulevard District overlay)
<b>Description of Applicant's Request</b>	Construct a 7-story, 101,400 square foot hotel with restaurant

## 2. Land Use

<b>Description and Character of Surrounding Area</b>	
<p>The surrounding area is part of the new Central Addition Master Plan where new development is anticipated. The goals of the area are for sustainable development that will bring interest back to one of Boise's first neighborhoods. There is a mixture of office, artist studios, groceries, fuel centers, hotels and entertainment within the area. Future residential projects are anticipated in the near vicinity. Two major streets surround the property allowing for easy access to the project. High quality design is found within the area and careful/thoughtful reuse of existing structures is prominent.</p>	

<b>Adjacent Land Uses and Zoning</b>	
<b>North:</b>	Commercial (Dunkley Music and FACES) – C-5DDC
<b>South:</b>	Commercial (Tomlinson Group) – C-5DDC
<b>East:</b>	Commercial (Flicks) and Office (Home Partnership Foundation) / C-5DDC and R-ODD
<b>West:</b>	Commercial (Jackson's Convenience Store and Fuel and surface parking / C-5DDC

<b>Site Characteristics</b>
The property is currently used as a gravel surface parking lot. Major Arterial surrounds the property on two sides; Capitol Boulevard and Myrtle Street. The property is located within the P-1 parking overlay allowing for the project to rely on public parking. It is located within the Downtown Planning area and is indicated a Commercial/Mixed Use in the Downtown Design Guidelines.

<b>Special Considerations</b>
There are several plans that govern the subject property. They are as follows: Central Addition Master Plan River Street/Myrtle Street Master Plan Capitol Boulevard Plan Downtown Plan Downtown Design Guidelines and Standards

<b>History of Previous Actions</b>
<b>CAR05-00004</b> – Approval of the Capitol Boulevard Special Design District to include more specific streetscape standards.
<b>DRH99-00093</b> - Conversion of the Galaxy Restaurant to JB’s Restaurant.
<b>CAR98-00052-</b> Approval to rezone 150 Acres to reflect a “C” overlay designation for the Capitol Boulevard Special Design District
<b>CPA14-00001</b> – Approval of a text amendment incorporating the Central Addition Master Plan.

<b>Project Applications</b>
None Required.

### 3. Project Proposal

#### Site Design

Land Use	Percentage
Percentage of the site devoted to building coverage:	52%
Percentage of the site devoted to paving:	43%
Percentage of the site devoted to landscaping:	5%
TOTAL	100%

## Parking

Proposed		Required	
Accessible spaces proposed:	2	Accessible spaces required:	2
Total parking spaces proposed:	24	Total parking spaces required:	0
Number of compact spaces proposed:	0	Number of compact spaces allowed:	8
Bicycle parking spaces proposed:	7	Bicycle parking spaces required:	3
Parking Reduction requested?	No	Off-site Parking requested?	No

## Setbacks

Yard	Building		Parking	
	Required	Proposed	Required	Proposed
Front (Capitol Boulevard)	0'	37'-3"	0'*	10'
Front (Myrtle Street)	0'	32'-7"	0'	18'-1" To structured parking
Side (south)	0'	8"	0'	8"
Side (West)	0'	32'-7"	0'	32'-7"

\*There is not a required setback for service drives that run parallel to the property line within the C-5 district where parking is not allowed.

## Fencing

There is no fencing proposed through the current application.

## Outdoor Lighting

No information has been supplied regarding the exterior lighting for the site. The elevations show some lighting along the ground level of the structure and the applicant has indicated lighting will be added to the porte-cochere canopy.

As a condition of approval it will be required that cut sheets for the exterior lighting of the project be provided prior to submittal for a building permit application. It is suggested that down lighting only be used to adhere to typical night sky standards.

<b>Structure(s) Design</b>	
<b>Number and Proposed Use of Buildings</b>	One structure to be used as a hotel with restaurant
<b>Proposed Building Height</b>	92'
<b>Maximum Building Height</b>	FAR of 4
<b>Number of Stories</b>	7-Stories
<b>Square Footage</b>	101,400 - square feet

#### **4. Zoning Ordinance and Comprehensive Plan**

<b>Zoning Ordinance Sections</b>	
11-03-04.12 C (7)(d) (i)	Site Design – A - E
11-03-04.12 C (7)(d) (ii)	Structure Design – A - E
11-03-04.12 C (7)(d) (iii)	Adopted Plans and Design Guidelines
11-04-05	Commercial Districts
11-07-03	Off-Street Parking and Loading Guidelines

<b>Comprehensive Plan</b>	
Chapter	Goals, Objectives & Policies
CHAPTER 2- CITYWIDE POLICIES	Policy ES 1.4 Policy PDP1.1 Policy NAC2.2 Policy NAC7.1 Policy CC1.1 Policy CC2.1 Policy CC3.2 Policy CC 7.1
CHAPTER 3- COMMUNITY STRUCTURE AND DESIGN	Principle GDP-MU.1 Principle GDP-MU.4 Principle IDP-MU.2 Principle GDP-C.3 Principle GDP-C.5
CHAPTER 4- PLANNING AREA POLICIES	DT-CCN 1.2 DT-CCN 1.4 DT-CCN 1.5 Goal DT-CCN 3 DT-C 2.3 DT-PSF 1.2 DT-PSF 1.4

