



Planning & Development Services	
Boise City Hall, 2 nd Floor	Phone: 208/608-7100
150 N Capitol Boulevard	Fax: 208/384-3867
P.O. Box 500	TDD/TTY: 800/377-3529
Boise, Idaho 83701-0500	Website: www.cityofboise.org/pds

CUP16-00101 / Envision Homes

Summary

Envision Homes requests a conditional use permit to convert an existing warehouse into an 8-unit apartment building on 0.28 acres located at 1420 W. Front Street in a C-2DD (General Commercial with Downtown Design Review) zone.

Prepared By

Susan Riggs, Associate Planner

Recommendation

Planning recommends **approval** of CUP16-00101.

Reason for the Decision

The conditional use permit is consistent with the approval criteria of *BCC11-03-04.6.C(7)(a)*. The project is compatible with other uses in the neighborhood. The general area is comprised of a variety of uses including commercial, warehouse, office, a fire station, and a skate park. The development is consistent with the uses anticipated by both *Blueprint Boise* and the *River-Street Myrtle Street Master Plan*. *Goal DT-CCN 1.2* and *DT-CCN 2.3* encourages providing downtown housing so people can live closer to where they work, reduce commute distances, allow walking, bicycling, and transit alternatives to driving. The site is large enough to accommodate the proposed use without adversely impacting other properties in the vicinity and zoning standards are met. Public agencies confirm the project will not place an undue burden on the transportation system or other infrastructure.

This report includes information available on the Boise City Website. The entire public record, including additional documents, can be viewed through PDS Online through the following link:

<http://pdsonline.cityofboise.org/pdsonline/Permits.aspx?id=0>

CUP16-00101

1" : 300'



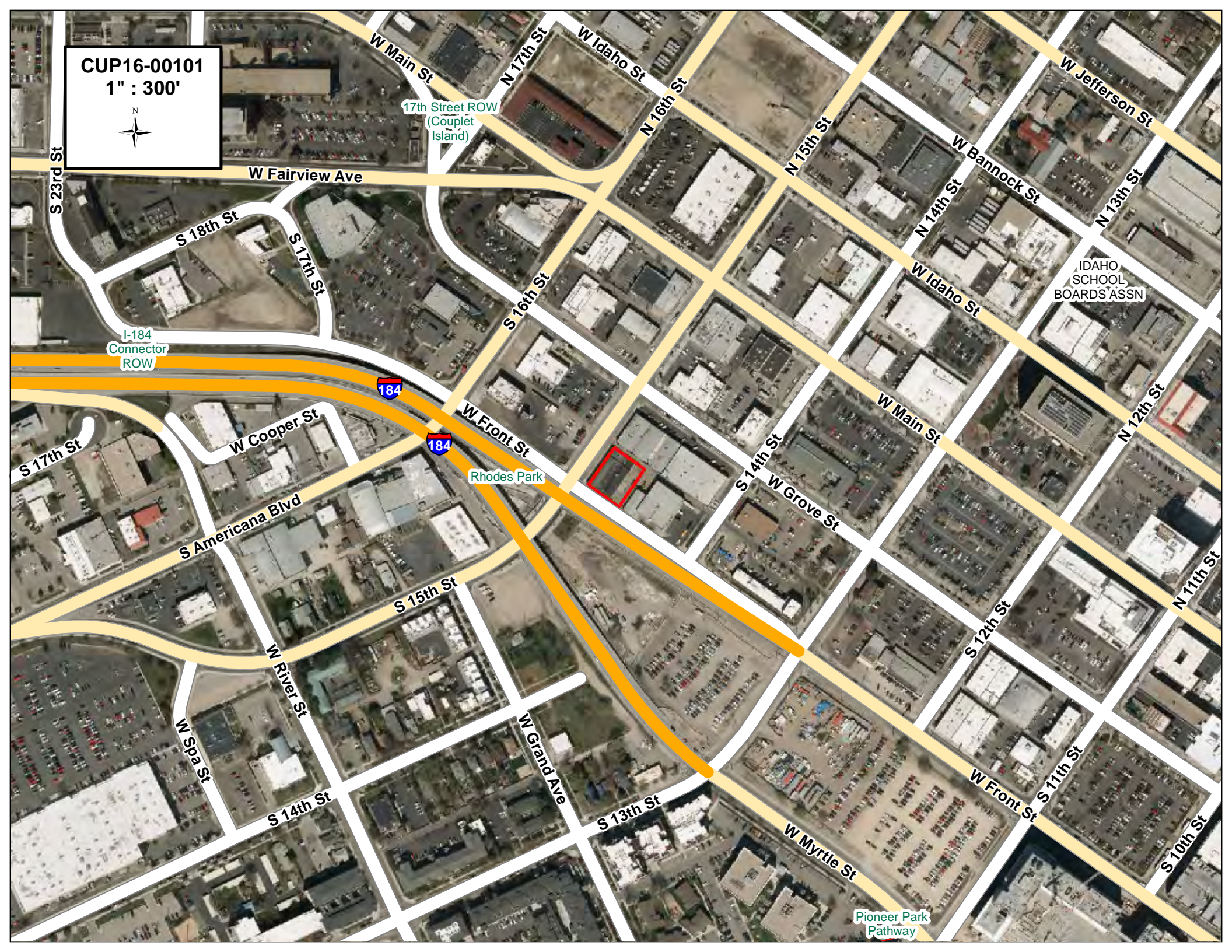
17th Street ROW
(Couplet Island)

I-184
Connector
ROW

IDAHO
SCHOOL
BOARDS' ASSN

Rhodes Park

Pioneer Park
Pathway



CUP16-00101
1" : 300'



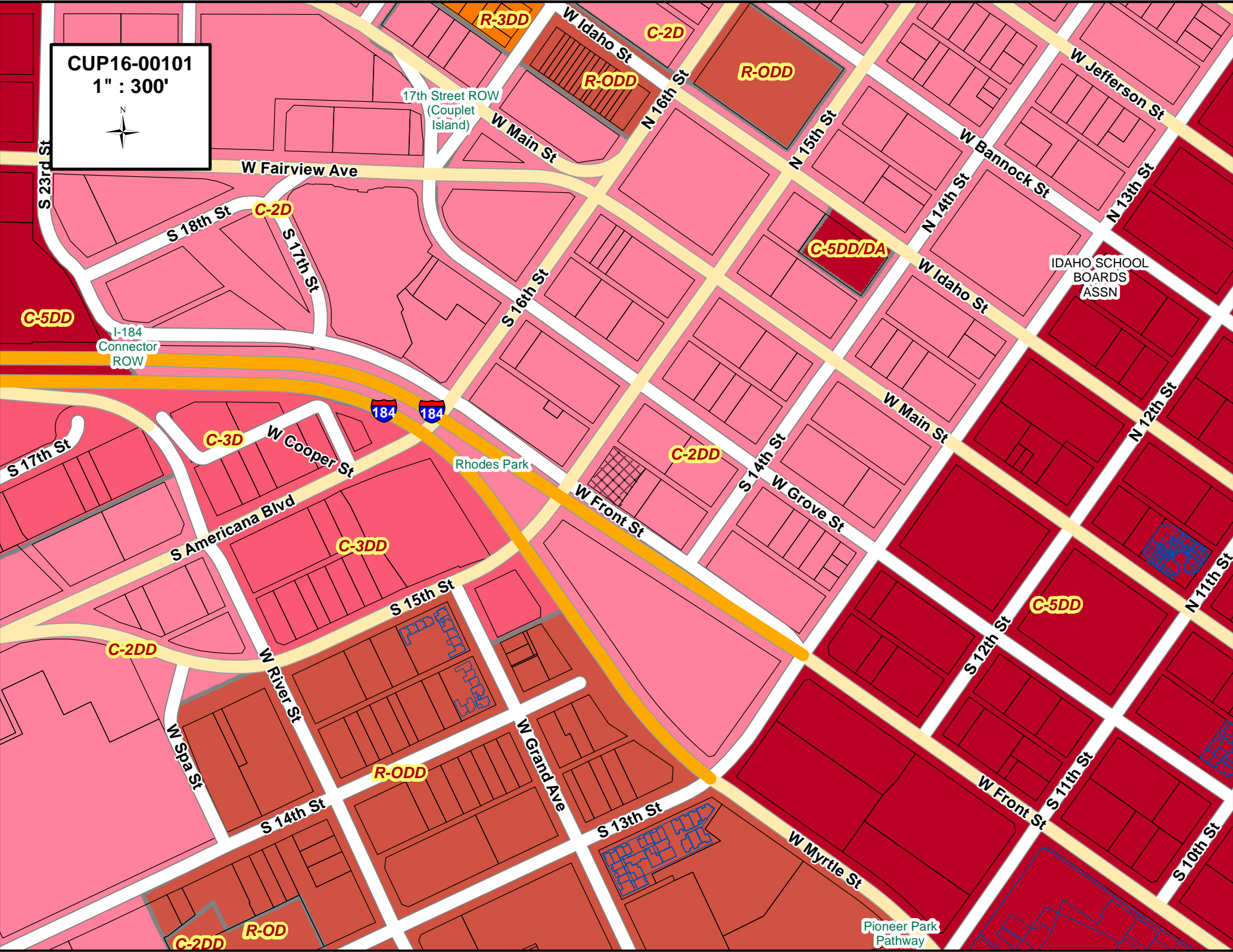
17th Street ROW
(Couplet Island)

IDAHO SCHOOL
BOARDS
ASSN

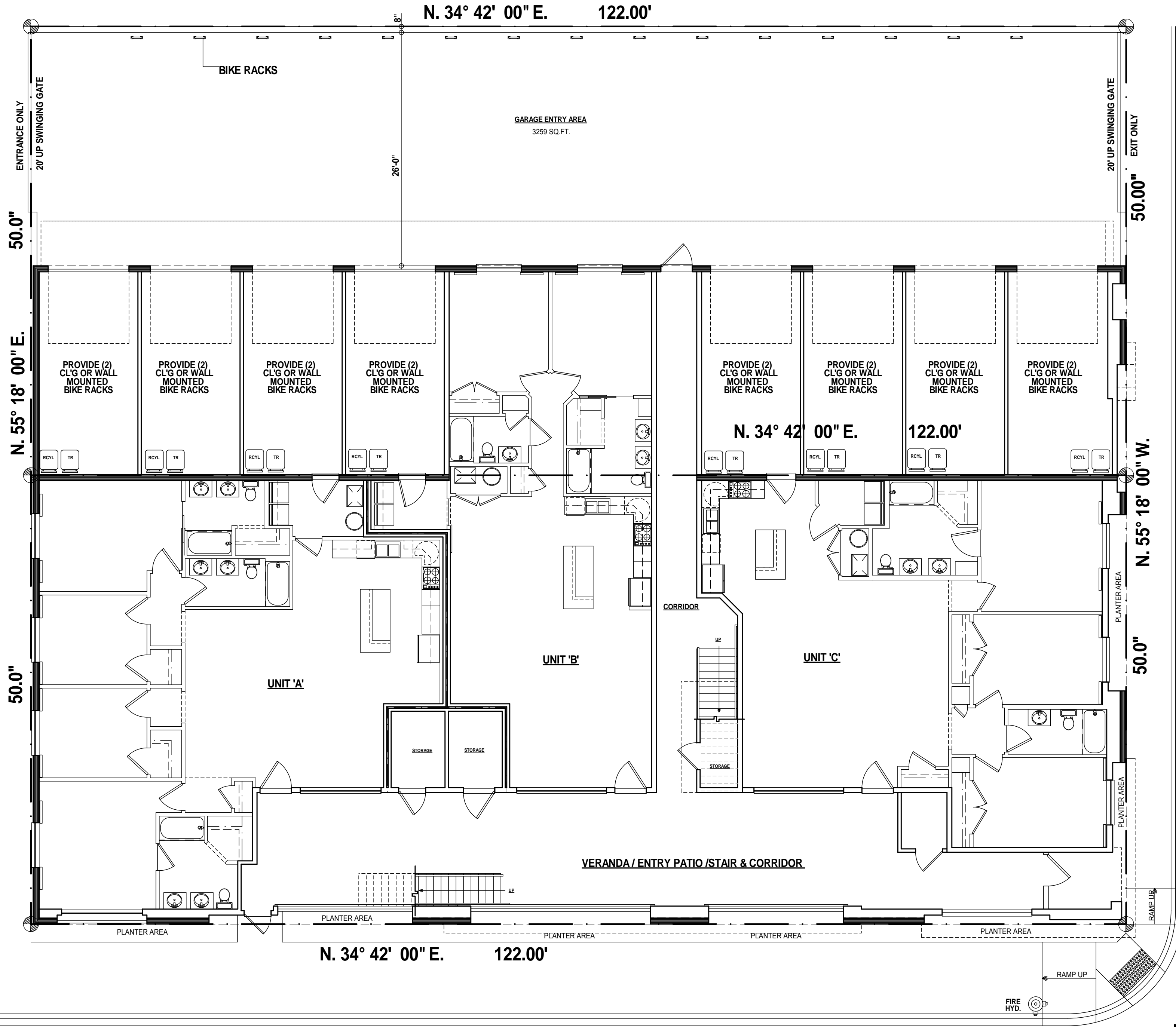
I-184
Connector
ROW

Rhodes Park

Pioneer Park
Pathway

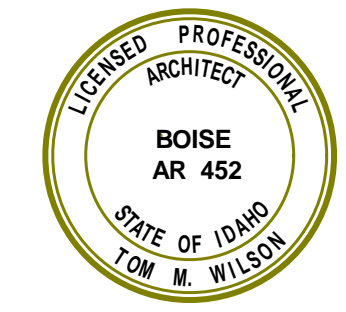


ALLEY CL



W. FRONT STREET

15th Street

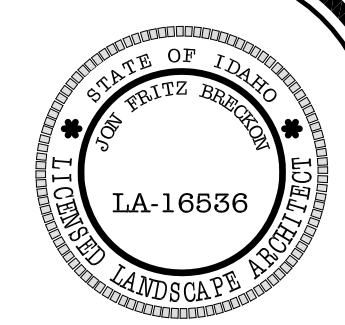


NEW SITE PLAN
 SCALE: 1/8" = 1'-0"
 BLOCK 108, LOTS 1-2,
 1420 W. FRONT STREET,
 BOISE, ADA COUNTY, IDAHO

VERRASO DOWN TOWN
 Boise, Idaho

date: 11/28/16
 revised:
 sheet no: **S-1**

wjson architectural
 4961 BRAZDLEY, SUITE A
 GARDEN CITY, IDAHO 83711
 (208) 344 1800



PRELIMINARY NOT FOR CONSTRUCTION

Call Engineering, Landscape Architecture, Erosion & Sediment Control, Stormwater Management, Irrigation Design, Land Planning



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VERRASO DOWNTOWN 1420 West Front Street Boise, Idaho 83702 SITE AND LANDSCAPE PLAN



Table with 3 columns: No., Date, Description. Includes project information: PROJECT NO.: 16210, DRAWN BY: AJ, CHECKED BY: JB, DATE: 11/29/2016, SHEET NUMBER: L100.

