



## PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | DIRECTOR: Derick O'Neill

# 4

## Summary for DRH18-00260

### Staff's Recommendation

Move to approve DRH18-00260 as recommended in Findings of Fact, Conclusions of Law and the Recommended Conditions of Approval noted in the project report.

### Summary

Rafanelli & Nahas – Scott Schoenherr, requests Design Review approval to Construct a ten story, approximately 181,000-square feet, office building and other site related improvements within the R- C-5DD (Central Business with Downtown Design Review Overlays) zone. The site is located within the heart of the downtown core. 11th Street and Idaho Street are designated as “Storefront” street frontages within the Downtown Boise Design Review Standards and Guidelines. The Idaho Street and 11th Street intersection is identified as a “Gateway and High Visibility Street Corner” in the Downtown Boise Design Review Standards and Guidelines.

The proposed design utilizes materials that are traditionally found within the downtown area and depicts a very urban appearance. The applicant is proposing to utilize a slate colored manufactured sintered stone system on the exterior walls of the building. The building also boasts a significant amount of curtain wall system. The canopies are proposed to be steel with a wood soffit and the roofing system is a white membrane. The materials palette is very simple and provides a very sleek appearance that is both durable, attractive and timeless.

The Design Review Division has recommended the applicant make minor modifications to the street improvements, increase the depth of the ground floor canopies, widen the overhead door on the west elevation, provide an easement for trash servicing, provide full height mechanical screening and obtain a license agreement for the canopies. With the recommended conditions of approval, the 10-story mixed-use building will contain appropriate colors and materials, fenestration, and articulation.

The Conditions of Approval have been recommended to comply with the Objectives, Findings and Considerations of the Zoning Ordinance, the Design Review Guidelines and the goals and policies of the Boise City Comprehensive Plan.

*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=>







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## 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](http://www.cityofboise.org/pds)

# Affidavit of Legal Interest

State of Idaho )

) ss

County of Ada )

I, Scott Schoenher  
Name

702 W. Idaho, 825  
Address

Boise  
City

ID  
State

being first duly sworn upon oath, depose and say:

**(If Applicant is also Owner of Record, skip to B)**

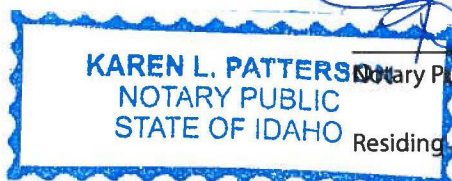
A. That I am the record owner of the property described on the attached, and I grant my permission to \_\_\_\_\_  
Name Address  
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold Boise City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 29<sup>th</sup> day of MAY, 2018

[Signature]  
Signature

**Subscribed and sworn** to before me the day and year first above written.



Karen L. Patterson  
Notary Public for Idaho

Residing at: Boise ID

My commission expires: 04-05-19





### Project Design

The proposed nine story office building at the corner West Idaho and North 11th comprises approximately 181,000 SF. The building creates an urban business campus with Boise Plaza, the parking garage at 1226 West Jefferson, and the proposed 30,000 SF plaza and park to the north Bannock and North 11th Street. Highly transparent lobby and retail spaces at grade along activate the improved streetscapes and public spaces surrounding the building. The building extends the commercial area of Boise's downtown and is designed to appeal to the entrepreneurial community.

A 16-foot tall loggia provides covered public space along the sidewalk and wraps the corners to the main entries which are clearly indicated with canopies. A 2,700 SF lobby programmed for social activity is visually connected to the street and park spaces with floor to ceiling glass. Along the continuous retail frontage of 100 feet along Idaho and 100 feet along the plaza/park, the façade is modulated by 20' retail bays with canopies at entries. Along the west side of the building adjacent to the El Korah Shrine, a 15-foot setback creates a midblock pedestrian connection to the plaza and provides off-street access to the trash and recycling.

The building exterior is a grey sintered stone rain screen cladding system with punched window openings measuring approximately 9'-6" tall by 18'-0" wide. The window composition expresses the structural frame and optimized for efficient space layout with maximum access to daylight and views. Corner windows extend the drama of the views from the interior. Tenant spaces are open and efficient with a typical core to exterior dimension of approximately 40 feet. The east

end of the building is crowned with a shade canopy over an accessible roof terrace. A bold full height vertical impression on the north and south facades frames the view from the elevator lobbies on each floor. Together, the loggia, building massing and rooftop shade canopy produce a legible and memorable form with a clear base, middle and top.

### Requested Departures

The project seeks a departure from Standard 4.2.1 of the Downtown Design Standards and Guidelines. The standard requires a 10'-0" setback at the W. Idaho and N. 11th Street frontages above the 6th floor. Because the building is only 10 stories tall, where the 10th story is a setback roof access penthouse, only two floors would be set back and the resultant form would not create the intended sense of base, middle and top. The proposed form meets the intent of the provision through the loggia, massing, setback penthouse and canopy.

Additionally, required parking for the project (181 stalls) per Chapter 11-07 of the Boise Zoning Code is provided in the parking garage at 1226 West Jefferson through an off-site parking agreement.

Lastly, per Table 11-07.2, two loading berths are required and one is provided at the alley between El Korah Shrine and the adjacent surface parking lot just northwest of the site.