## 5. Analysis/Findings

### **Vehicular Circulation and Connections**

Boise City Code Section 11-03-04.12.C.7.d states:

- A. *Traffic Impact: That traffic impact is minimized and the pedestrians and cyclists have been provided for through the use of sidewalks, pathways, landscaping, and safe parking lot design.*

### **Non-Motorized Circulation and Connections**

The property is located within the Capitol Boulevard Special Design Review overlay and the River Street Myrtle Street Master Plan. Both of these documents call for strong pedestrian and bicycle access within adjacent right-of-ways and into the site. As part of the Capitol Boulevard Special Design Plan, it calls for the street section south of Myrtle Street to be finished with a 52-foot wide road section measured from back of curb to back of curb. The City and the Ada County Highway District (ACHD) are currently working on a project which would update this section of ordinance, removing the requirement for the movement of the curb line in order to allow for a bike lane with possible one street parking. As part of this application, the applicant will not be required to comply with this section of ordinance.

The remainder of the pedestrian circulation within the public right-of-way requires brick dry-laid pavers, planters with street trees, shrubs, low steel fencing and historic street lights. The applicant will need to work with Capital City Development Corporation on the installation of benches, litter receptacles, bicycle racks and recycling containers adjacent to the property within the furnishing zone along both Capitol Boulevard and Myrtle Street.

Pedestrian access into the site can happen at two locations along Myrtle Street, one adjacent to the alley and parking structure and the other adjacent to the joint access entry further to the east. The main pedestrian access into the site happens at the plaza located at the intersection.

The design includes a plaza of approximately 480 square feet at the intersection of Capitol Boulevard and Myrtle Street. The pavement from the plaza carries into the site to the entry of the structure. This is in compliance with the Design Standards and Guidelines provision 3.5.1.1 requiring pedestrian oriented spaces at the corner to lead directly to a building entry.

### **Service Area Location and Design**

The service area for the project is located off of the alley in between the main hotel structure located along Capitol Boulevard and the additional rooms located to the east of the alley. A loading zone of 10-feet by 35-feet has been indicated and meets ordinance standards. The portion of the building that spans the alley maintains a height of 17-feet to bottom of structure which meets both emergency vehicle and trash collection requirements to maintain access to the other buildings located along the alley way that must maintain service.

The spanning of the alley will require an air rights agreement with the Ada County Highway District. No building permits will be issued without the agreement in place.

### **Landscape Design**

The landscape design for the project meets ordinance standards. The Capitol Boulevard Streetscape is being installed per the ordinance requirements listed in BCC Section 11-05-03.1.D.1.b.ii. The sidewalk width shall be a minimum of 10-feet in width and shall use the standard red brick dry laid pavers in a herringbone pattern. Dark brick dry laid pavers in a double soldier pattern shall be installed on each side of the herringbone pattern. The curb zone shall be installed with dark brick dry laid pavers in a double soldier course pattern. The trees within the wrought iron fence are American Sweetgum similar to the other trees within the streetscape along Capitol Boulevard.

The streetscape on the west side of the alley is shown as trees in tree grates. American Linden trees are used within the tree grates. The applicant should use a modular suspended pavement system or similar system to allow for better root growth and health of the trees. The trees located within the tree lawn and the planters along Capitol Boulevard will not be required to use the same system as the root growth will span in a horizontal manner and provide for an appropriate tree canopy within the system.

Winter Gem Boxwood is used to separate the sidewalk along Capitol Boulevard from the stamped pavement for the hotel drop off. Dwarf Fountain Grass and Gold Flame Spirea are also used to soften the intersection at Capitol Boulevard.

Dwarf Fountain Grass and Gold Flame Spirea are mainly used along the base of the structured parking located along Myrtle Street. Baltic Ivy is used adjacent to the green screens.

### **Landscaping, Stabilization and Screening Summary**

Boise City Code Section 11-03-04.12.C.7.d states:

*B. Landscaping, Stabilization, and Screening: That landscaping screens buffer adjacent uses, and screen or conceal unsightly areas.*

The landscape for the site is minimal because of its location within the downtown area. The streetscape standards for Capitol Boulevard are being adhered to for planting materials and sidewalk widths. The streetscapes along Myrtle Street meet the planting requirements found in the CCDC Streetscape Standards document. There is some deviation from the sidewalk material for the Myrtle Street frontage. The applicant has requested that that brick be allowed to extend to the alley way instead of a concrete sidewalk. With CCDC's approval, the City agrees to this change in the streetscape.

### **Grading and Drainage**

Boise City Code Section 11-03-04.12.C.7.d states:

*C. Grading and Drainage: That on-site grading and drainage have been designed so as to minimize off-site impact and provide for erosion control.*

The grading and drainage will be reviewed by Boise City Public Works at the time of building permit along with the Ada County Highway District to ensure all drainage is contained on site and street sections meet all agency requirements. The applicant shall work with the Boise City Public Works Department and the Ada County Highway District to see if there is an opportunity to integrate a bio-infiltration swale along the Myrtle Street frontage adjacent to the structured parking portion of the project.