Conditional Use Permit

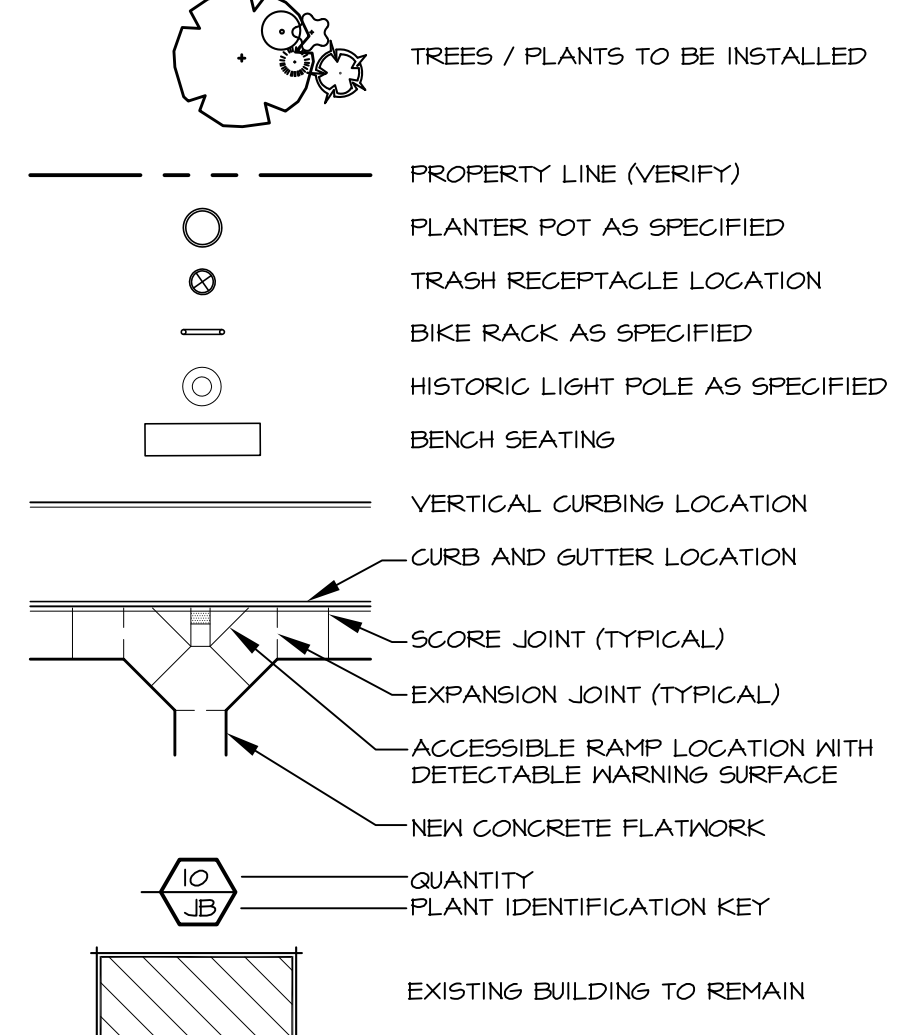
PLANT SCHEDULE

Table with columns: QTY, KEY BOTANICAL NAME, COMMON NAME, SIZE, NOTES, CLASS. Lists deciduous shade trees and perennial/ornamental grasses/ground covers.

LANDSCAPE REQUIREMENTS

TOTAL NUMBER OF TREES: 3. TOTAL NUMBER OF TREE SPECIES: 1. PERIMETER BUFFER REQUIREMENTS: WEST LANDSCAPE BUFFER (15TH STREET) - URBAN CONCRETE STREETSCAPE.

LANDSCAPE LEGEND



CALLOUT LEGEND

- 1 40'-0" VISION TRIANGLE. 2 BIKE RACK LOCATION AS SPECIFIED BY CCDC. 3 TRASH RECEPTACLE AS SPECIFIED BY CCDC. 4 PLANTER POT WITH PERMANENT INSTALLATION AS SPECIFIED BY CCDC.

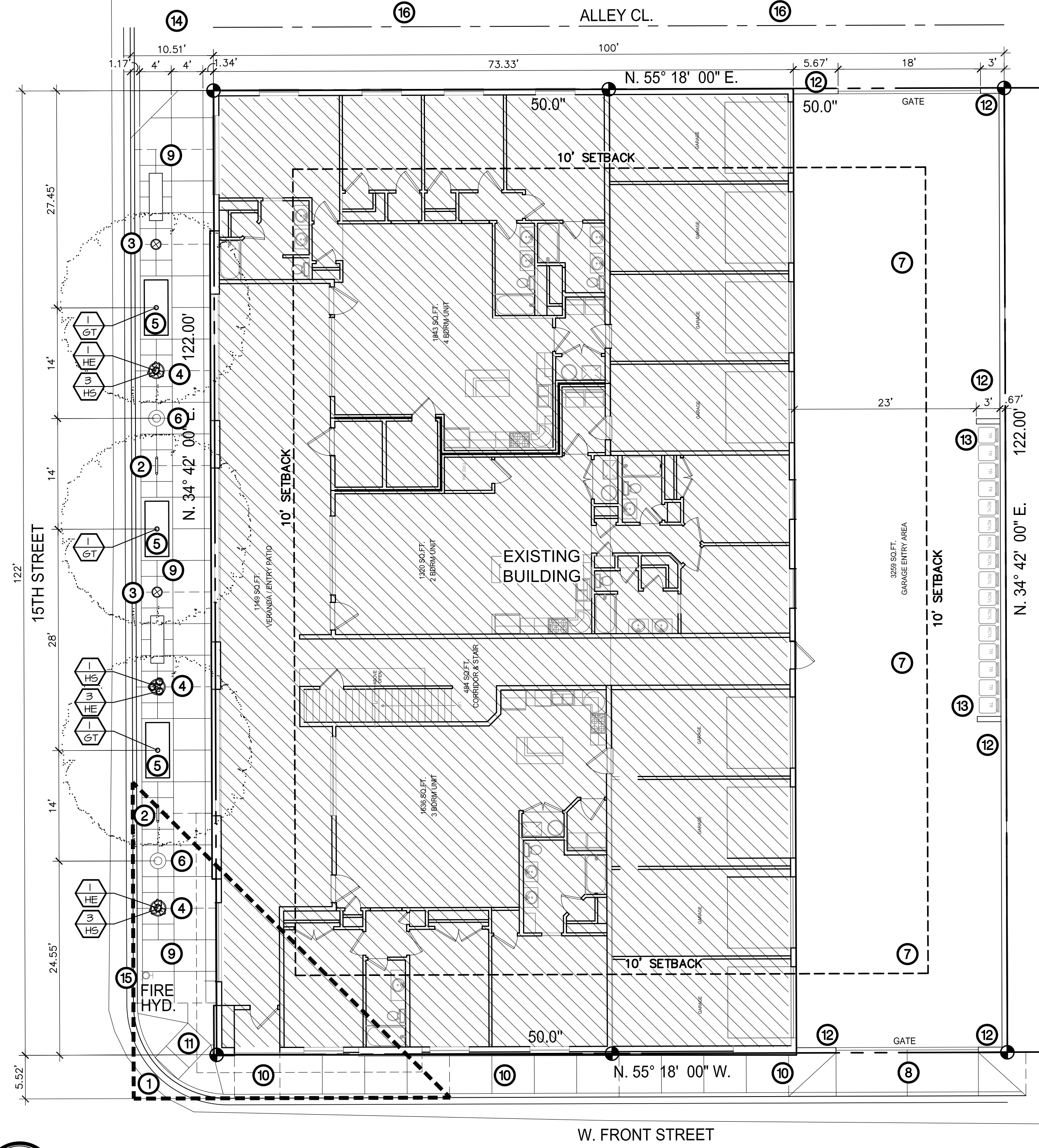
PROJECT INFORMATION

TOTAL PROPERTY SIZE: 12,200 S.F. - .28 ACRE. ZONING DISTRICT: C-2DD. LOT IMPROVEMENTS AREA: 100%. HARDSCAPE COVERAGE: 3,130 S.F. (25.6%). BUILDING SQUARE FOOTAGE: 4,000 S.F. (13.1%). LANDSCAPE COVERAGE: 10 S.F. (0.7%).

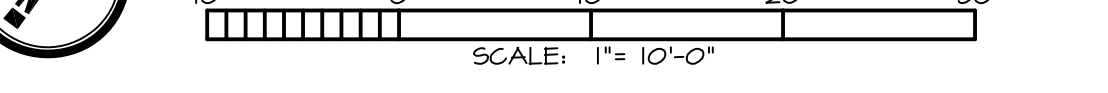
LANDSCAPE NOTES:

- 1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK. 2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL.

ALLEY CL.



SITE AND LANDSCAPE PLAN



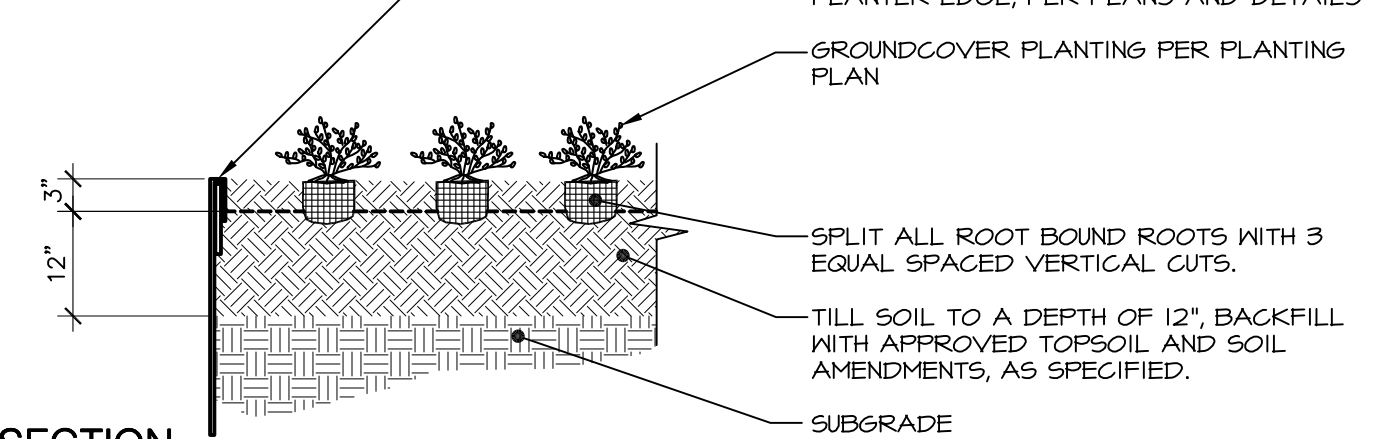
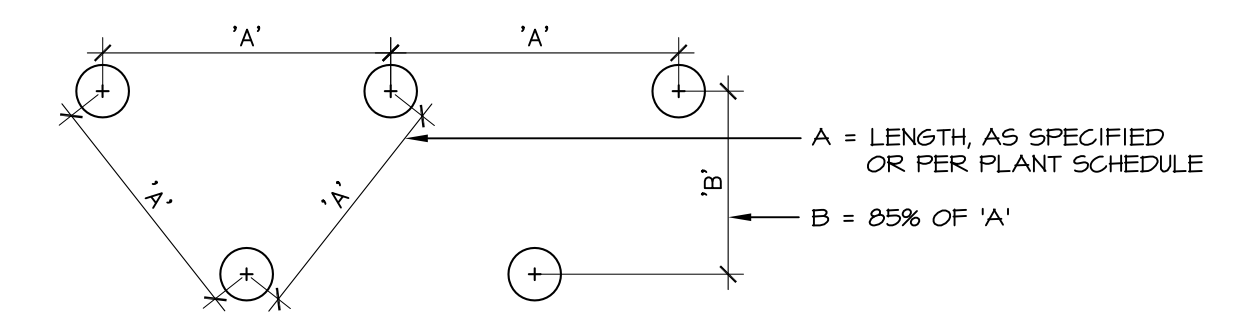
TOPSOIL NOTES

- 1. TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7.4, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.