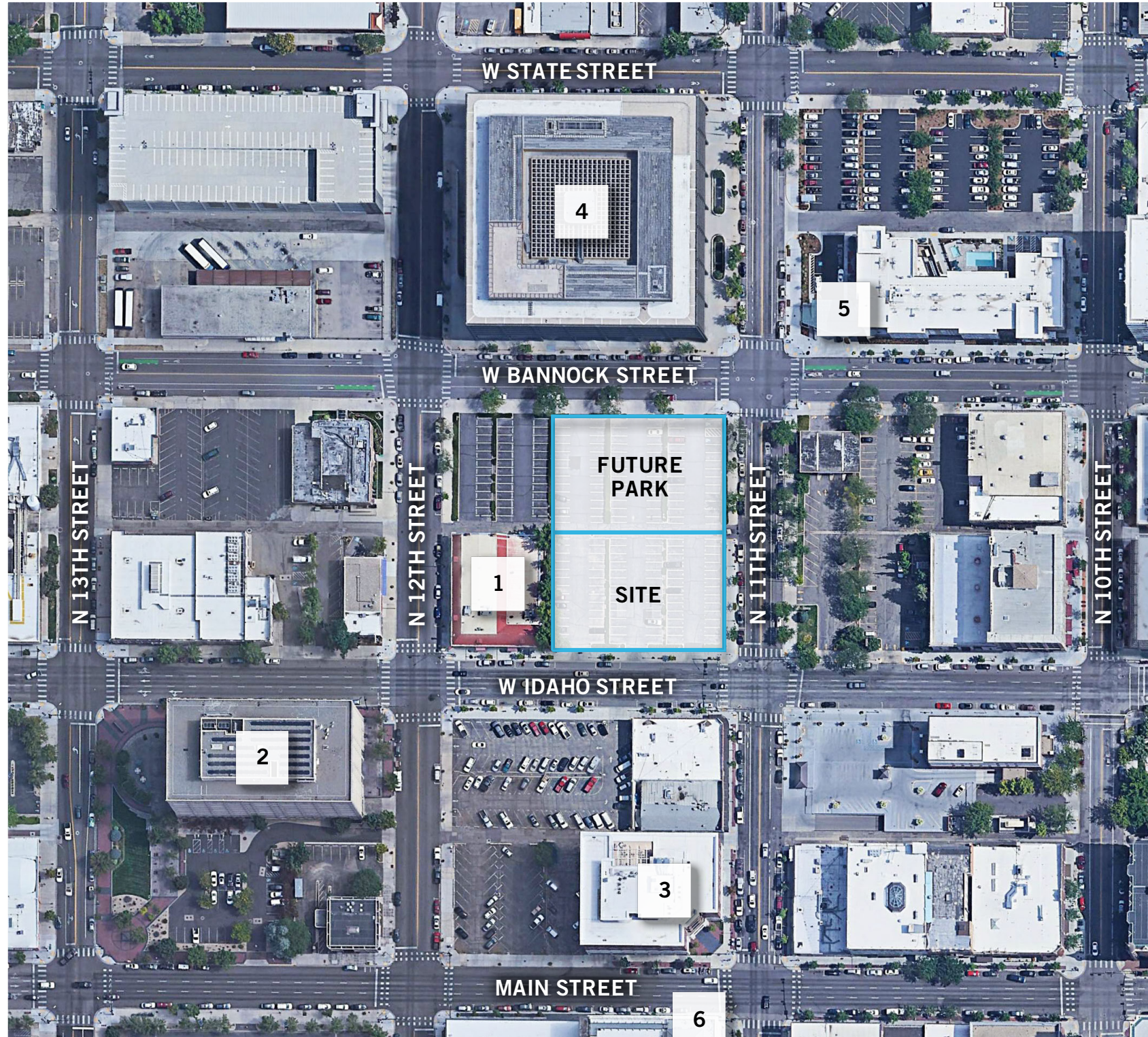
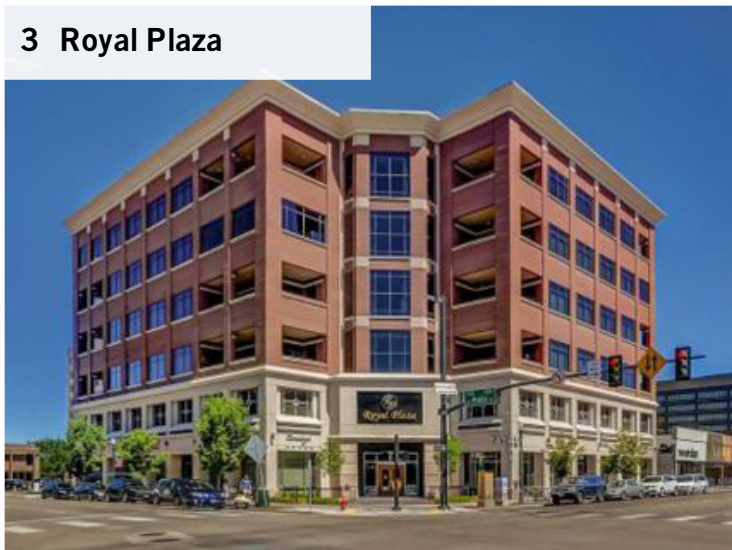
1 El Korah Shrine