### **Signage**

Boise City Code Section 11-03-04.12.C.7.d states:

*D. Signage: That signs provide for business identification minimizes clutter and comply with the sign regulations.*

The elevations/perspectives do show some potential signs for the project. They will be reviewed under separate permit but will be required to meet the Capitol Boulevard Special Design standards for signs. The general standards for signs in this district include the following:

1. *One sign per building is permitted for each street frontage in accordance with the following provisions. The sign may be of the wall; free-standing or projecting type.*
2. *Wall signs shall not exceed 15% of the wall area in size or 65 square feet, whichever is less. In addition, multi-tenant buildings are allowed one 16 square foot sign per tenant.*
3. *In lieu of wall signs under 2 above, projecting signs may be allowed. Projecting signs shall not exceed 25 square feet in area and shall not exceed the building height or 20 feet, whichever is less. In addition, multi-tenant buildings area allowed one 12 square foot sign per tenant.*
4. *Colors, materials and lighting shall be restrained and harmonious with the building and site.*
5. *Use of neon is encouraged for illumination.*
6. *Electronic message displays shall be allowed only with a conditional use permit. Manual reader boards must be approved by the Design Review Committee.*
7. *Free standing signs are allowed as per the size and height regulations for Gateway Streets.*

**Utilities**

Boise City Code Section 11-03-04.12.C.7.d states:

- E. Utilities: That utility systems do not detract from building design and that their size and location are appropriate and maintainable.*

The mechanical units for the structure are to be located in the seventh floor mechanical room. The project will be using geothermal heat and a chilled water cooling system. The low voltage overhead power line that currently runs along Myrtle Street will be placed underground in conjunction with the project as well. The other lines will remain as they are high voltage and for this project it would be cost prohibitive to place them underground.

**Building Design and Materials**

<b>Building Location</b>	<b>Type/Color</b>
Roof:	Standing seam metal – Patina Green
Exterior Walls:	Stucco, Cementious Panels, Pre-cast Concrete / Thunder Grey, Weathered Shingle, Basket Beige, Dowing Straw, Biltmore Buff and Roycroft Vellum
Trim:	Aluminum / Brick Veneer – Moroccan Brown
Windows/ Doors:	Aluminum Clad/ Aluminum Storefront
Mechanical Equipment:	312 residential condenser units at ground level to be screened by landscape.

**Building Design Summary**

The site is currently 0.746 acres of undeveloped land. The site was previously approved with a restaurant that sat at the intersection of Capitol and Myrtle with parking to the side and rear of the structure. This project currently includes 107 hotel rooms, with a proposed restaurant (the tenant improvement to follow main structure improvements) and minimum number of structured parking stalls.

The overall design intent for this 107 room hotel is for a contemporary design influenced by classic European charm. The structure contains a classic base, middle and top design. Change in design and style at the base of the structure delineate the difference in the interior use of space. A large canopy off of the corner of the building provides the space for a porte cochere, or drop off area at the intersection of Capitol and Myrtle. The plaza space at the hard corner leads through the porte cochere to the main entry of the hotel.

The restaurant space is defined through a change in material from the stone of the hotel to brick. Arched windows on the second floor of the restaurant space and raising the brick to the second floor help to delineate the space.

The cementitious panels used for the structured parking located along Myrtle Street east of the alley show the more utilitarian use of the space but detailing through the use of the green screens and the additions of some arches in the panels help to connect the design of the structure with that located at the intersection.

The middle section of the building is finished in stucco. The sections that pop out over the alley and the middle section over the garage are finished in stone to provide a quality material from the base of the building to the roofline. Several shades of stucco and cement panels are used to provide depth and interest throughout the building facade. Each room has a usable balcony with iron railing. Part of the overall interest of the hotel owners is making sure the balcony planters are filled with seasonal flowers to provide interest for the users of the hotel and the community.

The top of the structure is finished with a Patina Green mansard roof. This roofline encloses some of the upper level rooms as well as provides a screen for the mechanical room located on the seventh floor.

**Building Materials**

Boise City Code 11-03-04.12 C (7)(d) states:

*Exterior materials that complement surrounding development in terms of color and relief should be utilized.*

The materials used for the project; stucco, cementitious panels, stone and brick are found throughout the downtown. The warm colors chosen for this project will blend with the downtown while setting it apart slightly from the area as the buildings that use local sandstone tend to have a little cooler tone. Through the changes in the materials, relief and design interest is provided.

The project as proposed meets this ordinance requirement. The materials are put together in a way that creates an attractive composition and interest for the corner.

**Building Massing and Articulation**

Boise City Code 11-03-04.12 C (7)(d) states:

*The height to width relationship should be compatible and consistent with the architecture in the area.*

The height of the structure is 92-feet to the top of the mansard roof. The massing of the building both vertically and horizontally has been divided up through stepping of the wall plans, addition of balconies, and changes in materials. This exceeds some of the stepping of the adjoining architecture.