IRRIGATION NOTES:

- 1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.

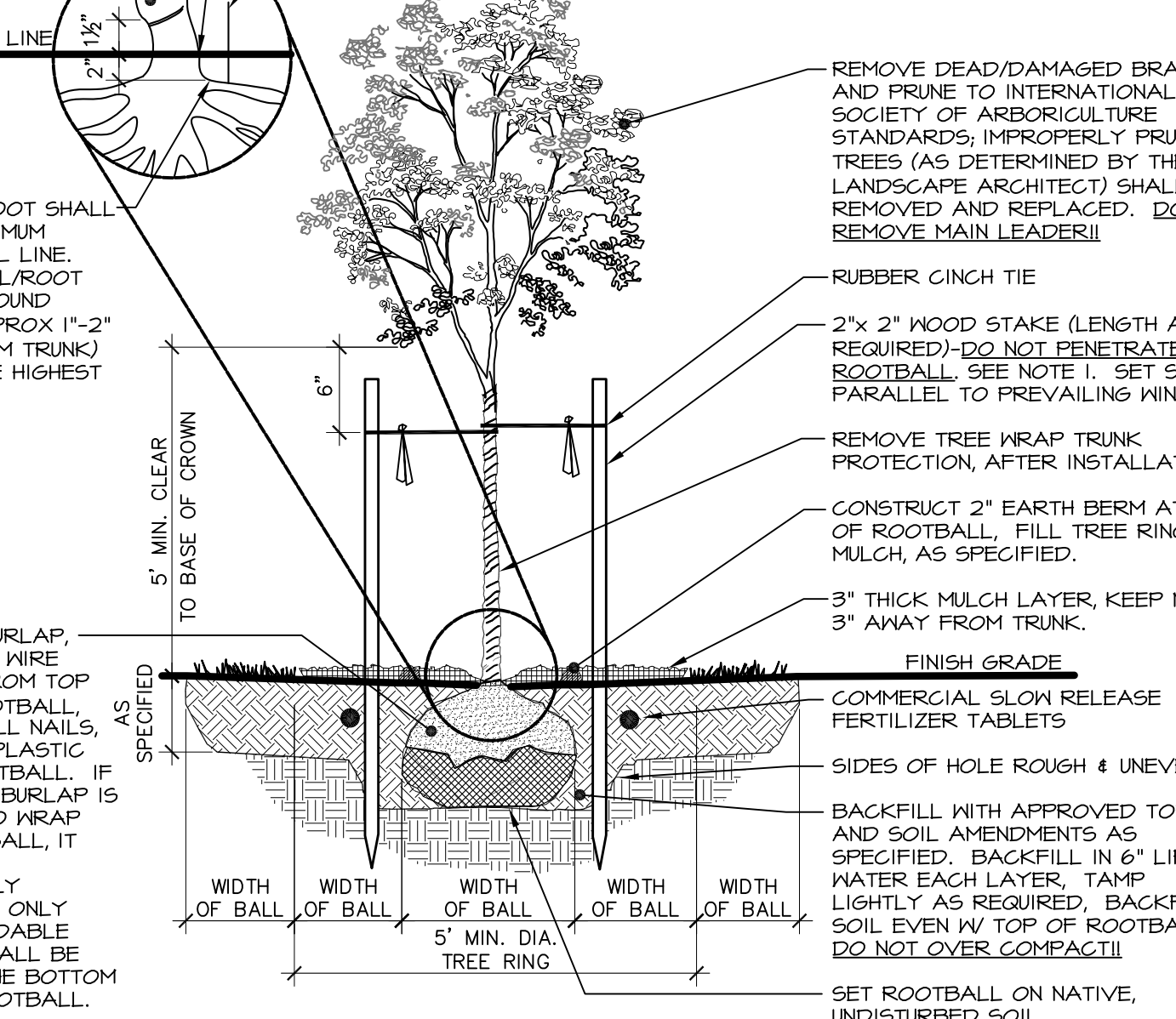
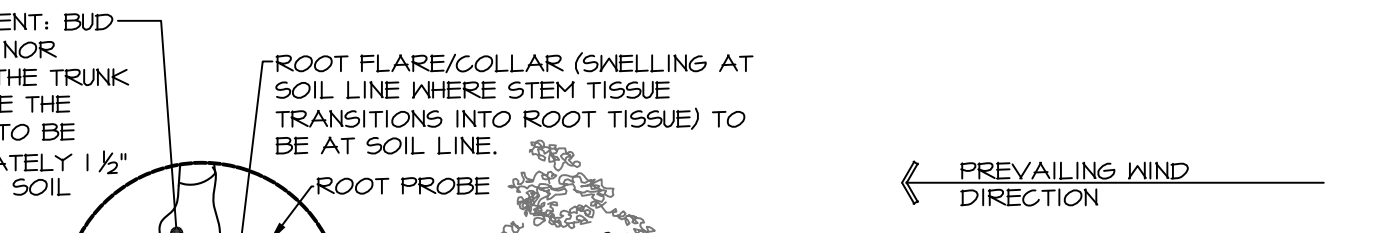
PLAN VIEW



SECTION

- NOTES: 1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN. 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

1 PERENNIAL & GROUNDCOVER PLANTING NOT TO SCALE



- NOTES: 1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION, HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER.

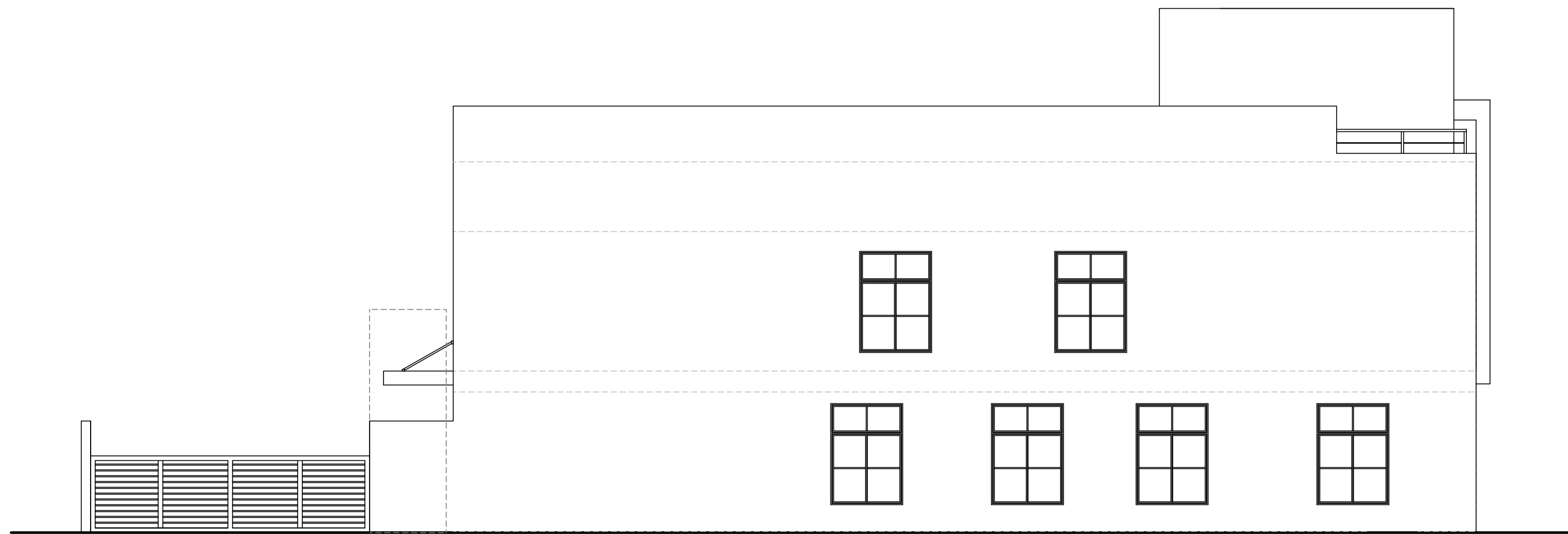
2 DECIDUOUS TREE PLANTING NOT TO SCALE





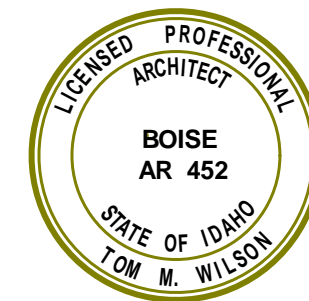


East Rear - Parking & Entry



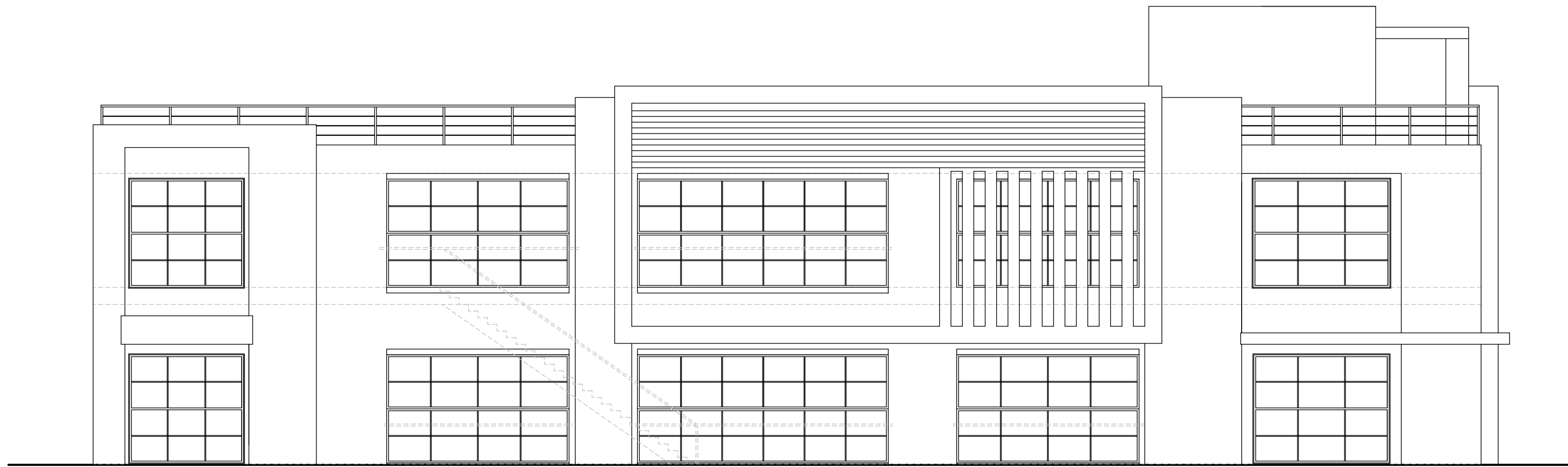
20' UP SWINGING GATE

North Side - Alley



ELEVATIONS ~ REAR & ALLEY

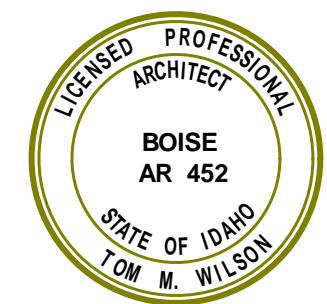
SCALE: 1/8" = 1'-0"