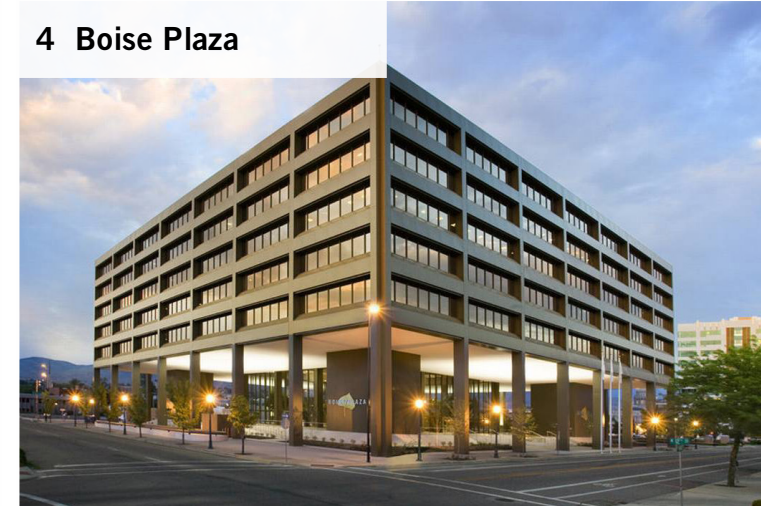
2 Idaho Power Bldg



3 Royal Plaza



4 Boise Plaza



5 Hyatt Place



6 Owyhee Bldg







*SE corner of the site at N. 11th and W. Idaho Streets*

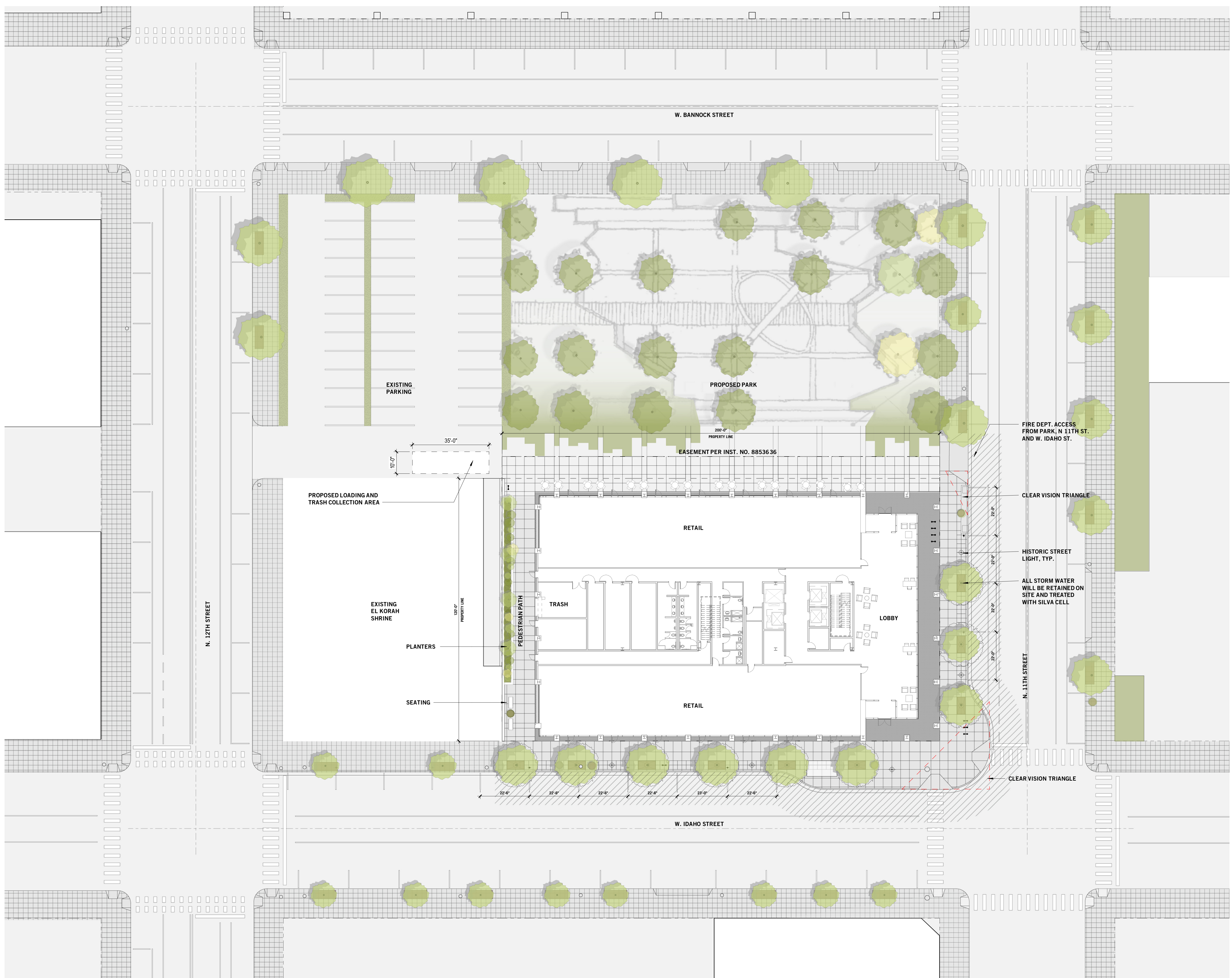


*East edge of site along N. 11th Street*



*West edge of site adjacent to the El Korah Shrine*





1 ARCHITECTURAL SITE PLAN  
1" = 20'-0"

PERKINS  
+ WILL

1301 Fifth Avenue  
Suite 2300  
Seattle, WA 98101  
206.381.6000  
206.441.4981  
www.perkinswill.com

PROJECT TEAM

OWNER  
Rafanelli & Nahas  
702 W Idaho St #825, Boise, ID 83702

CONTRACTOR  
Engineered Structures, Inc.  
3330 E. Louise Drive Suite 300, Meridian, Idaho 83642

STRUCTURAL  
KPF  
412 East Parkcenter Blvd., Suite 200, Boise, ID 83706

MEP  
WSP USA  
999 3rd Ave., Ste 3200, Seattle WA 98104

LANDSCAPING  
Jensen-Belts Associates  
1509 S. Tyrell Lane, Ste 130, Boise, ID 83706

PROGRESS SET FOR REVIEW ONLY  
THESE DOCUMENTS ARE FOR  
DESIGN REVIEW AND NOT  
INTENDED FOR CONSTRUCTION,  
BIDDING, OR PERMIT PURPOSES.

PROJECT

11th & Idaho Office  
Building  
1118 W. IDAHO STREET  
BOISE, IDAHO, 83702

Rafanelli & Nahas  
702 W Idaho St #825, Boise, ID  
83702  
KEYPLAN

ISSUE CHART

DATE	ISSUE	DATE
Job Number	161614.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	

ARCHITECTURAL SITE  
PLAN

SHEET NUMBER

A01-01





TITLE INFORMATION PROVIDED BY FIRST AMERICAN TITLE COMPANY OF IDAHO, ORDER NO. NCS-175891-BOI. EFFECTIVE DATE DECEMBER 8, 2005.

**SCHEDULE B SECTION II EXCEPTIONS:**

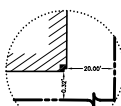
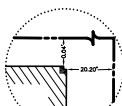
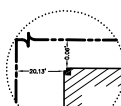
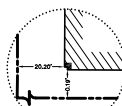
EXCEPTIONS 1-6 RELATE TO TAXES, UNKNOWN CLAIMS, LIENS, LEVIES, ASSESSMENTS, RESERVATIONS, EASEMENTS, FACTS, RIGHTS, OR INTERESTS. THESE EXCEPTIONS ARE NOT LISTED OR SHOWN ON THIS SURVEY.

- EXCEPTIONS 15-20 RELATE TO MORTGAGES, LEASES, RENTS, SECURITY AGREEMENTS, FINANCING STATEMENTS, UNRECORDED LEASEHOLDS, GENERAL AND SPECIAL TAXES, AND OTHER UNKNOWN FACTS, RIGHTS, INTERESTS, OR CLAIMS. THESE EXCEPTIONS ARE NOT LISTED OR SHOWN ON THIS SURVEY.