There is a two-story structure, Coldwell Banker Tomlinson Group, directly to the south that will be impacted by this project. The two-story structure sits closer to Capitol Boulevard and approximately 10-feet from the shared property line. There is also the single-story Flicks Building that is located directly south of the portion of the project located on the east side of the alley. The buildings will abut one another at the property line. This will have a large impact on the visibility of the building and is different in massing and articulation.

The hotel is more similar to the Hampton Inn located diagonally across the street and the office building located to the east. The structures on the north side of Myrtle are expected to redevelop within the next couple of years and have similar massing and articulation to the proposed structure.

The design of the hotel as it relates to massing and articulation are appropriate for the downtown area. The articulation is similar to or exceeds the articulation of the surrounding structures in an appropriate manner meeting the requirement of this ordinance.

**Shadow Relief and Architectural Details**

Boise City Code 11-03-04.12 C (7) (d) states:

*Openings in the facade shall be consistent with the architecture in the area. (For example, balconies, bays, and porches are encouraged with a minimum of monotonous flat planes to provide shadow relief).*

Shadow relief and architectural detailing has been provided throughout the design. The balconies are provided on the north, south and west elevations. Windows are inset from the stucco finish and thin brick by 4-3/4-inches and the stone by 5-inches.

Shadow relief is also achieved through the changes in materials and the stepping of the wall planes. At the base of the building canopies and awnings are used to provide architectural interest and shadow relief.

As presented the design of the structure meets the ordinance requirement for architectural interest and shadow relief.

Boise City Code Section 11-05-03.4 states:

- a) All building façade materials should be high quality to enhance the appearance of Capitol Boulevard. The same façade materials or other architecturally compatible façade materials should be used for all exposed building walls and other architectural features.*

The design uses stucco, cementitious concrete panels, brick and stone. The design guidelines state that no more than 50- percent of the street facing facades can be finished in stucco. Additionally, the first two stories of a structure over 6-stories must be finished in a high quality material, a material other than stucco. This is not the case on the western most portion of the building. The applicant's letter states that the ground level of the western portion of the building is 22-feet in height which is the approximate height of the first two stories on other adjacent structures. The second floor on this portion of the building is also significantly stepped back from the face of the ground level creating an outdoor patio space. The applicant believes they have met the intent of the ordinance and supporting guidelines and request a deferral from the letter of the guideline.

The planning team believes that the larger than average height of the ground level which is finished in brick and cementitious panels, does meet the intent of the guideline standard and believes the departure is appropriate in this instance. The project also uses only 41-percent stucco for the overall street facing facades, complying with the requirement of the guidelines for less than 50-percent.

Boise City Code Section 11-05-03.4 states:

- b) 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.*

The architectural style is similar to other buildings in the area however, the use of the materials and the color do provide additional design interest. Architectural detailing and consistency in the detailing will allow for a great design all around the building. The south wall plane of the building is considered a fire wall because of its location at the property line.

The portion of the fire wall above two stories contains detailing that is appropriate for a portion of a building visible from Capitol Boulevard. The lower two stories do not contain the additional detailing because the two-story structure to the south is going to block a majority of the lower levels of the building. Floors three through seven contain additional detailing for a fire wall. There are changes in color, cornice detailing and an arch that provide interest for the portions of the building visible to Capitol Boulevard.

Boise City Code Section 11-05-03.4 states:

*c) Blank walls facing Capitol Boulevard are not allowed.*

The design as proposed meets this portion of the ordinance. There are no blank walls that face Capitol Boulevard or that are visible from Capitol Boulevard. The applicant has provided images of the project moving down Capitol Boulevard from the Depot so the impact of the structure can be seen on the overall streetscape as well as the skyline.

Boise City Code Section 11-05-03.4 states:

*d) Buildings located on corner sites that can be viewed from Capitol Boulevard should be given significance through the use of architectural elements, special materials, or height.*

The building is located at a “high visibility” or “gateway” corner within the city. In looking at this finding in conjunction with the Design Guidelines, Section 3.5 states the following to assist with the design of the project:

*All development proposals located at designated high visibility street corners and gateway sites shall include at least one of the design treatments described below [in order of preference, (a) being the highest]:*

- 1. Locate the building on the street corner (preferably with a corner entry) and integrating special design features that accentuate the street corner. Examples could include a cropped building corner, turret, distractive canopy, or other distinctive feature; or*
- 2. Provide pedestrian-oriented space (designed per Provision 3.4.2) at the corner leading directly to a building entry or entries.*

The ordinance in combination with the guidelines shows the importance of this corner. The applicant has chosen to not place the building at the corner and instead use a plaza design and allow for a vehicle access point near the corner for valet parking. In doing this great care needs to be taken in the design to make the valet parking area appear as part of the pedestrian-oriented space and lead from the intersection to the entry. The canopy at the porte cochere extends out over the drive to provide some protective covering of the vehicles. The applicant is also taking care in designing the public plaza space at the corner and ensuring the design carries in through the porte cochere to the entry of the hotel.