West Front - 15th Street

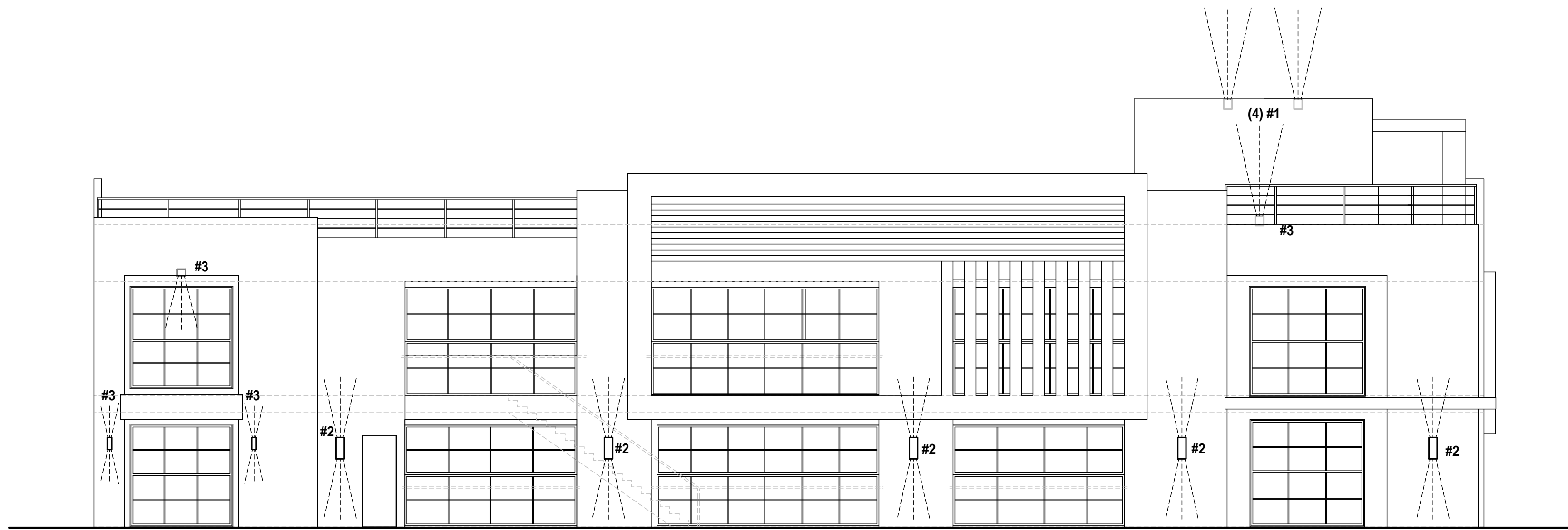


South Side - W. Front Street

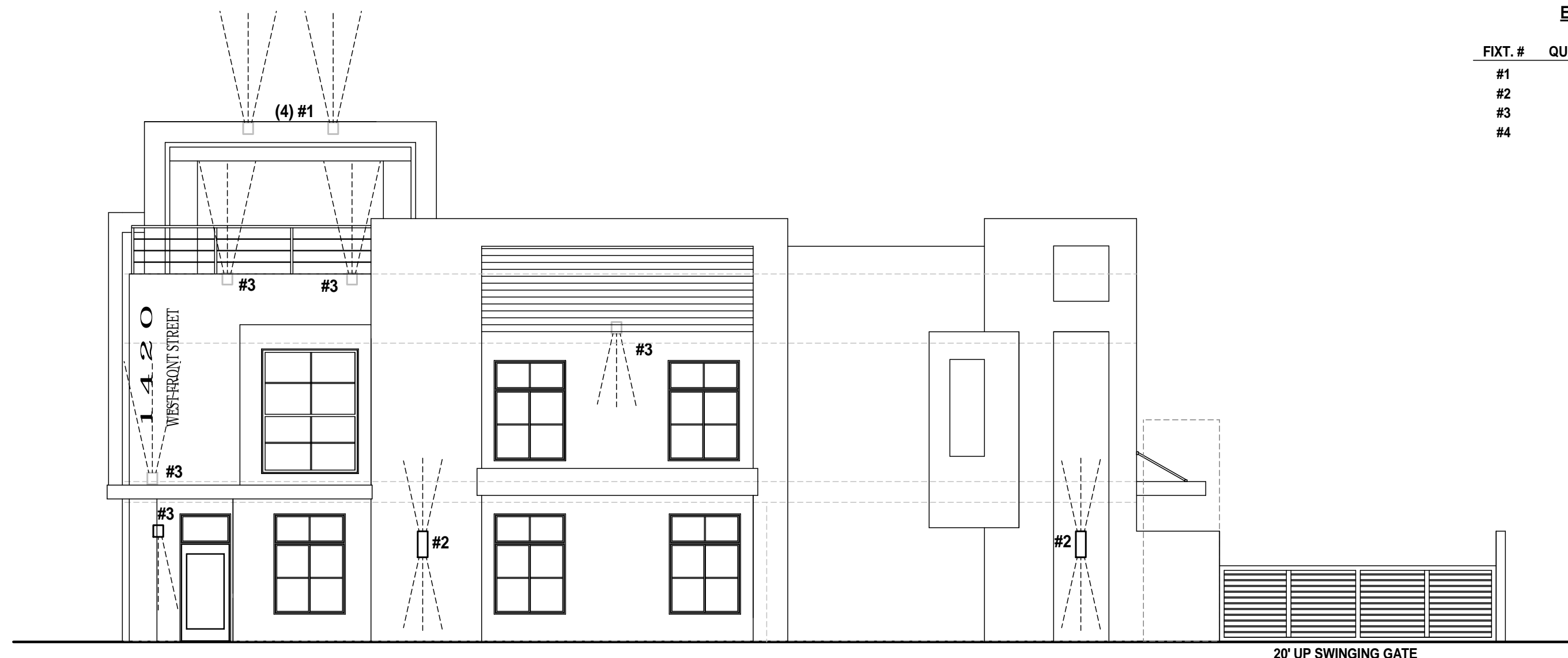


ELEVATIONS ~ STREET SIDE

SCALE: 1/8" = 1'-0"



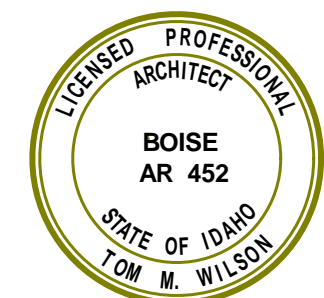
West Front - 15th Street



South Side - W. Front Street

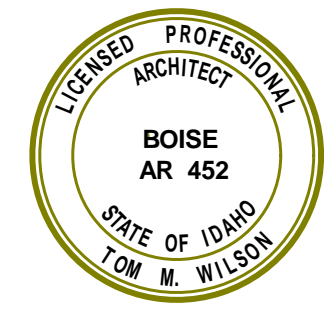
EXTERIOR LIGHT FIXTURES

FIXT. #	QUANTITY	FIXTURE
#1	11	LED V-LINE FLOOD LIGHT
#2	7	LARGE UP-DOWN BRONZE CYLINDER OUTDOOR WALL LIGHT
#3	7	SMALL UP-DOWN BRONZE CYLINDER OUTDOOR WALL LIGHT
#4	7	DOWN BRONZE CYLINDER OUTDOOR WALL LIGHT

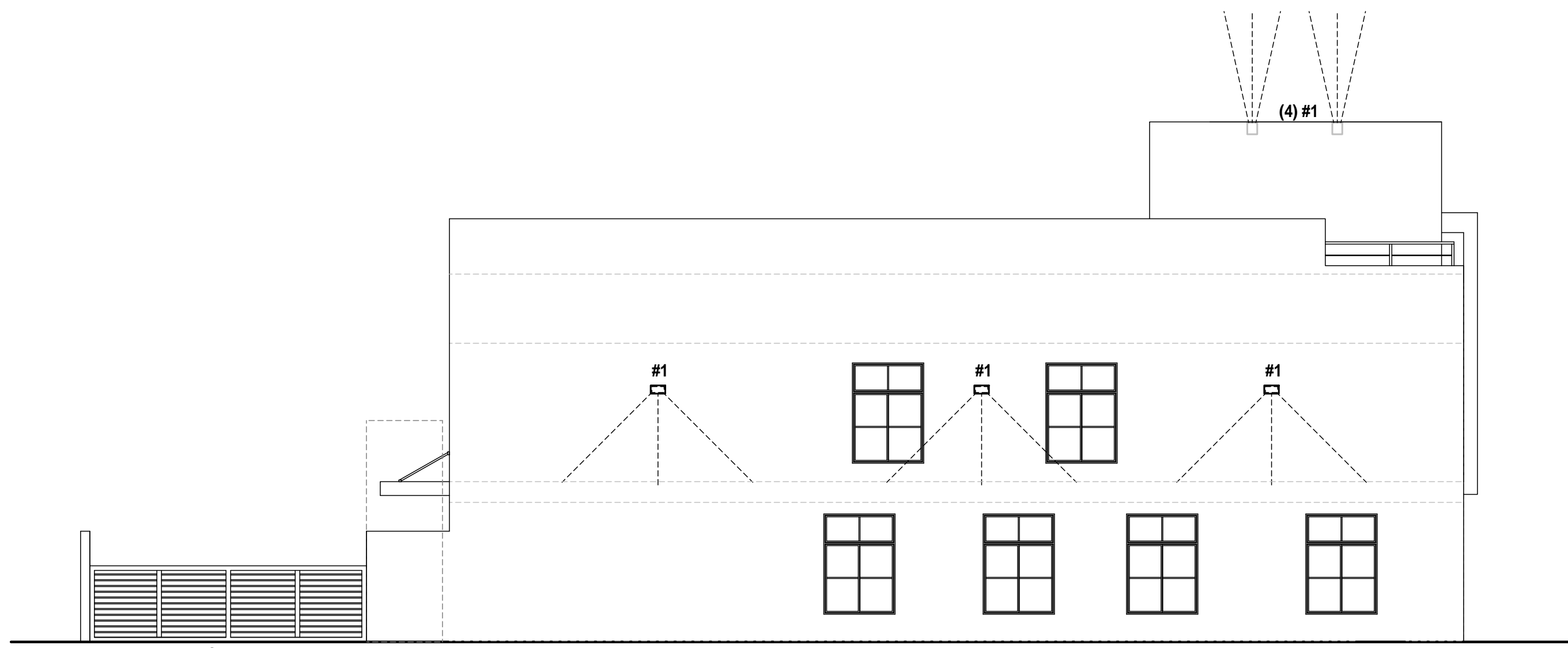


EXTERIOR LIGHT PLAN ~ STREET SIDE

SCALE: 1/8" = 1'-0"



East Rear - Parking & Entry

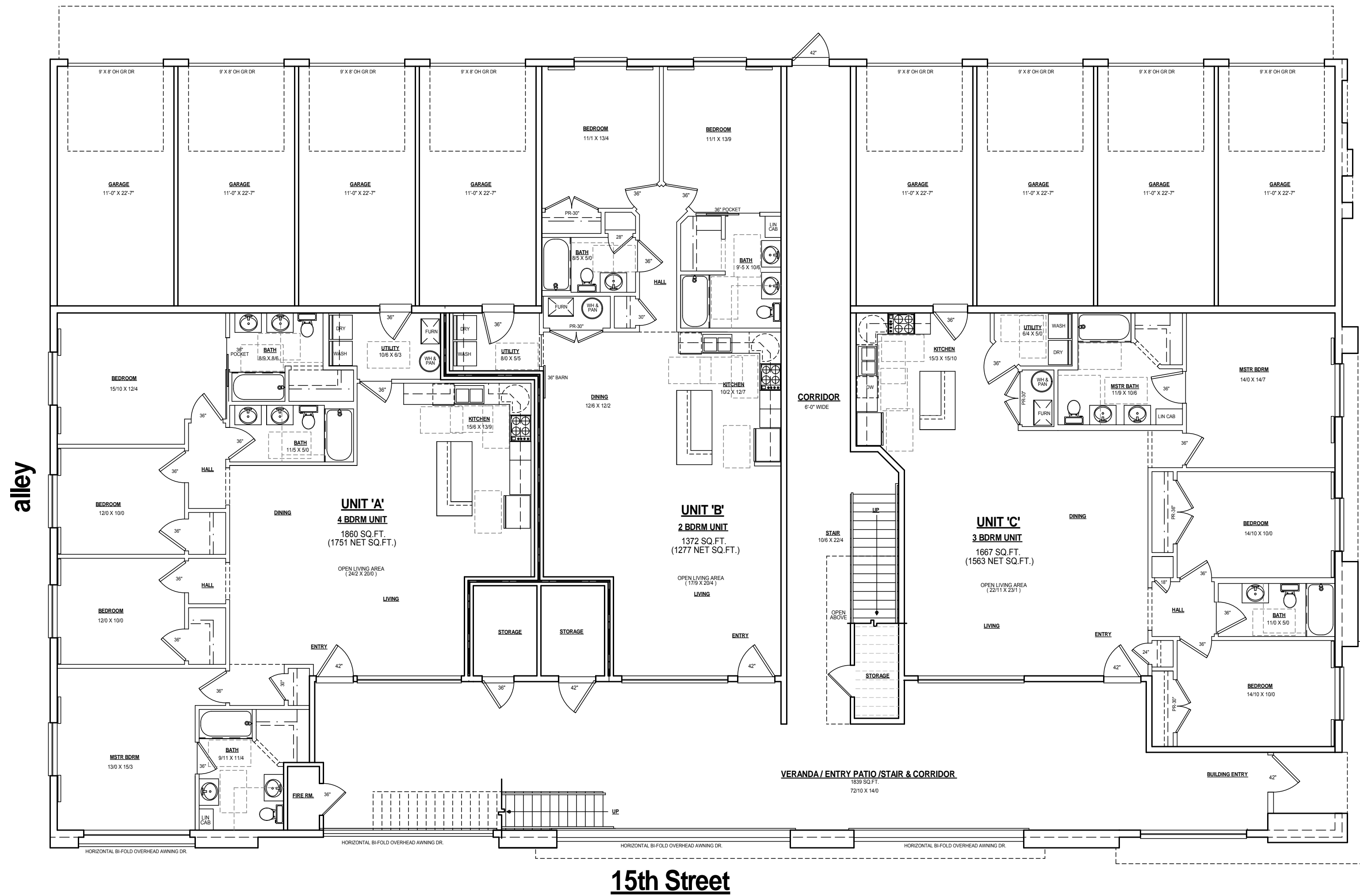


20' UP SWINGING GATE

North Side - Alley

EXTERIOR LIGHT PLAN ~ REAR & ALLEY

SCALE: 1/8" = 1'-0"

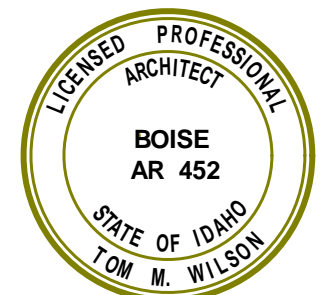


alley

15th Street

VERRASO DOWN TOWN
Boise, Idaho

wjson architectural
4961 BRADLEY, SUITE A
GARDEN CITY, IDAHO 83714
(208) 344 1800