**NOTES:**

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES. ANY ACCIDENT OR DAMAGE TO A UTILITY NOT SHOWN ON THIS MAP IS NOT THE RESPONSIBILITY OF THE SURVEYOR. THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, HOWEVER HE DOES CERTIFY THAT THEY WERE ACCURATELY LOCATED FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THE SUBJECT PROPERTY FALLS IN COUNTY=PINELAND, NUMBER 1600100277N, NATIONAL FLOOD INSURANCE RATE MAP=1600100277N, FLOOD ZONE=V-1, FLOOD HAZARD=AREA OF SPECIAL FLOOD HAZARD AND IS AN AREA DESIGNATED AS ZONE X OR AREAS DETERMINED TO BE OUTSIDE OF FLOODPLAIN.
3. THE SUBJECT PROPERTY IS CURRENTLY ZONED C-D50
4. MINIMUM BUILDING SETBACK REQUIREMENTS FOR A C-500 ZONING CLASSIFICATION ARE AS FOLLOWS: FRONT AND REAR YARDS - 5' SIDE YARDS - 5' DRIVEWAYS - 10' SIDE YARDS - 10' WHEN REAR OR SIDE YARD ADJUTS A RESIDENTIAL USE (ON DISTRICT); INTERIOR SIDE AND REAR YARDS WITH TWO STORY - 5' (10' WHEN REAR OR SIDE YARD ADJUTS A RESIDENTIAL USE (ON DISTRICT); INTERIOR SIDE AND REAR YARDS WITH MORE THAN TWO STORES - 5' (10' WHEN REAR OR SIDE YARD ADJUTS A RESIDENTIAL USE (ON DISTRICT))
5. PARCELS 1 HAS NO PARKING STALLS. PARCELS 8 INCLUDES 113 REGULAR PARKING STALLS AND 3 HANDICAP STALLS AND 8 MOTORCYCLE STALLS. PARCELS 9 INCLUDES 182 REGULAR PARKING STALLS AND 8 HANDICAP STALLS. PARCELS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743,

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH IDAHO SURVEY GROUP, INC.




SCALE: 1" = 80'

**CERTIFICATE OF SURVEYOR**  
TO BOISE CASCADE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND  
FIRST AMERICAN TITLE COMPANY OF IDAHO:

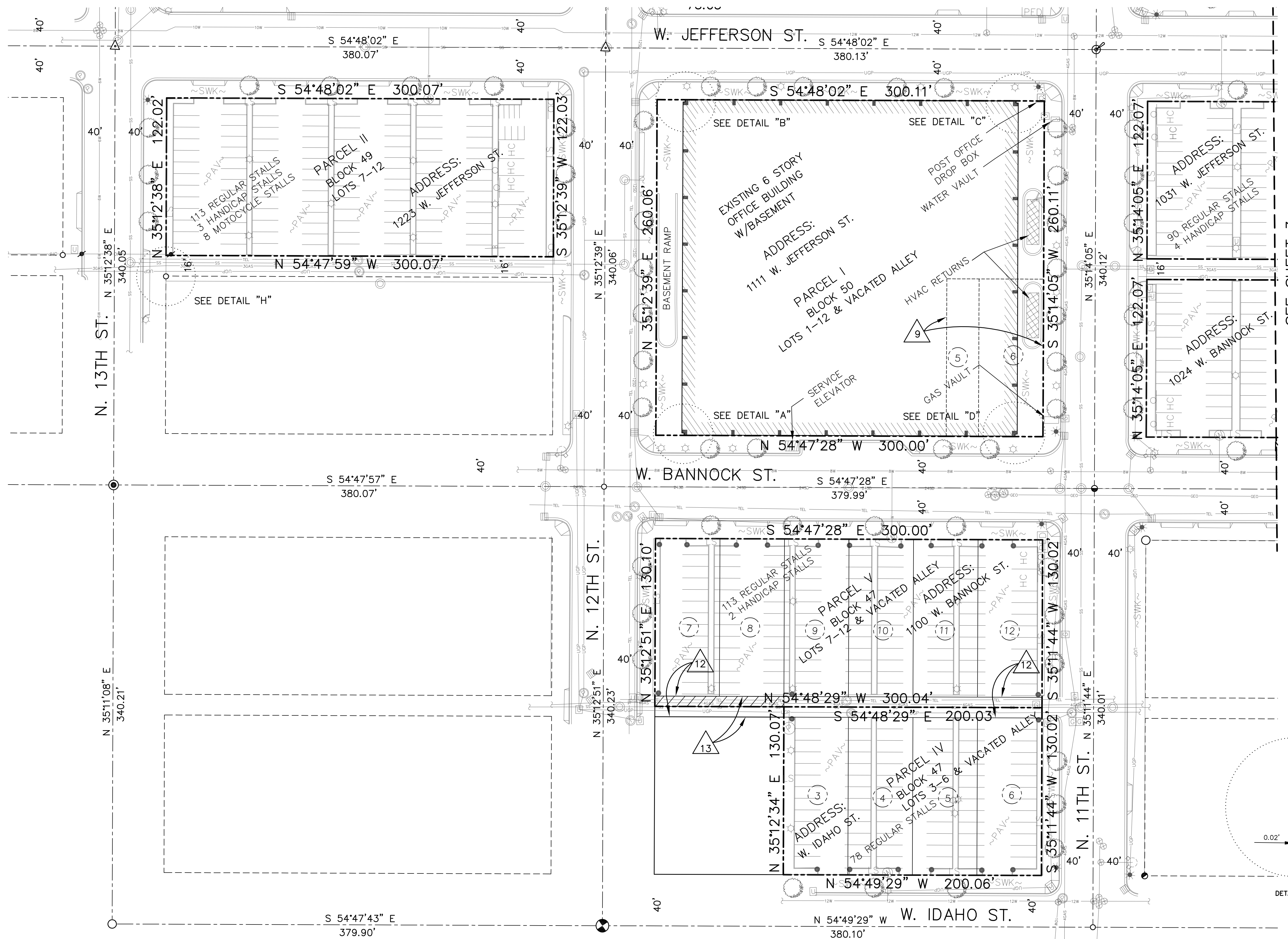
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," WHICH HAVE BEEN ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1989, AND INCLUDES ITEMS 2.3, 4.8, 9.10, AND 11A OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS NOW ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.