Boise City Code Section 11-05-03.1.D.3.a.ii states:

***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 percent of the site frontage along Capitol Boulevard. Parking may not be located closer to Capitol Boulevard than the building, and shall not be allowed closer than 20 feet from Capitol Boulevard.*

Though the letter of this ordinance section may be met, the intent of the ordinance isn't. The City has historically looked at the drive aisles into and out of the parking fields which run parallel to the property line as needing to meet this criterion as well because the impact is similar. The applicant has responded to this in their letter dated March 30, 2015 with the following:

*As proposed, the building is setback from the corner of Capitol and Myrtle for two significant reasons. The first is the Capitol Boulevard Design District, which requires a 75' setback from the centerline of Capitol Boulevard for any portion of the structure exceeding 45' in height. The second is to provide the necessary clearance between the Idaho Power transmission lines and the building structure, balconies and to provide a work area for contractors. Additionally, due to the overhead transmission lines, the fire department will be unable to access the structure directly from Myrtle thus a fire lane around the corner of the building has been provided. No parking is provided within this drive aisle but it is anticipated that vehicles will be temporarily parked for loading and unloading under the hotel's porte cochere. The hotel will utilize valet parking for hotel guests utilizing off premise parking.*

Though placing the building at the street corner would have a more positive impact on framing the streets, the explanation provided by the applicant makes sense and is backed by the information provided from the fire marshal.

Boise City Code Section 11-05-03.4 states:

*e) Distinctive roof or other termination of the building façade.*

The Patina Green mansard roof will be very distinctive from the street level as well as the different areas throughout town that the skyline is viewed. In speaking with the applicant they also made some modifications to the roofline along the south elevation to provide some interest by adding an area of flat parapet and removing a section of mansard roof.

Boise City Code Section 11-05-03.4 states:

*f) Windows, doors, eaves, and parapets should be proportional to one another.*

The design as presented is proportional and will provide a positive addition to the Capitol Boulevard and Myrtle Street frontages.

Boise City Code Section 11-05-03.4 states:

*g) New buildings and any modifications to historic building shall comply with the "Design Guidelines for Boise City's Historic Commercial Districts" and the Secretary of the Interior Guidelines.*

This property is not adjacent to a historic district therefore this ordinance standard does not apply.

Boise City Code Section 11-05-03.4 states:

*h) Canopies and awnings at street level should not be illuminated and should be functional for purposes of pedestrian use.*

The canopies and awnings as currently proposed are not internally illuminated and provide weather protection for pedestrians.

Boise City Code Section 11-05-03.4 states:

*i) Mechanical equipment should be well screened from public right-of-way with materials that are harmonious to the building.*

The mechanical equipment is located on the seventh floor and will be screened by the mansard roof consistent with the remainder of the building.

Boise City Code Section 11-05-03.4 states:

*j) Utilities shall be installed underground, except for transportation facilities.*

The property owner is working with Idaho Power to install the low voltage portion of the lines that run along Myrtle Street underground. The higher voltage lines are cost prohibitive to move and will remain as currently positioned.

### **Central Addition Master Plan**

The proposed project complies with the Central Addition Master Plan. The building will provide a use not currently existing in the Central Addition district. The plan calls for retail uses along Capitol Boulevard as well as taller more dense structures.

The city is currently working with ACHD and ITD to make changes to both Capitol Boulevard and Myrtle Street. The property/business owner shall participate in any discussions regarding the roadways.

### **River Street/Myrtle Street Master Plan**

This property is located within the “East Connector/Parkside” district of the River Street-Myrtle Street Master Plan. As part of the Desired Character for the district it states:

*Higher intensity office uses will line the Connector and Capitol Boulevard, with the possibility of ground floor retail on Capitol. The Connector is not expected to become a shopping street given its characteristics with high volumes of commuter traffic.*

There are no policies in the plan listed specifically for these parcels. The project meets the overall goals and policies of the plan by providing for a high density use with the potential proposed restaurant space for pedestrian activity.

### **Downtown Boise Plan 1993**

There are two goals with supporting policies that are part of this plan which impact decisions made on this property.

*Goal 5: Low-density residential neighborhoods, St. Luke's Regional Medical Center, and the Boise River should be protected by a buffer of higher density residential uses and offices while maximizing the economic potential of existing buildings.*

*Policies:*

- a. *Residential-office buffer areas are established around the Central Business District to discourage encroachment or expansion of high intensity commercial uses into these areas.*
- b. *Higher density residential uses, offices and mixed office with residential uses are encouraged to the north, east and south of the Central Business District especially near Julia Davis Park, and in the area located between River and Myrtle streets (North River Neighborhood).*

*Goal 6: Offices, retail uses, automobile dealerships, motels, restaurants, fast food restaurants, auto-oriented uses and land intensive developments will be encouraged to locate in the area west of the Central Business District.*

These goals when written were envisioning a more urban form of hotel where high numbers of parking were required to accommodate the guests. The proposal being reviewed is more similar to a high-density residential housing development with little to no parking allowing guests to access business, events and entertainment by walking to the nearby destinations.