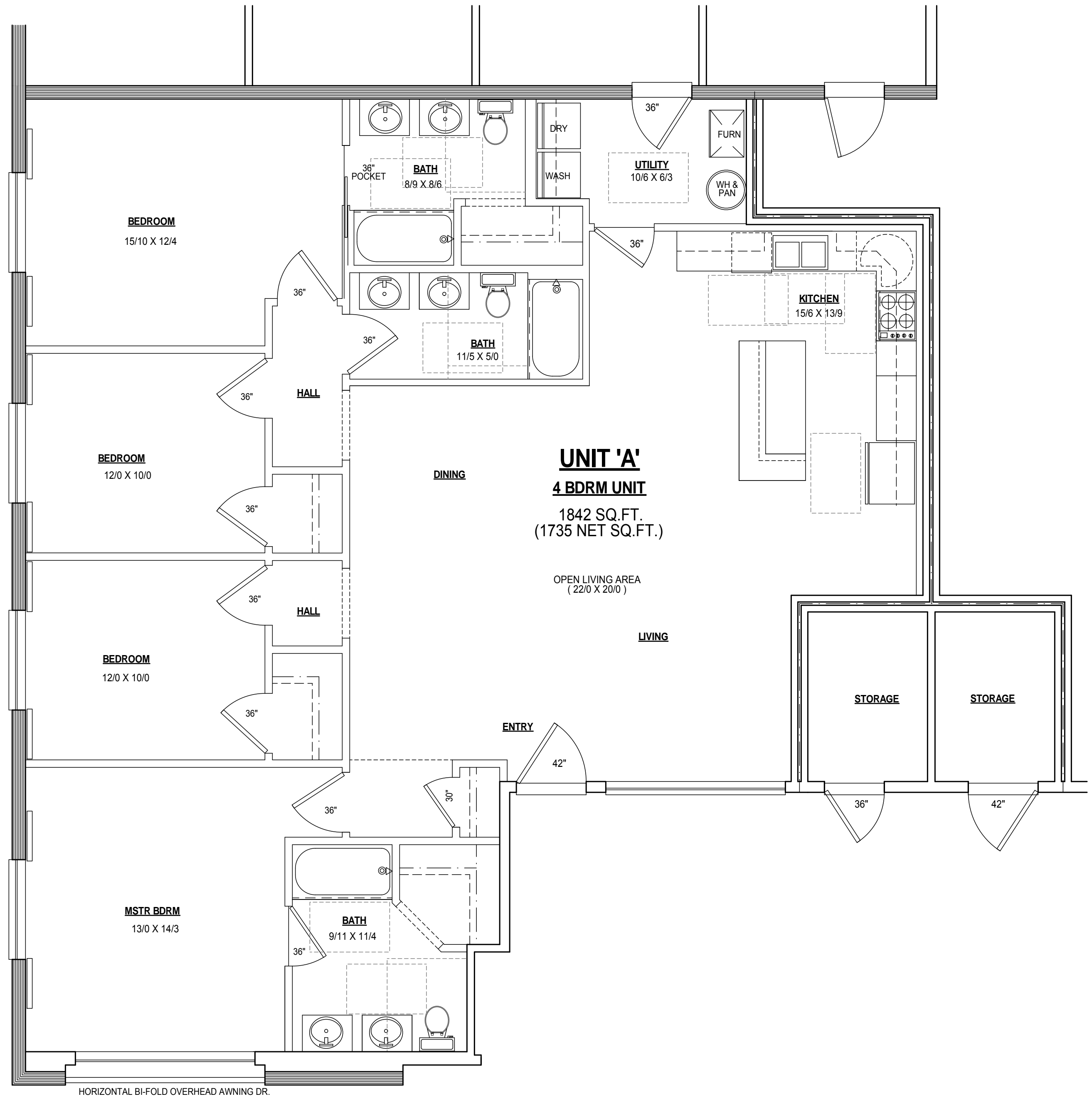


date: 11/28/16
revised:
sheet no:

BUILDING PLAN ~ MAIN FLOOR

SCALE: 1/8" = 1'-0"

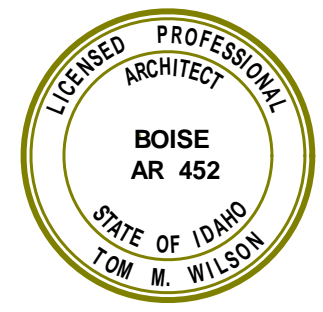
A-2



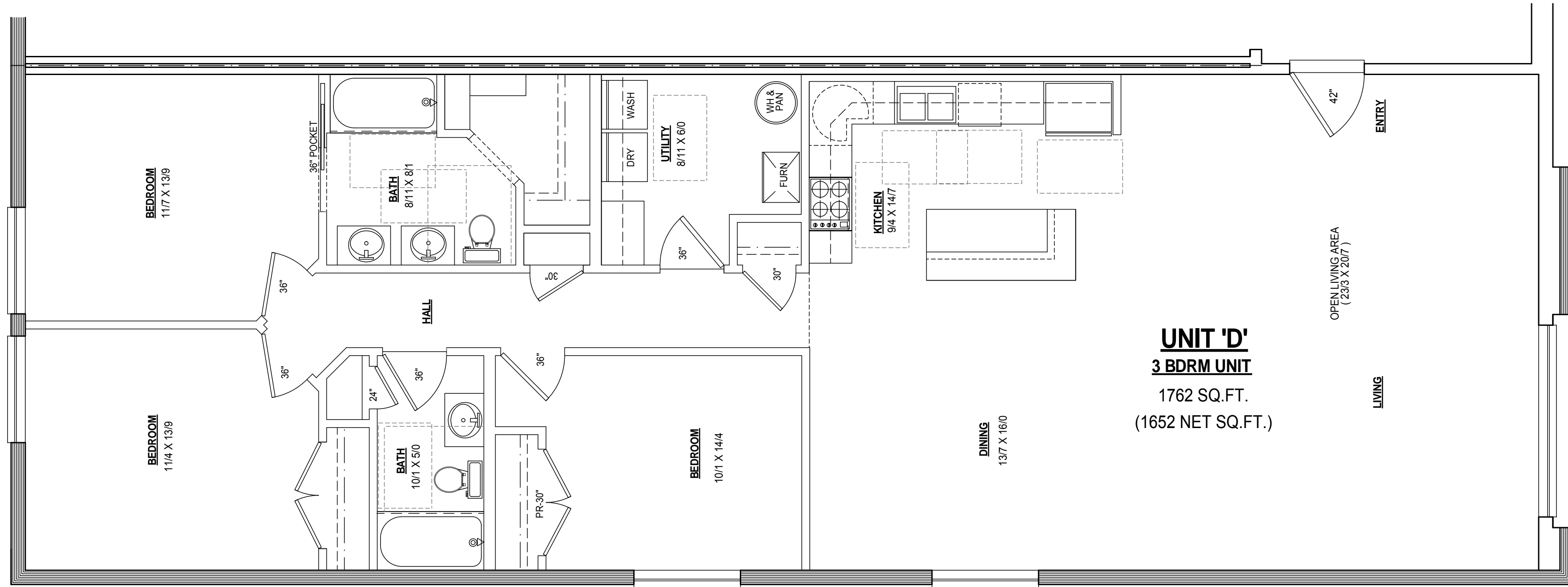
HORIZONTAL BI-FOLD OVERHEAD AWNING DR.

UNIT 'A'
4 BDRM UNIT
 1842 SQ.FT.
 (1735 NET SQ.FT.)

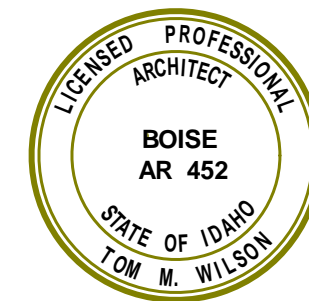
OPEN LIVING AREA
 (22'0" X 20'0")



UNIT 'A' ~ FLOOR PLAN
 SCALE: 1/4" = 1'-0"



UNIT 'D'
3 BDRM UNIT
 1762 SQ.FT.
 (1652 NET SQ.FT.)



UNIT 'D' ~ FLOOR PLAN
 SCALE: 1/4" = 1'-0"

date: 11/28/16

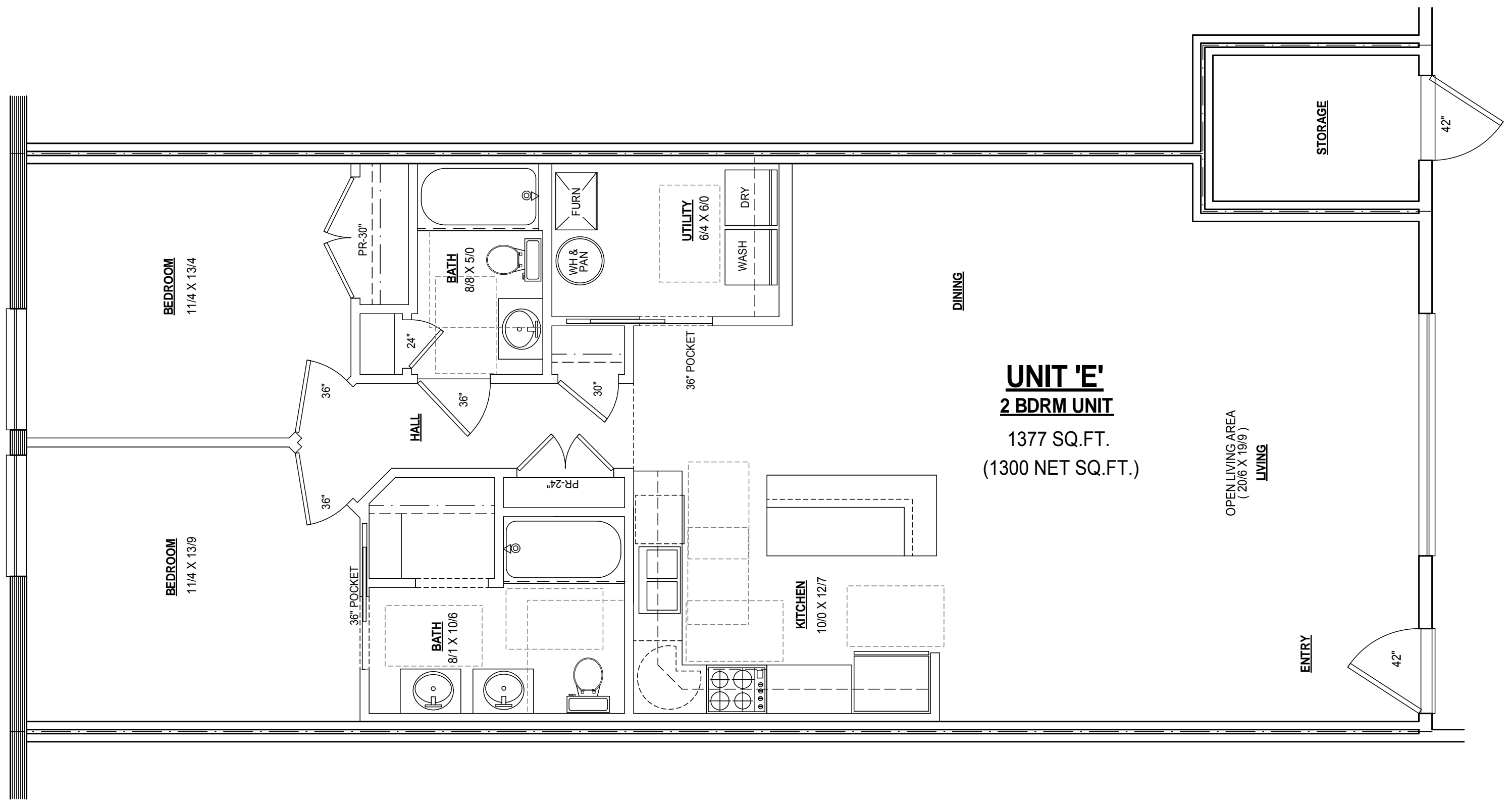
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sheet no:

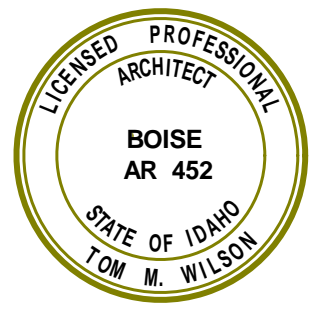
A-9

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 4961 BRADLEY SUITE A
 GARDEN CITY, IDAHO 83714
 (208) 344 1800

VERRASO DOWN TOWN
 Boise, Idaho



UNIT 'E'
2 BDRM UNIT
 1377 SQ.FT.
 (1300 NET SQ.FT.)