PATRICK J. SCHEFFLER      7015      IDAMO BLS NO 7015

	IDAHO	1450 E. WATERTOWER ST.
	SURVEY	SUITE 105
	GROUP, P.C.	MERIDIAN, IDAHO 83642 (208) 846-8570
<b>BOISE-CASCADE PROPERTIES</b>		
<b>ALTA-ACSM LAND TITLE SURVEY</b>		
LOCATED IN THE SW ¼ OF SECTION 3 AND THE NW ¼ OF SECTION 10, T.3N., R.2E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO		
DRAWN: SAH	CHECKED: PJS	JOB NO.
DATE: 02.07.06	DATE: 02.07.06	06-017
		SHEET NO. <b>1 OF 3</b>



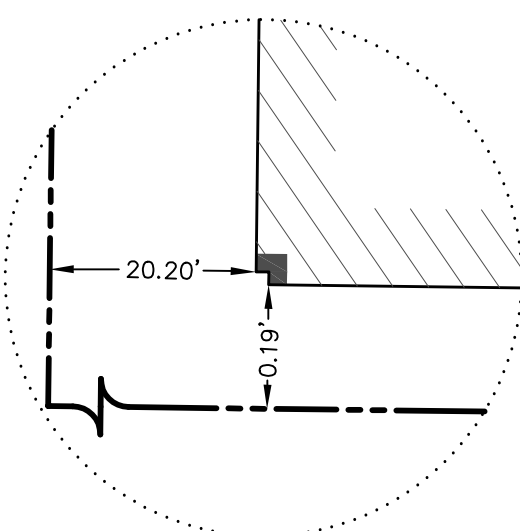


- LEGEND**
- FOUND, CONCRETE MONUMENT W/ IRON ROD, +/- 1' BELOW PAVEMENT
  - FOUND 5/8" IRON PIN
  - FOUND 1/2" IRON PIN
  - FOUND PK NAIL
  - FOUND BRASS CAP MONUMENT
  - FOUND ALUMINUM CAP MONUMENT
  - CALCULATED POINT
  - PROPERTY BOUNDARY LINE
  - LOT LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - EASEMENT LINE
  - FENCE
  - GAS VALVE
  - WATER VALVE
  - WATER METER
  - FIRE DEPT. CONNECTION
  - FIRE HYDRANT
  - WATER MANHOLE
  - DROP INLET
  - POWER METER
  - POWER MANHOLE
  - UTILITY BOX
  - POWER JUNCTION BOX
  - POWER POLE
  - SIGNAL PEDESTAL
  - TELEPHONE MANHOLE
  - TELEPHONE JUNCTION BOX
  - TEST HOLE
  - SIGNAL POLE
  - TRAFFIC SIGN
  - ROUND BOLLARD
  - AREA LIGHT
  - DECIDUOUS TREE
  - LANDSCAPED AREA
  - PAVED AREA
  - CONCRETE SIDEWALK
  - SANITARY SEWER LINE W/ MANHOLE
  - STORM DRAIN LINE W/MANHOLE
  - DOMESTIC WATER LINE
  - TELEPHONE LINE
  - GAS LINE
  - OVERHEAD POWER LINE
  - UNDERGROUND POWER LINE
  - GEOHERMAL WATER LINE
  - FOOTPRINT OF BUILDING
  - EXTRUDED CURB
  - CURB & GUTTER

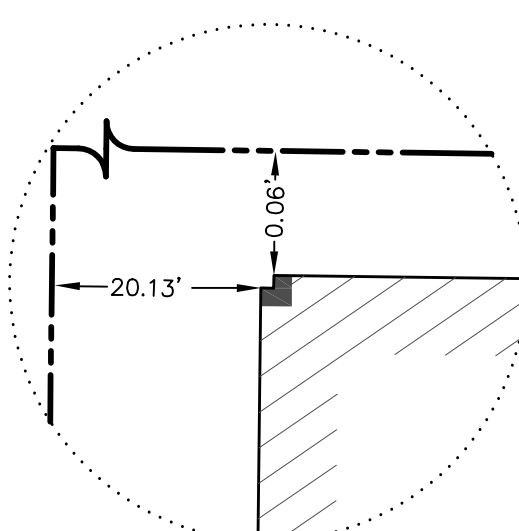
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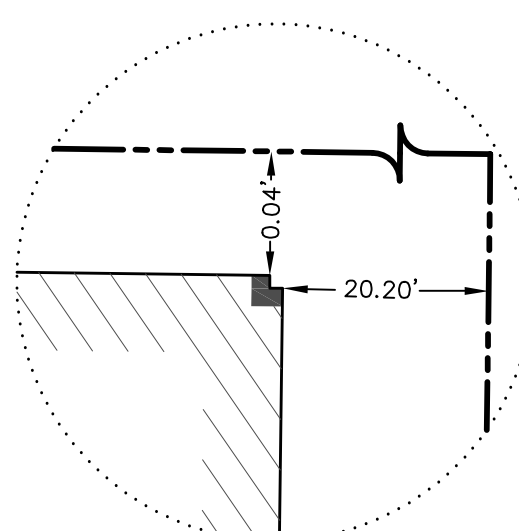
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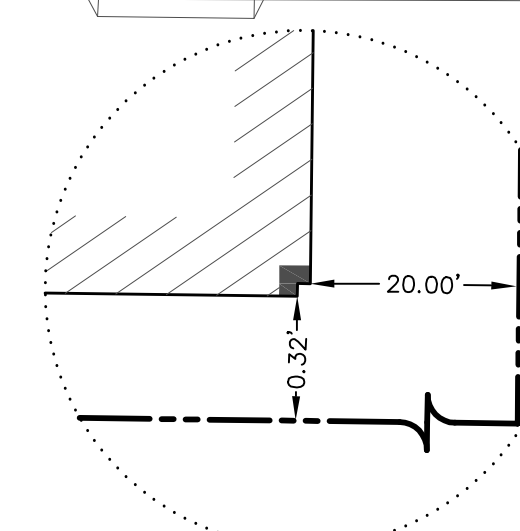
DETAIL "A"



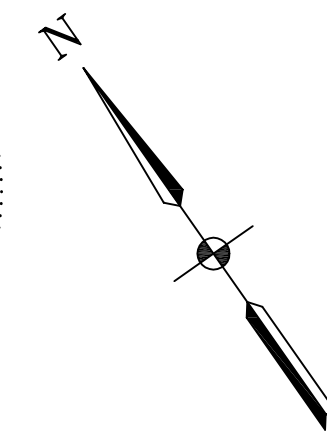
DETAIL "B"




DETAIL "C"



DETAIL "D"



SCALE: 1" = 40'



IDAHO  
SURVEY  
GROUP, P.C.