## **6. Conclusion and Recommended Conditions**

Staff finds the project complies with Sections 11-03-04.12 C (7)(d) of the Zoning Ordinance, the Design Review Guidelines 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 the plans and specifications submitted to and on file in the Planning and Development Services Department dated received March 10, 2015, except as expressly modified by the following conditions:
  - a. Provide specifications on all exterior lighting. Down lighting preferred.
  - b. For the street trees in tree grates use a modular suspended pavement system to allow for a larger soil volume for greater tree health.
  - c. An advertised work session shall take place at 80-percent construction drawings to address the following:
    - Final design of sculpture trees to be located in the plaza
    - Concrete color and stamp for the porte cochere

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 (March 16, 2015), sewers (March 16, 2015), street lights (March 16, 2015) and pretreatment (March 16, 2015) comments as well as the comments from the Solid Waste/Ground Water Manager dated March 13, 2015. 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. Prior to a Building Permit and prior to any construction on the site, an Erosion and Sediment Control Permit must be obtained from the Building Division of the Planning and Development Services Department.
5. A Building Permit is contingent upon approval from Boise City Community Forestry for tree planting within right-of-ways, per Title 9, Chapter 16, Section 09-16-05.2. Contact Boise City Community Forestry at 384-4083 with questions regarding this condition.
6. Compliance with the requirements of the Ada County Highway District (ACHD).
7. Compliance with the requirements of the Idaho Transportation Department dated March 19, 2015.
8. Compliance with the requirements of the Boise City Fire Department.

### **Standard Conditions of Approval**

9. 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.
10. 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.

11. Vision Triangles as defined under Section 11-07-02 (B) of the Boise City Code shall remain clear of sight obstructions.
12. In compliance with Boise City Code, anyone planting, pruning, removing or trenching/excavating near any tree(s) on ACHD or State right-of-ways must obtain a permit from Boise City Community Forestry at least one (1) week in advance of such work by calling 384-4083. Species shall be selected from the Boise City Tree Selection Guide.
13. Deciduous trees shall be not less than 2" to 2½" caliper size at the time of planting, evergreen trees 5' to 6' in height, and shrubs 1 to 5 gallons, as approved by the Design Review staff. All plants are to conform to the American Association of Nurseryman Standards in terms of size and quality.
14. All surface drainage shall be reviewed and approved by ACHD and BCPW. Perimeter grading shall be designed to match the existing grade of the adjoining properties.
15. All parking areas and driveways shall be paved and striped. All handicapped spaces and approved compact spaces shall be clearly marked and signed as required. Bicycle parking, as required by Section 11-07-03 (6) (a) of the Boise City Code, shall be provided.
16. All Americans with Disabilities Act (ADA) requirements shall be met. A total of 2 accessible space(s) shall be provided, which are to be located on the shortest accessible route of travel to the accessible building entry.
17. Boise City Fire Department requires water mains, fire hydrants and temporary Fire Department access to be installed, inspected and approved by the Fire Department prior to commencement of combustible construction. Note: Temporary water and temporary access during construction may be permitted upon request to, and approval by, the Fire Department.
18. No obstructions (landscaping, signs, fences or other elements) shall encroach upon any required fire access or fire facility.
19. All signs will require approval from the Planning and Development Services Department prior to installation.
20. 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.
21. Utility services shall be installed underground.
22. No trees within street right-of-ways shall be removed or pruned without approval from Boise City Community Forestry in compliance with Boise City Code. No trees within the property, as shown on the plans and approved by the Design Review Committee or the Design Review staff, shall be removed without the approval of the Design Review Committee or the Design Review staff and in compliance with Boise City Code.

23. In the event a tree is removed without prior approval, the tree shall be replaced with a tree with trunk caliper 1.5 times the one removed or with a sufficient number of trees, as approved by the Design Review Committee or the Design Review staff, with a trunk caliper not less than 4" and a total cumulative caliper area equal to 1.5 times the caliper area of the tree(s) removed. Caliper shall be as measured by the American Nurseryman's Association standards. For example, if a 12" caliper tree is removed, it must be replaced with either one 18" caliper tree or three 6" caliper trees or five 4" caliper trees. The replacement requirement may be modified upon a showing made to the Design Review Committee or the Design Review staff of disease or death of the tree which was not caused by neglect.
24. 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.
25. 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.
26. 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.

# interoffice

## MEMORANDUM

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**Date:** March 17, 2015

**TO:** Design Review Analyst  
Boise Planning & Development

**FROM:** Debbie Cook, Forestry Specialist  
Boise Parks & Recreation Department

**SUBJECT:** [DRH15-00098](#)

The following requirements and recommendations are provided to assist the property owner with selection, placement, maintenance and protection of trees on public and private property.

**Required Actions** reflect provisions of Boise City Code Title 9, Chapter 16 (Boise Tree Ordinance).

Questions relating to these required actions should be directed to this office at (208) 608-7700

**Recommended Actions** may be included as a condition of approval, modified or excluded at the request of the Boise Development Services staff.