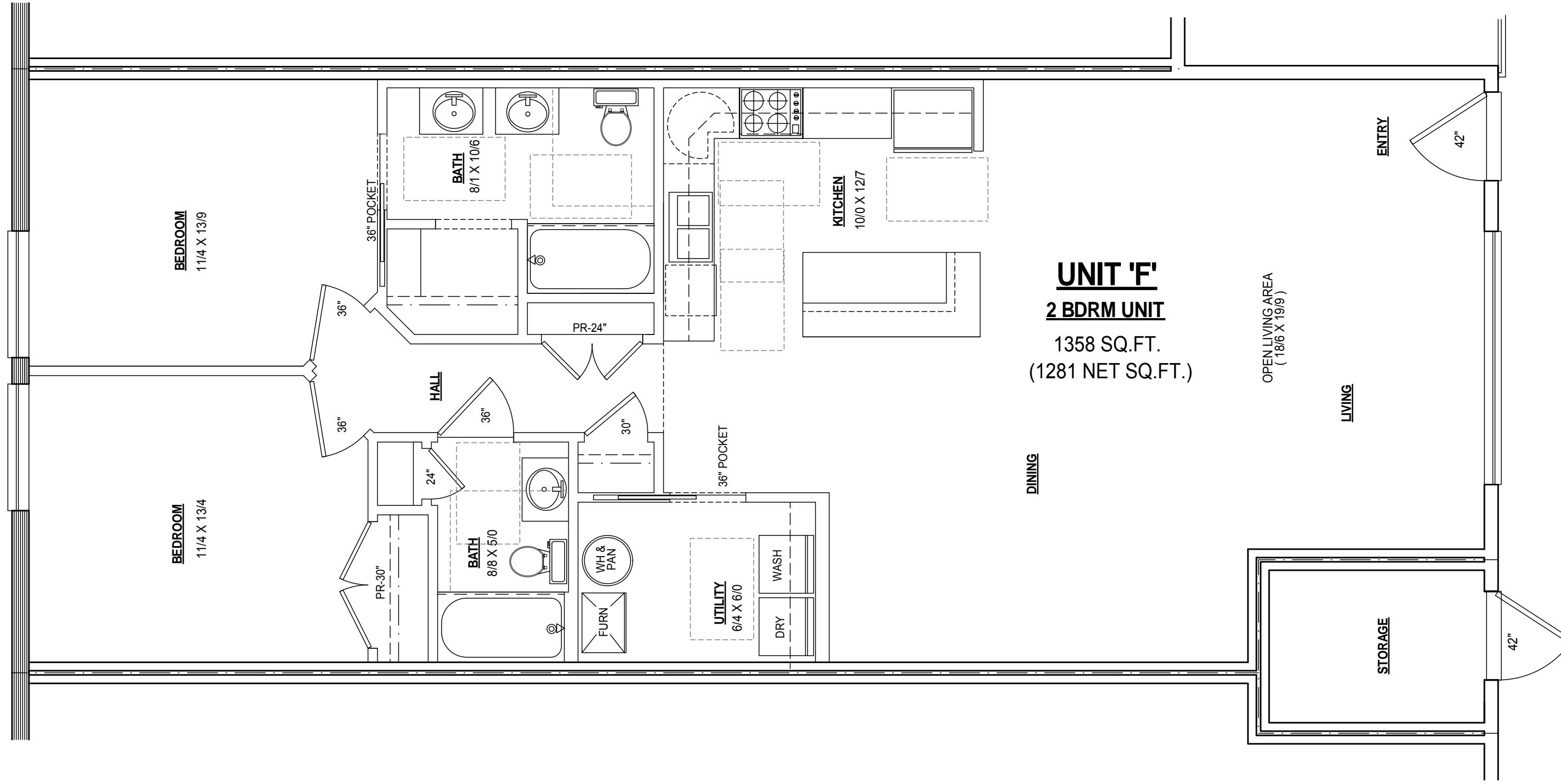


UNIT 'E' ~ FLOOR PLAN
 SCALE: 1/4" = 1'-0"

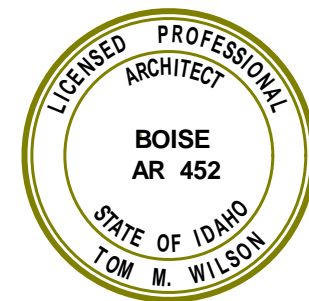
date: 11/28/16
 revised:

sheet no:

A-10



UNIT 'F'
2 BDRM UNIT
 1358 SQ.FT.
 (1281 NET SQ.FT.)



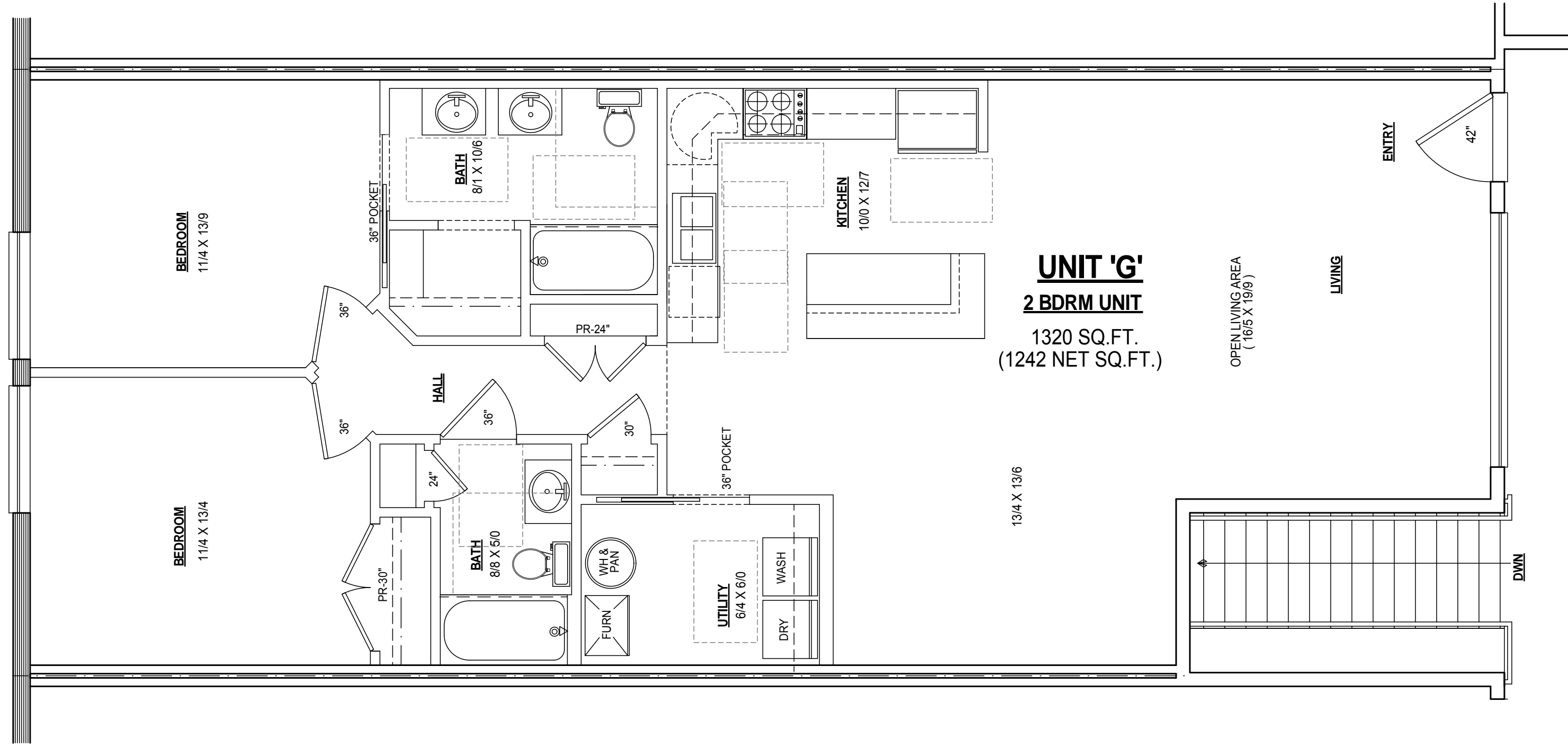
UNIT 'F' ~ FLOOR PLAN
 SCALE: 1/4" = 1'-0"

date: 11/28/16
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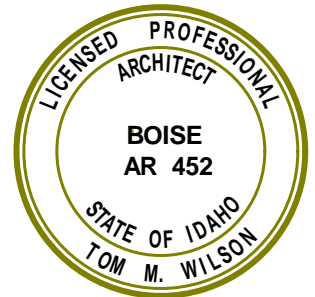
sheet no:
A-11

wilson architectural
 4961 BRADLEY, SUITE A
 SAULSBURY, IDAHO 83711
 (208) 344 1800

VERRASO DOWN TOWN
 Boise, Idaho



UNIT 'G'
2 BDRM UNIT
 1320 SQ.FT.
 (1242 NET SQ.FT.)



UNIT 'G' ~ FLOOR PLAN
 SCALE: 1/4" = 1'-0"

date: 11/28/16
 revised:

sheet no:
A-12

VERRASO DOWNTOWN

Verraso is an intriguing development consisting of 8 high end apartments built around a large open veranda that creates a “zen” like atmosphere. The project repurposes an old dilapidated warehouse on the corner of 15th Street and Front Street. The architectural lines are articulated and varied. There are several appendages and colors creating unique, organic relief and symmetry.. Each residence has a 1 car garage. The perimeter landscaping will provide privacy and luxury. With careful, painstaking use of modulation the fresh new feel will be the new darling of downtown Boise.

NOV 29 2016

#109: Conditional Use Application

PLANNING DEPT.
SUBDIVISIONS

CUP16-00101

Property Information

Address

Street Number: Prefix: Street Name: Unit #:

Subdivision name: Block: Lot: Section: Township: Range: Zoning:

Parcel Number: Additional Parcel Numbers: BCOT #97020369

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

- Agent/Representative Applicant Owner

Applicant Information

First Name: Last Name:

Company:

Address: City: State: Zip:

E-mail: Phone Number: Cell: Fax:

Agent/Representative Information

- Role Type: Architect Land Developer Engineer Contractor Other

First Name: Last Name:

Company:

Address: City: State: Zip:

E-mail: Phone Number: Cell: Fax:

Owner Information

Same as Applicant? No Yes (If yes, leave this section blank)

First Name: Last Name:

Company:

Address: City: State: Zip:

E-mail: Phone Number: Cell: Fax:

CUP 16-00101

Project Information

Is this a Modification application? Yes No File number being modified:

1. Neighborhood Association:

2. Comprehensive Planning Area:

3. This application is a request to construct, add or change the use of the property as follows:

4. Size of Property:

28 Acres Square Feet

5. Water Issues:

A. What are you fire flow requirements? (See International Fire Code):

gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require United Water approval.

Number of Existing: Number of Proposed:

C. Is the building "sprinklered"? Yes No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330):

gpm

6. Existing uses and structures on the property are as follows:

7. Is the project intended to be phased? Please explain:

8. Adjacent property information:

Building types and/or uses

North:

South:

East:

West:

Zone

North:

South:

East:

West:

9. Proposed Structures:

A. Number of Structures: Use:

Square footage of proposed structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	8928 8928
2nd Floor	8740
3rd Floor	NONE
4th Floor	NONE

B. Maximum proposed structure height(s):

C. Number of stories:

D. Number of seats (if restaurant, tavern or lounge):

E. Number of residential units (if applicable):

10. Existing Structures:

Square footage of existing structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	8928 8928
2nd Floor	8740
3rd Floor	
4th Floor	

11. Building Exterior:

	Materials	Colors
Roof:	EPDM MEMBRANE	White
Walls:	STUCCO / TILE	See Rendering
Windows/Doors:	VINYL / METAL	BROWN
Fascia, Trim, etc:	NONE	
Other:	HANDRAIL - VINYL	White

12. Setbacks:

Note: Plans that are not graphically dimensioned will not be accepted.

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	10' Existing		8	8
Rear:	0'			
Side 1:	10'			
Side 2:	10' 0' ↓			



13. Site Design:

Site Percentage Devoted to

Square Feet

Building Coverage:

EXISTING

%

Landscaping:

%

Paving:

%

Other Uses:

%

Describe Other Uses:

14. Parking:

Required

Proposed

Accessible Spaces:

4 0

4 0

Parking Spaces:

8

8

Bicycle Spaces:

8

8

Proposed compact spaces:

N/A

Are you proposing off-site parking?

Yes No

If yes, how many spaces?

Are you requesting shared parking or a parking reduction?

Yes No

If yes, how many spaces?

Restricted parking?

Yes No

15. Landscaping:

A. Are there any prominent trees or areas of vegetation on the property?

Yes No

B. Type:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

8

Unit Location:

Roof

Type:

AIR CONDITIONED

Height:

3'

Proposed Screening Method:

Building Wall

17. Solid Waste:

A. Type of trash receptacles:

- Individual Can/Residential
- 3 Yd. Dumpster
- 6 Yd. Dumpster
- 8 Yd. Dumpster
- Compactor

Mu

B. Number of trash receptacles:

8 + 8 Recycle = 16

C. Proposed screening method:

WALL

D. Is the proposed location accessible for collection?
(Contact Boise Public Works at 384-3901.)

Yes No will be moved to alley on pick-up day

E. Is recycling proposed?

Yes No

18. Irrigation Ditches/Canals:

A. Are there any irrigation ditches or canals on or adjacent to the property? Yes No

B. Location:

C. Size:

19. Fencing:

Proposed

Existing to Remain

Type:

Height:

Location:

20. Loading Facilities (if proposed, for commercial uses only):

Number:

Location:

Size:

Screening:

21. Drainage:

Proposed method of on-site retention:

*Brian Murphy
Public Works*

22. Floodways & Hillside:

A. Is any portion of this property located in a Floodway or a 100-year Floodplain? Yes No

B. Does any portion of this parcel have slopes in excess of 15%? Yes No

Note: If the answer to either of the above is yes, you will be required to submit an additional #112 Floodplain and/or #114 Hillside application and additional fee.

23. Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

No Area A Area B Area B1 Area C



Planning & Development Services

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

Phone: 208/608-7100
Fax: 208/384-3867
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Project Report

File Number CUP16-00101
Applicant Envision Homes
Property Address 1420 W Front Street

Public Hearing Date January 9, 2017
Heard by Planning and Zoning Commission

Analyst Susan Riggs
Checked By Cody Riddle

Public Notification

Neighborhood meeting conducted: November 3, 2016
 Newspaper notification published on: December 24, 2016
 Radius notices mailed to properties within 300 feet on: December 21, 2016
 Staff posted notice on site on: December 22, 2016

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Exhibits

Agency Comments

1. Project Data and Facts

Project Data	
Applicant/Status	Chad Olsen / Owner
Location of Property	1420 W. Front Street
Size of Property	± 0.28 Acres
Zoning	C-2DD (General Commercial with Downtown Design Review)
Comprehensive Plan Designation	Downtown Mixed Use
Planning Area	Downtown
Neighborhood Association/Contact	Downtown Boise / Tami Chaffin
Procedure	Planning and Zoning Commission decision that can be appealed to City Council.

Current Land Use
Single-story warehouse.

Description of Applicant's Request
Conditional use permit to convert an existing warehouse into an 8-unit apartment building on 0.28 acres located at 1420 W. Front Street in a C-2DD (General Commercial with Downtown Design Review) zone.

2. Land Use

Description and Character of Surrounding Area
The subject property is located on the northeast corner of 15 th and Front Street. The property currently contains an 8,833 sq. ft. warehouse building and surface parking lot. The general area is comprised primarily of commercial, restaurant, warehouse, and office uses. The Boise Fire Station No. 6 is west of the site and Rhodes Skate Park to the southwest under the I-84 Connector. The property is also located one block from the Linen District.

Adjacent Land Uses and Zoning

North:	Commercial / C-2DD (General Commercial with Downtown Design Review)
South:	Surface Parking Lot / C-2DD (General Commercial with Downtown Design Review)
East:	Warehouse / C-2DD (General Commercial with Downtown Design Review)
West:	Fire Station / C-2DD (General Commercial with Downtown Design Review)

Special Considerations
The site is located within the P-3 parking overlay district.

History of Previous Actions	
CAR06-00023	Expansion of City's parking overlay district

3. Project Proposal

Structure(s) Design
Number and Proposed Use of Buildings
One multi-family building
Building Height
41-feet maximum
Number of Stories
Two

Site Design

Land Use	Proposed
Percentage of the site devoted to building coverage:	73.7 %
Percentage of the site devoted to paving / roads & parking:	25.6 %
Percentage of the site devoted to landscaping /common areas:	0.7 %
TOTAL	100%

Parking

The site is located in a P-3 parking overlay zone which requires one space per unit and one guest space for a total of nine. Based on the parking credits and reductions identified in the Multi-Family Standards (11-06-03.02 F (2 & 5)), a 30% reduction in the number of required spaces is allowed. This is based on the site’s proximity to transit and providing structured parking. Several bus stops are located within the general vicinity with the closest one on 15th and Main Street, approximately 600-feet from the site. The project provides eight spaces where seven are required. One bicycle parking space per unit is required. The garages are slightly larger than a typical single car garage (11’ x 22.7’), which allows for bike storage. Each garage will be equipped with ceiling hooks for suspended storage for two bikes per garage. In addition, two bicycle racks providing three parking spaces each are provided on 15th Street and 15 parallel bike spaces are located on the east side of the driveway.

Setbacks

The proposal is to convert an existing warehouse to a multi-family apartment building. No expansion of the existing building footprint is proposed. The Ada County Highway District requires 17-feet of clearance above the sidewalk for any portion of the building that overhangs the right-of-way. Additionally, an easement for air rights is required for any portion of the building that overhangs the right-of-way.

4. Boise Development Code

Section	Description
11-03-04.06	Conditional Use Permit
11-04-05.01(C)	General Commercial (C-2) District
11-06-03.02	Multi-Family Living Uses
11-07-03	Off-Street Parking and Loading Standards

5. Comprehensive Plan

Chapter	Goals, Objectives & Policies
Chapter 2: Citywide Vision and Policies	Policy ES9.5 Policy PDP1.1 Policy PDP 1.2 Policy CC1.1 Policy NAC 7.1
Chapter 3: Community Structure and Design	Principle GDP-N.3
Chapter 4: Downtown Planning Area Policies	Goal DT-CCN 1.2 Goal DT-CCN 1.4 Goal DTC-CN 2.3

6. Transportation Data

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	Peak Hour Level of Service
15 th Street	122-feet	Principle Arterial	981	Better than "E"
Front Street	100-feet	Local	374	N/A

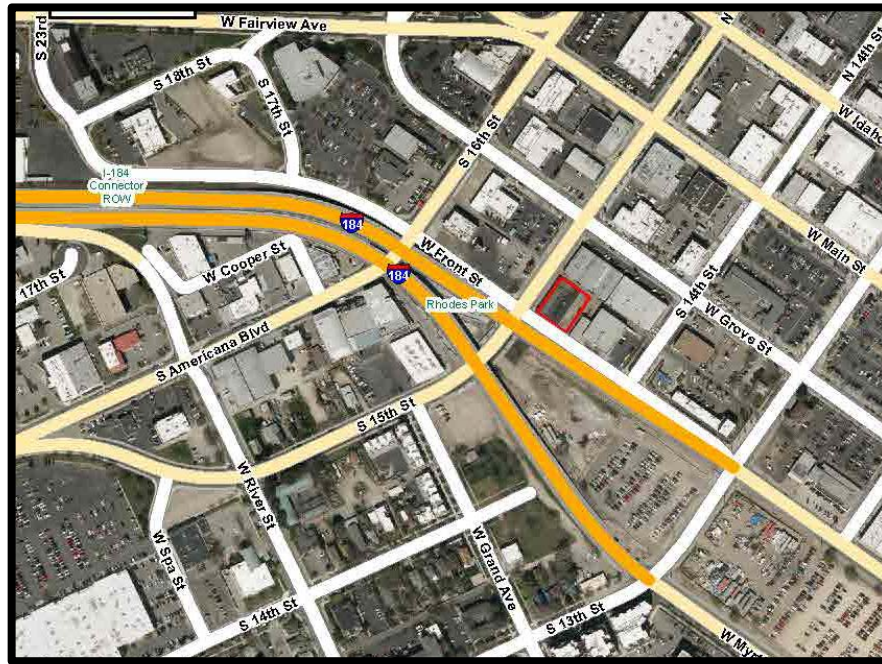
Acceptable level of service for a three-lane one-way street is "E" (2,550 VPD).

- The average daily traffic count for 15th Street north of Front street was 10,828 on February 12, 2013.
- The average daily traffic count for Front Street east of 15th Street was 4,781 on February 13, 2013.

7. Analysis/Findings

The applicant requests a conditional use permit to convert an existing warehouse into an 8-unit apartment building on a 0.28-acre site located at the northeast corner of 15th and Front Street in a C-2DD (General Commercial with Downtown Design Review) zone.

The surrounding area is comprised primarily of commercial, restaurant, warehouse, and office uses. Boise Fire Station No. 6 is located west of the site and Rhodes Skate Park is to the southwest under the I-84 Connector. The site is located in the River Street-Myrtle Street Master Plan area and specifically within the West Connector Sub-district. Although the West Connector District encourages the expansion of downtown service commercial uses and a built form of four to six stories, the master plan also encourages residential development. The applicant is proposing the adaptive reuse of an existing warehouse building to provide much needed downtown housing.



In late 2014, Capital City Development Company (CCDC) partnered with local developers and leaders of the local chapter of the Urban Land Institute and initiated a housing study for Downtown Boise. That study identified a lack of downtown housing. The Planning Team supports housing in this area as it brings needed vitality to downtown, supports the development of a strong retail core, provides housing options to attract and retain downtown workers, reduces auto-dependent commute trips, and increases the tax base.

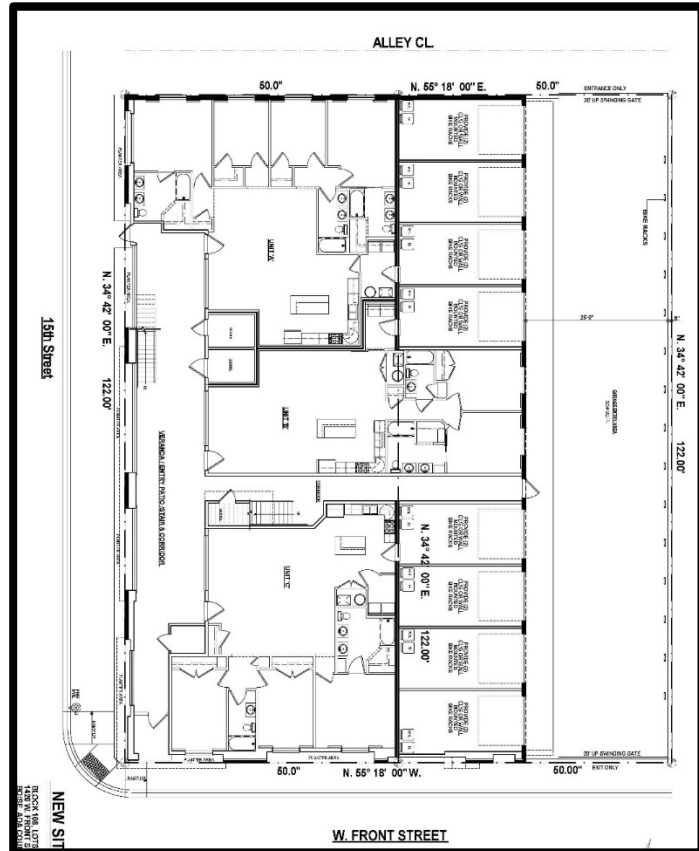
The applicant is proposing to use the existing building footprint which allows the building to expand only upward in elevation. The proposed modern architectural building presents an innovative design with clean lines and building forms. The structure is two-stories with a faux penthouse above. At 41-feet in height, the structure does not exceed the 45' height limit of the C-2 zone. The project also does not exceed the maximum allowed density of 12-units.



The 17,668 sq. ft. building proposes one four-bedroom, four two-bedroom, and three three-bedroom units.

Structured parking is proposed on the east side of the building with second story living space above. Vehicular access is provided through a gated 26.67-foot wide driveway intersecting Front Street to the south and the alley to the north. Primary access to parking will be from the alley. A 20-foot wide security gate is proposed at each end of the driveway to help insure privacy and security for the tenants in this downtown urban environment. The gate on Front Street (south) will serve as emergency access for police and fire; but will also allow vehicles to exit. No public access from Front Street will be permitted. The site is located in a P-3 parking overlay district which requires a total of seven parking spaces based on the reductions granted through the multi-family criteria. Each unit is designed with an oversized single-car garage which provides storage for trash containers and bicycles. One bicycle parking space per unit is required and the applicant is providing 37.

The Downtown Design Review Standards and Guidelines designate 15th Street as a “Commercial/Mixed-Use” parcel. This designation serves areas that accommodate a mixture of uses and allows for a diversity of developments that contribute to the visual character of the street and enhance the pedestrian environment.



Front Street and 15th Street are designated as “Urban Concrete” within the streetscape standard and specifications manual. This designation is designed for heavy pedestrian use and to be compatible with retail or similar uses in a dense urban environment. It may also be used with offices and housing at street level when such uses are located in business or mixed-use districts rather than neighborhoods. The streetscape provides a 4-foot wide furnishing zone, an 8-foot (minimum) pedestrian zone and an 8-inch curbside zone for a total width of 12-feet 8-inches for the streetscape. The existing building is located adjacent to the public sidewalk and creates a direct interface with the pedestrian realm. Because the building is located at the back of the existing sidewalk, there is not sufficient space to accommodate the designated streetscape requirements along Front Street, however the applicant has proposed a streetscape that complies with the adopted streetscape standards for 15th Street.

FINDINGS

Section 11-03-04.06(C7)

The Hearing Examiner or the PZC shall review pursuant to section 11-03-03.04 and according to the following criteria:

i. The location is compatible to other uses in the general neighborhood;

The multi-family project is compatible with other development in the general neighborhood, and consistent with the mix of uses anticipated by both *Blueprint Boise* and the *River-Street Myrtle Street Master Plan*. The area is comprised of a variety of uses including a fire station, skate park, warehouse, restaurant, office and commercial uses. The project will introduce a new residential product to the neighborhood. The adaptive reuse of an existing warehouse building will provide eight residential units which will help bring vitality to the downtown. The project will provide housing options that will attract and retain downtown workers and also help reduce auto-dependent commuter trips.

ii. The proposed use will not place an undue burden on transportation and other public facilities in the vicinity;

Correspondence received from commenting agencies indicates the proposed use will not place an undue burden on transportation or other public services in the vicinity. The Ada County Highway District (ACHD) staff approved the project on December 19, 2016. The project is estimated to generate an additional 53 additional vehicle trips per day, with 5 during the PM peak hour. Front and 15th Street will continue to operate at an acceptable level of service. No additional right-of-way improvement are required for either street abutting the site. The Highway District has conditioned the closure of one existing driveway on 15th and two on Front Street.

Boise City Fire commented that structures greater than 30-feet in height will require aerial fire access roadways. 15th Street can be designated as the aerial fire access roadway and shall be designated as 'no parking' along the curb for the full length of the building. Access gates shall be 20' wide. If gates are electrically operated, they shall be of a fail-open version in the event of loss of power. The gate shall also be equipped with an automatic opening mechanism activated by the Opticom system currently in use by the Boise Fire Department.

Public Works the project is within the Historic Lighting District and ornamental-style street lighting is required along Front and 15th Street. Street light plans must be submitted and approved by Public Works prior to issuance of a building permit.

To date, no public agency has voiced opposition to the project or indicated there are issues that cannot be addressed. Their requirements have been included as conditions of approval.