1450 E. WATERTOWER ST.  
SUITE 105  
MERIDIAN, IDAHO 83642  
(208) 846-8570

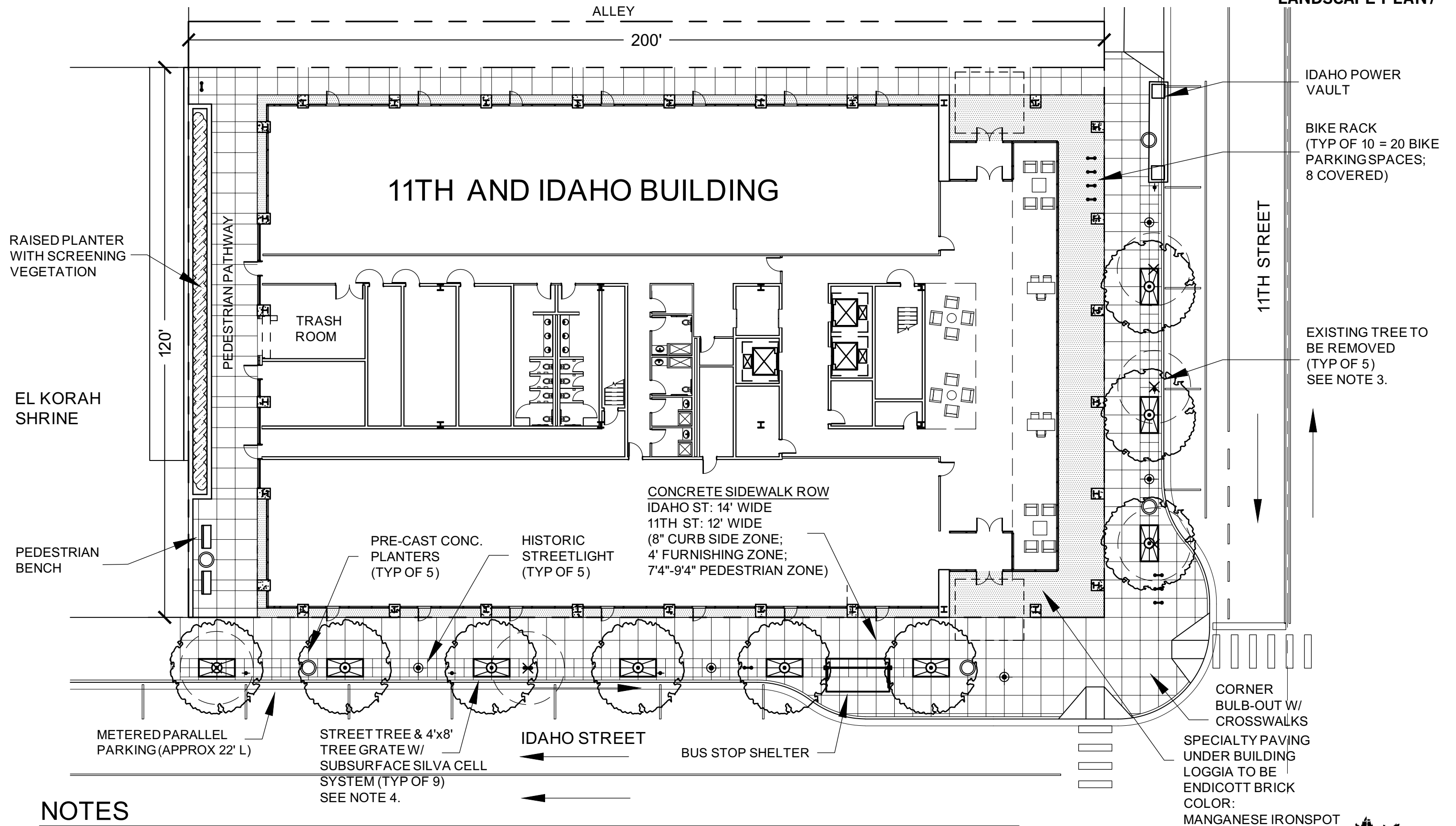
BOISE CASCADE PROPERTIES

ALTA-ACSM LAND TITLE SURVEY

LOCATED IN THE SW ¼ OF SECTION 3 AND THE NW ¼ OF SECTION 10, T.3N., R.2E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO

DRAWN: SAH	CHECKED: PJS	JOB NO. 06-017	SHEET NO. 2 OF 3
DATE: 02.07.06	DATE: 02.07.06		





## NOTES

1. STREETScape WILL CONFORM WITH THE BOISE DOWNTOWN STREETScape STANDARDS & SPECIFICATION MANUAL.
2. STREET TREES AND SHRUB BEDS WILL BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND DRIP SYSTEM.
3. FIVE (5) EXISTING TREES ARE TO BE REMOVED. IDAHO ST: TWO (2) SWEETGUM (3-4" CAL), 11TH ST: THREE (3) HONEYLOCUST (3-4" CAL). SWEETGUM STREET TREES WILL BE PLANTED ALONG IDAHO ST. AND HONEYLOCUST STREET TREES WILL BE PLANTED ON 11TH ST.
4. MODULAR SUSPENDED PAVING SYSTEM (SILVA CELLS) WILL BE INSTALLED SUBSURFACE UNDER STREETScape AREAS TO INCREASE SOIL VOLUMES TO SUPPORT LARGE, HEALTHY TREE GROWTH. STORMWATER COLLECTION WILL BE INCORPORATED INTO SUBSURFACE CELLS WHERE POSSIBLE.