**Required Actions:** None

**Recommended Actions:** None

**Comments:** Tree selection is in line with the downtown tree planting plan.

Thank you for the opportunity to comment. If you have any additional questions about trees for this project please don't hesitate to call.

*Debbie Cook  
Forestry Specialist  
Boise Parks & Recreation  
208-608-7705  
Dcook@cityofboise.org*



## ***Independent School District of Boise City #1***

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**Boundaries, Transportation, and Traffic Safety**

**8169 W Victory Rd - Boise, ID 83709**

**(208) 854-4167 Fax (208) 854-4011**

### **RESPONSE TO PLANNING & DEVELOPMENT SERVICES**

**DATE: March 18, 2015**

**TO: PDSTransmittals@cityofboise.org**

**FROM: Lanette Daw, Supervisor Traffic Safety and Transportation**

**RE: DRH15-00098 – Inn at 500 Capitol**

At the present time, the Developer and/or Owner have made arrangements to comply with all requirements of the Boise School District.

The schools currently assigned to the proposed project area are:

Elementary School: **Roosevelt**

Junior High School: **North**

High School: **Boise**

Comments Regarding Traffic Impact: **None**

Comments Regarding Safe Routes to School Impact: **None**

If you have any further questions, please feel free to contact this office.

# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

**Date:3/16/2015**

**To:** Planning and Development Services

**From:** Brian Murphy, Drainage Coordinator  
Public Works

**Subject:** **DRH15-00098**; Drainage/Stormwater Comments

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.



**William L. Bones**  
Police Chief

**Boise Police Dept.**

333 N. Mark Stall Place  
Boise, ID 83704-5511

**Phone**  
208/570-6000

**Fax**  
208/570-6049

**TDD/TTY**  
800/377-3529

**Web**  
[www.cityofboise.org/police](http://www.cityofboise.org/police)  
[www.boisepolice.org](http://www.boisepolice.org)

**Mayor**  
David H. Bieter

**City Council**  
**President**  
Maryanne Jordan

**Council Pro Tem**  
Elaine Clegg

Lauren McLean  
Ben Quintana  
TJ Thomson

## Boise Police

Date: March 16, 2015

TO: Planning and Development Services

FROM: Ed Fritz, Crime Prevention Supervisor  
Boise Police Department

SUBJECT: DRH15-00098

COMMENTS:

No comments at this time.

If you have any further questions, please contact Ed Fritz 570-6071.



March 19, 2015

City of Boise Planning and Development Services  
P.O. Box 500  
Boise, ID 83701-0500

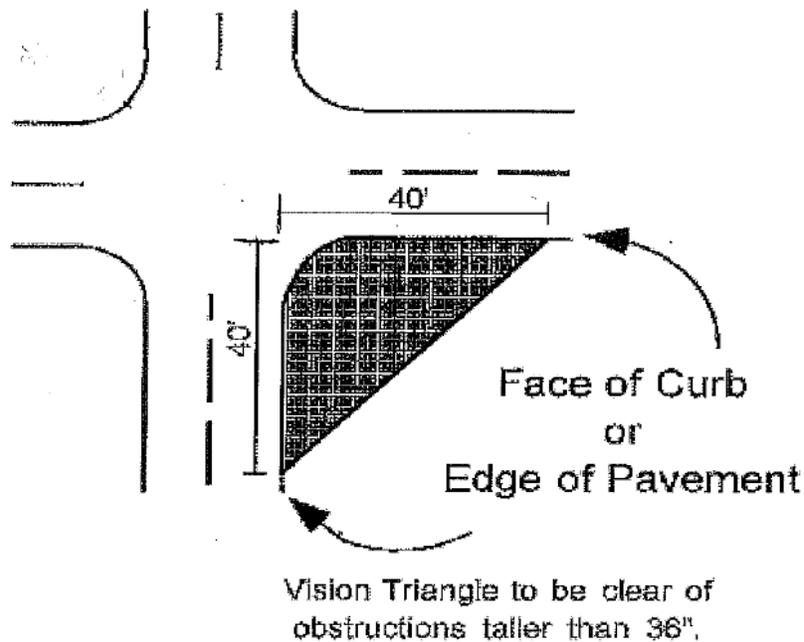
**VIA EMAIL**

**RE: DRH15-00098 BOUTIQUE HOTEL**

The Idaho Transportation Department (ITD) has reviewed the referenced design review application for Boutique Hotel located at 500 S. Capital Blvd. and Myrtle Street. ITD has the following comments and requirements:

1. ITD has no objection to this application and requires no mitigation.
2. Applicant must apply for and receive an approved Right-of-Way use permit prior to doing any work or activity within the highway Right-of-Way. Please have the applicant contact Shona Tonkin at 334-8341 for this permit.
3. The project is deleting on approach and widening the City of Boise alley. If vehicle trips exceed 15 vehicles per hour, then turn lanes may be requested. The roadway system has limited capacity. Any additional vehicle trips increase congestion and travel delay.
4. No trees are allowed within ITD Right-of-Way. Only planting of forage, plants, grasses, flowers, and shrubs with a mature height not to exceed 3 feet will be allowed.
5. No rocks over 4 inches maximum size will be allowed in the ITD Right-of-Way.
6. Section 49-221 of the Idaho Code restricts the placement of any hedge, shrubbery, fence, wall, or other sight obstructions of any nature where they constitute a traffic hazard at the intersection of roads with other roads, private alleys, bike or pedestrian paths when they are within the "vision triangle" of vehicle operators. The boundaries of the "vision triangle" are defined as follows:
  - a. By extending perpendicular lines along the face of curb from their point of intersection 40 feet in either direction; and
  - b. By a height between 3 feet and 10 feet above the existing centerline highway elevation.