- iii. *The site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls and fences, parking, loading, landscaping and such other features as are required by this Code;***

The site is large enough to accommodate the proposed use. The density does not exceed the limitations of the underlying zone and all dimensional standards have been met. The C-2 zone allows up to 43.5 dwelling units/acre. Based on 0.28 acres, a maximum of 12 units may be permitted. The required parking has been exceeded with 8 parking spaces within a garage. A minimum of 23-feet of backup space is provided. One bicycle parking space per unit is required and 37 spaces are provided. The development is in compliance with the Streetscape Standards which require a furnishing, pedestrian and curbside zone. The building is located adjacent to the public sidewalk and creates a direct interface with the pedestrian realm.

- iv. *The proposed use, if it complies with all conditions imposed, will not adversely affect other property of the vicinity; and***

With the attached conditions of approval, the residential use will not adversely affect other property in the vicinity. No variances are required and the proposal meets the standards of the Development Code. The project is located in a Design Review overlay zone and will be further reviewed by the Design Review Team.

- v. *The proposed use is in compliance with the Comprehensive Plan.***

The project is consistent with the goals and policies of Comprehensive Plan and the River Street-Myrtle Street Master Plan which is adopted by reference in *Blueprint Boise*. The property is designated "Downtown Mixed Use" on the land use map. This designation is intended to accommodate a broad range of conditions that exist in downtown today and intended to support adopted plans and policies for different neighborhoods and districts within the Downtown Planning Area. One of the primary uses identified is medium to high density housing. *Blueprint Boise* states "Residents living downtown adds to the downtown vitality and safety and supports downtown businesses." *Goal DT-CCN 1.2* and *DT-CCN 2.3* encourages providing downtown housing so people can live closer to where they work, reduce commute distance, allow walking, bicycling and transit alternatives to driving and allow a wide diversity of people living in the downtown. *Goal DT-CCN 1.4* encourages urban building forms where buildings are placed at the sidewalk with building entrances oriented to the public sidewalk. The proposed building meets these criteria with the building at the sidewalk with three large overhead sectional doors on 15th Street which open to a partially enclosed atrium. *Policy ES9.5* promotes the adaptive reuse of historic buildings. The project involves repurposing a 1947 warehouse into a multi-family residential building. *Policy PDPI.1 and 1.2* encourages infill and redevelopment which promotes the production of housing in the Downtown. *Principles NAC7.1, CC1.1 and GDP-N.3* encourage a mix of housing in neighborhoods and infill development that does not require the costly extension of infrastructure. All utilities and infrastructure are readily available.

8. Recommended Conditions of Approval

Site Specific

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated **November 29, 2016**, and **revised plans submitted December 14, 2016**, except as expressly modified by the following conditions and Design Review.
2. Comply with conditions of the Design Review application DRH16-00508.
3. Each garage shall be equipped with ceiling hooks for suspended storage for two bikes per garage.
4. Six bicycle parking spaces shall be provided on 15th Street.

Agency Requirements

5. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW) for grading and drainage, pressure irrigation, sewer, street lights, and solid waste received **December 8, 2016**. Please contact BCPW at 208-608-7150. 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 plans must be submitted to the Public Works Department for approval.
6. Comply with all conditions of the Boise City Fire Department as outlined in department comments dated **December 12, 2016**. Contact Ron Johnson at (208) 608-7117 with any questions regarding fire requirements.
7. Comply with Solid Waste comments dated **December 1, 2016**.
8. Comply with SUEZ comments dated **October 28, 2016**.
9. Comply with requirements of the Ada County Highway District (ACHD) as outlined in their **December 19, 2016** approval.

Standard Conditions of Approval

10. 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, at (208) 608-7100 regarding questions pertaining to this condition.
11. 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 approved mulch, such as bark or soil aid.

12. Vision Triangles, as defined under section 11-012-03 of the Boise City Code, shall remain clear of sight obstruction.
13. Any outside lighting shall be reflected away from the adjacent property and streets. Shields to direct the light downward shall be added to the fixtures. Impacts on adjacent areas shall not be permitted. The illumination level of all light fixtures shall not exceed two (2) foot candles as measured one (1) foot above the ground at property lines.
14. All signage requires approval from the Planning and Development Services Department prior to installation.
15. In compliance with Title 9, Chapter 16, Boise City Code, anyone planting, pruning, removing or trenching/excavating near any tree(s) on ACHD or State right-of-ways must obtain a permit from Boise City Community Forestry at least one (1) week in advance of such work by calling (208) 384-4083. Species shall be selected from the Boise City Tree Selection Guide.
16. 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.
17. Utility services shall be installed underground.
18. 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.
19. All landscaping, fencing, sidewalks and underground irrigation shall be installed or bonded for prior to the issuance of a building permit.
20. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his authorized representative and an authorized representative of Boise City. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Boise City.
21. Any change by the applicant in the planned use of the property, which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant, or successors of interest, advise Boise City of intent to change the planned use of the property described herein, unless a variance in said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.
22. Failure to abide by any condition of this conditional use permit shall be grounds for revocation by the Boise City Planning and Zoning Commission.

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23. This conditional use permit shall be valid for a period not to exceed twenty-four (24) months from the date of approval by the Planning and Zoning Commission. Within this period, the holder of the permit must acquire construction permits and commence placement of permanent footings and structures on or in the ground. The definition of structures in this context shall include sewer lines, water lines, or building foundations.
 24. Prior to the expiration of this conditional use, the Commission may, upon written request by the holder, grant a two-year time extension. A maximum of two (2) extensions may be granted.



Kent Goldthorpe, President
Paul Woods, Vice President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

December 19, 2016
(Via email)

To: Envision Homes
12790 W. Telemark
Boise, ID 83713

Subject: BOI16-0535/ DRH16-00508/CUP16-00101
1420 W. Front Street
Verraso Downtown-Residential Multi-Family

In response to your request for comment, the Ada County Highway District has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has site specific conditions of approval for this application.

A. Findings of Fact

1. 15th Street

a. **Existing Conditions:** 15th Street is improved with 3-travel lanes (one way northbound), vertical curb, gutter, and 10-foot wide sidewalk abutting the site. There is 80-feet of right-of-way for 15th Street (43-feet from centerline).

b. **Policy:**

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

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

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-foot wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-foot wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-foot wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be

required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Applicant's Proposal:** The applicant is not proposing any improvements to 15th Street abutting the site, except closure of an existing driveway
- d. **Staff Comments/Recommendations:** 15th Street is fully improved with 3-travel lanes (northbound), curb, gutter, and 10-foot wide attached sidewalk abutting the site. Therefore, no additional right-of-way or street improvements are required as part of this application.

The applicant should correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

2. Front Street

- a. **Existing Conditions:** Front Street is improved with 1-travel lane westbound, vertical curb, gutter, and 5-foot wide sidewalk abutting the site. There is 35-feet of right-of-way for Front Street (23-feet from centerline).

- b. Policy:

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

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

- c. **Applicant's Proposal:** The applicant is not proposing any improvements to Front Street abutting the site, except closure of two existing driveways.
- d. **Staff Comments/Recommendations:** There is no additional right-of-way or street improvements for Front Street required with this application.
The applicant should correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

3. Alleys

- a. **Existing Conditions:** The alley is paved between 14th Street and 15th Street.
- b. **Policy:**
Existing Alley Policy: District Policy 7210.2 states that if a proposed development abuts an existing alley, the dedication of additional right-of-way to obtain a minimum width from the centerline of the alley of 8-feet for residential uses and 10-feet for non-residential or commercial uses may be required. Each development will be reviewed by the District on a case-by-case basis. If the proposed development takes access from an alley, the developer will be required to pave the entire width of the right-of-way from the nearest public street to and abutting the development.
Alley Parking & Setbacks Policy: District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.
Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-feet for back-up space).
- c. **Applicant's Proposal:** The applicant is proposing to access the site off of the alley with an entrance only driveway at the east property line.
- d. **Staff Comments/Recommendations:** The applicant should install "No Parking" signs to be located at the alley/street intersections. The driveway is approved as proposed.

4. Driveways

4.1 15th Street Driveways

- a. **Existing Conditions:** There is a driveway from the site onto 15th Street located approximately 83-feet from Front Street (measured centerline-to-centerline).
- b. **Policy:**
- c. **Staff Comments/Recommendations:** The applicant is not proposing to utilize the driveway with this application and should be required to close the existing driveway with curb, gutter, and sidewalk to match the existing improvements.

4.2 Front Street Driveways

- a. **Existing Conditions:** There are three driveways from the site onto Front Street located approximately 72-feet and 100-feet from Front Street (measured centerline-to-centerline). The third driveway is located on the east property line.
- b. **Policy:**

Driveway Location Policy: District policy 7207.4.1 requires driveways located near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

- c. **Applicant's Proposal:** The applicant is proposing to utilize the driveway at the east property line as an exit only driveway.
- d. **Staff Comments/Recommendations:** The applicant is not proposing to utilize the two westerly driveways and should be required to close the two existing driveways located 72-feet and 100-feet from Front Street with curb, gutter, and sidewalk to match the existing improvements. The existing driveway at the east property line is approved as an EXIT ONLY driveway, as proposed. On Front Street the driveway should be signed as "DO NOT ENTER".

5. Gates

- a. **Applicant's Proposal:** The applicant is proposing to install gates at the driveways on the alley and on Front Street, located just outside of the right-of-way.
- b. **Staff Comments/Recommendations:** Typically ACHD requires gates/keypads to be located 50-feet off of the edge of pavement. However, this applicant is proposing to install remote operated gates. The entrance to the site will be off of a low volume alley, and the exit will be on to Front Street, a one way street.

6. Veranda Overhang into the Right-of-Way

- a. **Applicant's Proposal:** The applicant is proposing that portions of the building overhang the right-of-way.
- b. **Staff Comments/Recommendations:** The applicant should have a minimum clearance of 17-feet above the sidewalk for any portion of the building that overhangs the right-of-way.

The applicant should provide an easement for air rights for any portion of the building that overhangs the right-of-way.

B. Site Specific Conditions of Approval

1. Install "No Parking" signs to be located at the alley/street intersections.
2. Close the existing driveway on 15th Street with curb, gutter, and sidewalk to match the existing improvements.
3. Close two of the existing driveways on Front Street (westerly driveways) with curb, gutter, and sidewalk to match the existing improvements.
4. Driveway off of the alley is approved...
5. Driveway on Front Street at east property line is approved...
6. Driveway gates shall be remote operated and located outside of the right-of-way on the alley, and on Front Street.
7. Install a "DO NOT ENTER" sign at the driveway on Front Street.
8. Provide 17-feet of clearance above the sidewalk for any portion of the building that overhangs the right-of-way, and provide an easement for air rights to ACHD for any portion of the building that overhangs the right-of-way.
9. Correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

10. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
11. Plans shall be submitted to the ACHD Development Services Department for plans acceptance, and impact fee assessment (if an assessment is applicable).
12. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

This development is estimated to generate 53 additional vehicle trips per day; and 5 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways: *Traffic Count is based on Vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
15 th Street	122-feet	Principal Arterial	981	Better than "E"
Front Street	100-feet	Local	374	N/A

* Acceptable level of service for a three-lane one-way street is "E" (2,550 VPH).

Average Daily Traffic Count (VDT): *Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for 15th Street north of Front Street was 10,828 on February 14, 2013.
- The average daily traffic count for Front Street east of 15th Street was 4,781 on February 13, 2013.

D. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Request for Appeal of Staff Decision

If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,



Dawn Battles
Planner I
Development Services

cc: City of Boise, via email
Calvin Holtz, via email

VICINITY MAP

Standard Conditions of Approval

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



Dennis Doan
Chief

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Mayor
David H. Bieter

City Council
President
Maryanne Jordan

Council Pro Tem
David Eberle

Elaine Clegg
Lauren McLean
TJ Thomson
Ben Quintana

Fire Department

December 12, 2016

Susan Riggs
PDS – Current Planning

Re: Conditional Use Permit; CUP16-00101
1420 W Front St

Dear Susan,

This is a request to change use of a warehouse to an 8-Unit Multi-Family residential 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. Structures greater than 30-feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26-feet in width and located at least 15-feet but no more than 30-feet from the building. (IFC D105)
 - a. Note: 15th Street can be designated as the aerial fire access roadway and shall be designated as a no parking along the curb for the full length of the building.
2. Gates shall be 20' wide. If gates are electronically operated, they shall be of a fail-open version in the event of loss of power. The gate shall also be equipped with an automatic opening mechanism activated by the Opticom system currently in use by the fire department. (BCC 7-01-31, IFC 503.7)

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 time of building permit application.

Regards,

Ron L. Johnson
Division Chief – Assistant Fire Marshal
Boise Fire Department

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: December 8, 2016

To: Boise City Planning & Zoning

Re: CUP 16-00101; 1420 Front Street

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

Connection to central sewer is required. Sanitary sewers are available in alley.

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

DRAINAGE/STORMWATER CONDITIONS – BRIAN MURPHY (384-3752)

No comment.

STREET LIGHT CONDITIONS – TOM MARSHALL (388-4719)

Street lights are required. Contact Public Works for required facilities and location prior to submission of a building permit. (Final approved plans must accompany submitted building plans at time of permitting.)

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

1. Front Street and 15th Street

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

All public street lighting shall be located and constructed per Boise City Street Light Placement Policy and Installation Standards.

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 Streetlight 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. Front Street or 15th Street

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.

PERSON MAKING OTHER COMMENTS –

OTHER COMMENTS –



PUBLIC WORKS REPRESENTATIVE



PUBLIC WORKS REPRESENTATIVE