NORTH



SCALE 1" = 20'

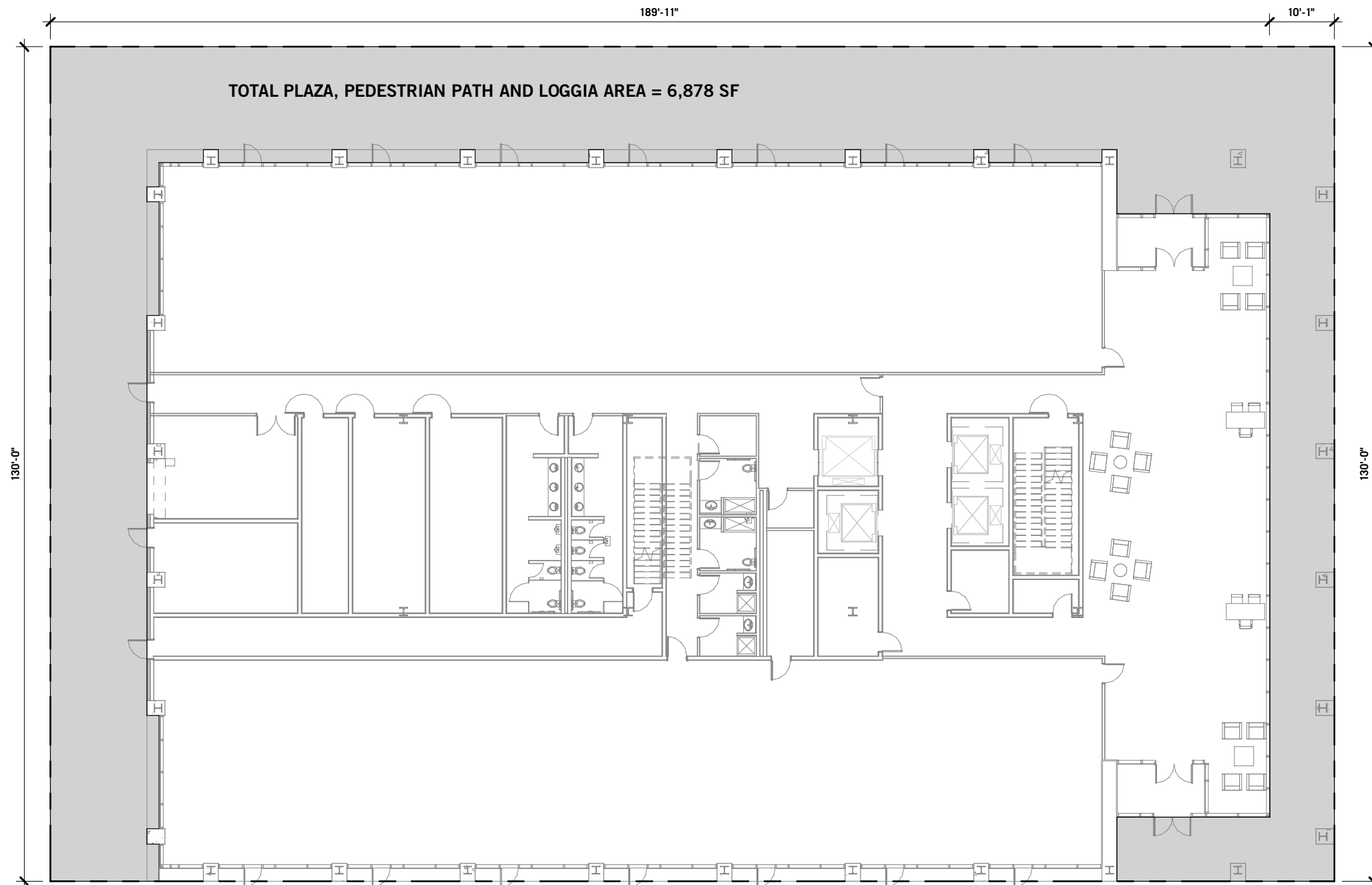


**JENSEN BELT'S**  
ASSOCIATES

Site Planning / Landscape Architecture

405 Main Street, Boise, Idaho 83702  
Ph. (208) 343-7175, Fx. (208) 343-7178





#### FAR Calculation

Base Chargeable Area =  
 Total Site Area x 4 = 26,000 SF X 4 = 104,000 SF

Bonus Area =  
 Public Open Space Area X 12 = 6,878 SF X 12 = 82,536 SF