## VISION TRIANGLE



7. Irrigation systems shall be no closer than 5 feet from the pavement edge and shall be adjusted so as not to cause water to cover any portion of the highway pavement.
8. Provisions shall be established for the responsibility of future maintenance of any landscaping within ITD Right-of-Way.
9. The State of Idaho has comprehensive rules governing outdoor advertising, including a limitation that signs not “dazzle or blind” drivers. The current trend toward high intensity signs has caused an increasing number of driver complaints on urban segments of the State Highway System. The applicants may contact Lana Servatius at (208)334-8343 for additional information about signage.
10. Structures, including protrusions and overhangs, shall be a minimum of eighteen (18) inches behind the face of curb.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7191.

Sincerely,

James K. Morrison  
Development Services Manager  
[jim.morrison@itd.idaho.gov](mailto:jim.morrison@itd.idaho.gov)

# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

**Date: March 16, 2015**

**To:** Planning and Development Services

**From:** Mike Hedge, Street Light Technician  
Public Works

**Subject:** DRH15-00098; 500 S. Capitol Blvd.; Street Light Comments

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

1. West Myrtle St.
2. South Capitol Blvd.

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

As per Idaho Power requirements the lights along the following street frontages must be installed on a metered service. Meter service cabinet location to be in the right of way or in a developer designated City Street Light Easement. They shall meet the requirements of the Idaho Standards for Public Works Construction, Standard Drawings, and the Boise City Standard Revisions for ISPWC Division 1102 Street Lights. See Attachment A, Boise Standard Revisions for a list of approved meter service cabinets.

1. South Capitol Blvd
2. West Myrtle St.

New Street Light installations shall conform to the 2015 version of the Boise Standard Revisions, Idaho Standards for Public Works Construction (ISPWC) using approved LED fixtures listed in Attachment A to the Boise Standard Revisions.

Developer shall not connect, or allow any subcontractor to connect any irrigation

timers, decorative lighting, entrance lighting, outlets or other electrical devices to any street lighting circuits. Any and all irrigation timers, decorative lighting, entrance lighting, outlets or other electrical devices shall be connected directly to Idaho Power at an Idaho Power approved location.

If you have any further questions contact Mike Hedge at 388-4719 or [mhedge@cityofboise.org](mailto:mhedge@cityofboise.org).

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CITY OF BOISE

INTER-DEPARTMENT  
CORRESPONDENCE

Date: March 16, 2015

**To:** Planning and Development Services

**From:** Mike Sheppard, Civil Engineer  
Public Works

**Subject:** DRH15-00098; 500 S Capitol Blvd; Sewer Comments

Connection to central sewer is required. Sanitary sewers are available in Myrtle Street and just east of Parcel "B". Easement required over existing sewer main and no permanent structures are permitted over sewer easement.

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.

# Memo

**To:** Planning and Development Services  
**From:** Megan Durrell, Solid Waste Coordinator, Public Works Department  
**Date:** 3/13/2015  
**Re:** DRH15-00098

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

- × No trash enclosures were noted on the proposed site plan. Please review the design requirements and submit a site plan which includes detailed enclosure drawings.

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 388-4712.

# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

Date: 3/16/2015

**To:** Planning and Development Services

**From:** Terry Alber, Pretreatment Coordinator  
Public Works

**Subject:** DRH15-00098; 500 S CAPITOL BLVD; Pretreatment Comments

	All food service operations require “suitable and adequate” grease abatement equipment and must follow established Fat/Oil & Grease Best Management Practices.
	Covered Parking Garages – All water from non-atmospheric sources (i.e., transported on vehicles) or indirect atmospheric sources (i.e., blown through openings and windows) that flows through covered parking garages or commercial structures may go to the sanitary sewer disposal system through an approved sand/oil/grease interceptor. Sewer connection fees and monthly service fees apply. Garages with parking floors at or below the 100 year flood plain elevation are subject to specific sewer connection requirements; contact the Public Works Engineering for specific requirements. If there is no feasible alternative for disposal of water from internal parking garages via the sanitary sewer then this water may be allowed into a storm sewer system. Adequate treatment prior to storm water discharge and proper disposal of waste and wash water will still be required to comply with the City’s Storm Water Discharge Ordinance.

For more information, or if you have any questions please contact Terry Alber, 384-3992 or email at [talber@cityofboise.org](mailto:talber@cityofboise.org).

Conditional Use Design Review Application  
SAR095 (Boise)  
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