Total Allowable Area =  
 104,000 SF + 82,536 SF = 186,536 SF

Total Building Area = 180,876 SF

Level 1 = 18,351 SF

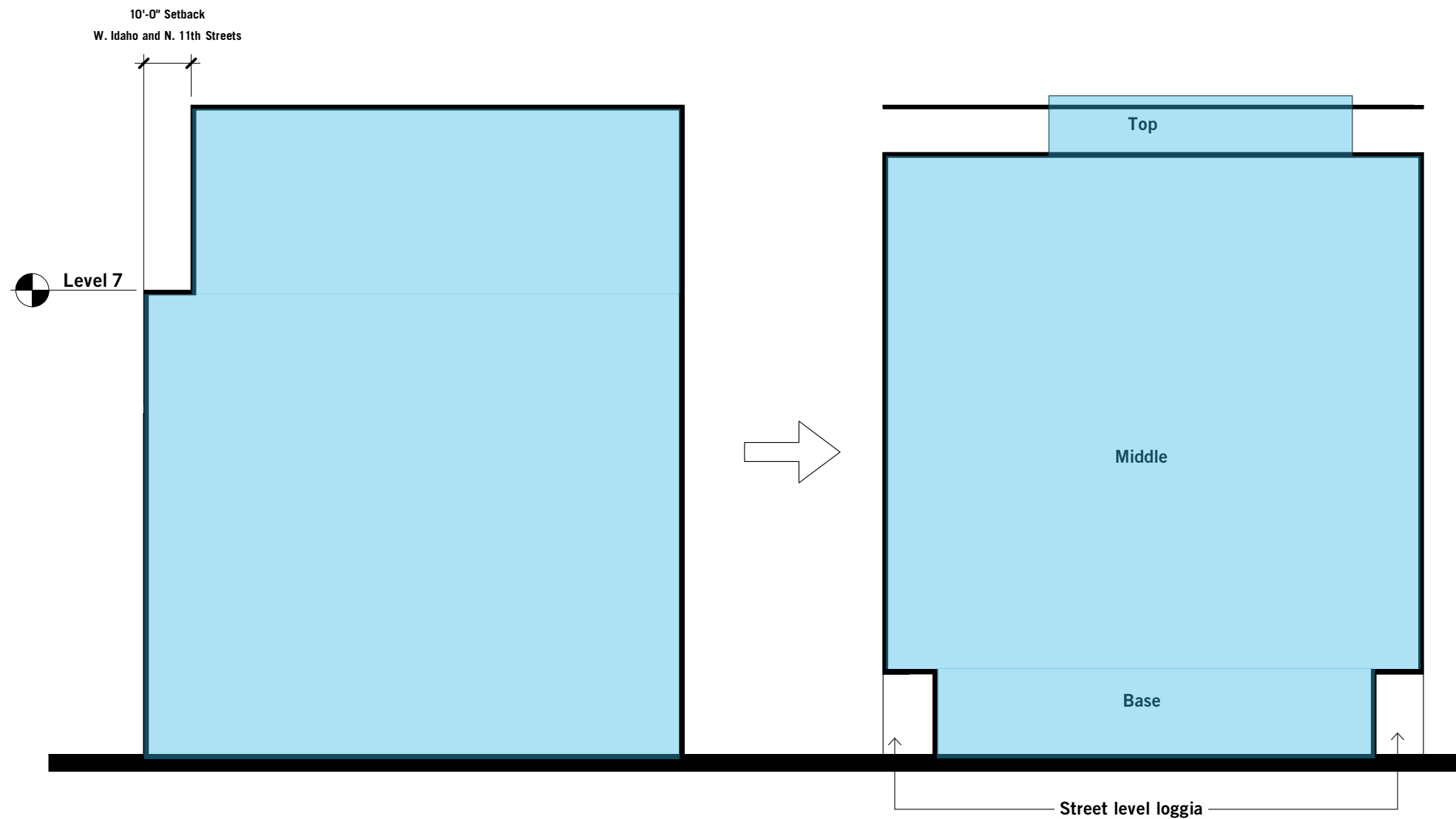
Level 2-9 = 20,163 X 8 = 161,304 SF

Roof Amenity = 1,221 SF



Upper level setbacks per 4.2.1 Downtown Design Standards and Guidelines

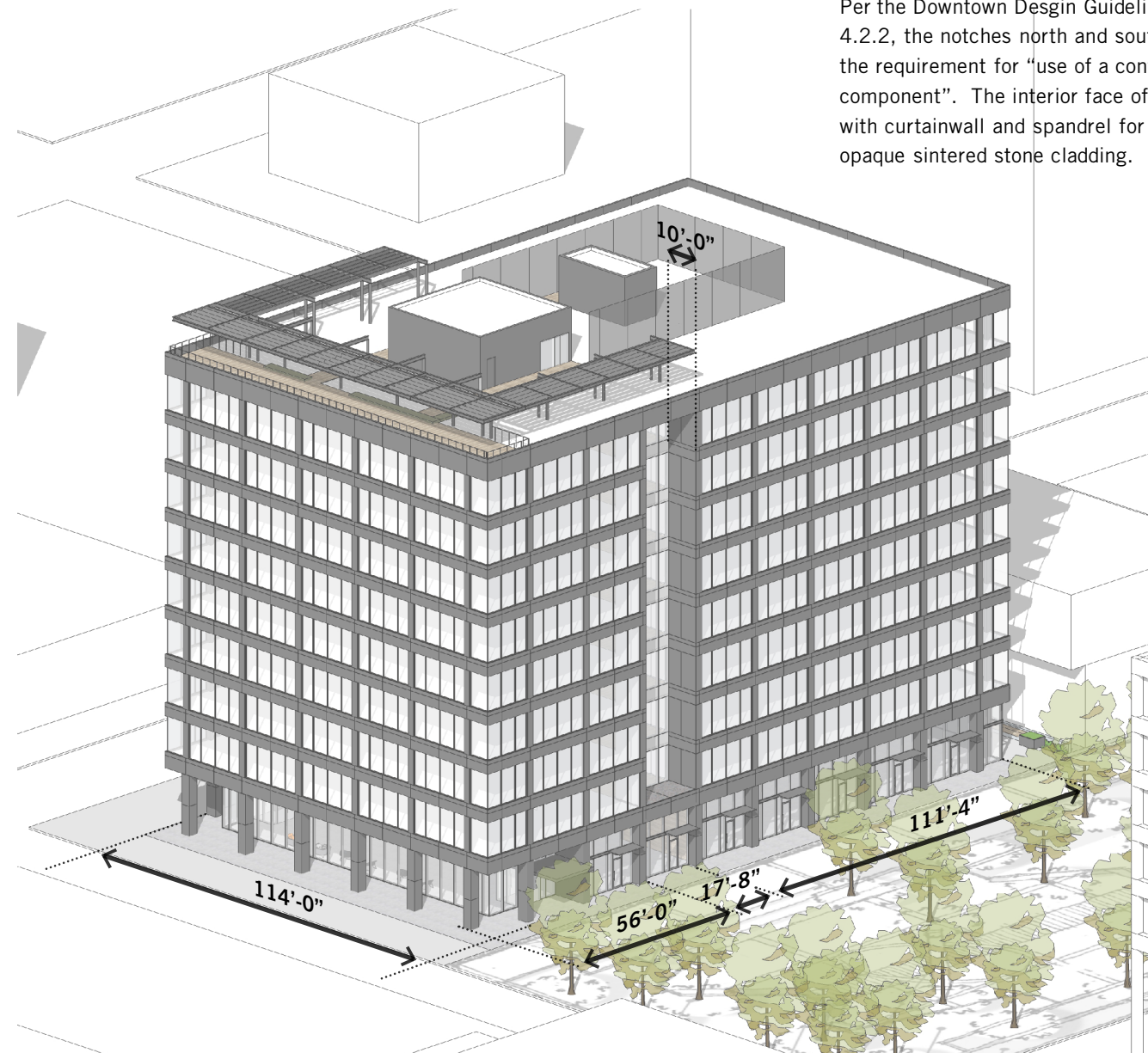
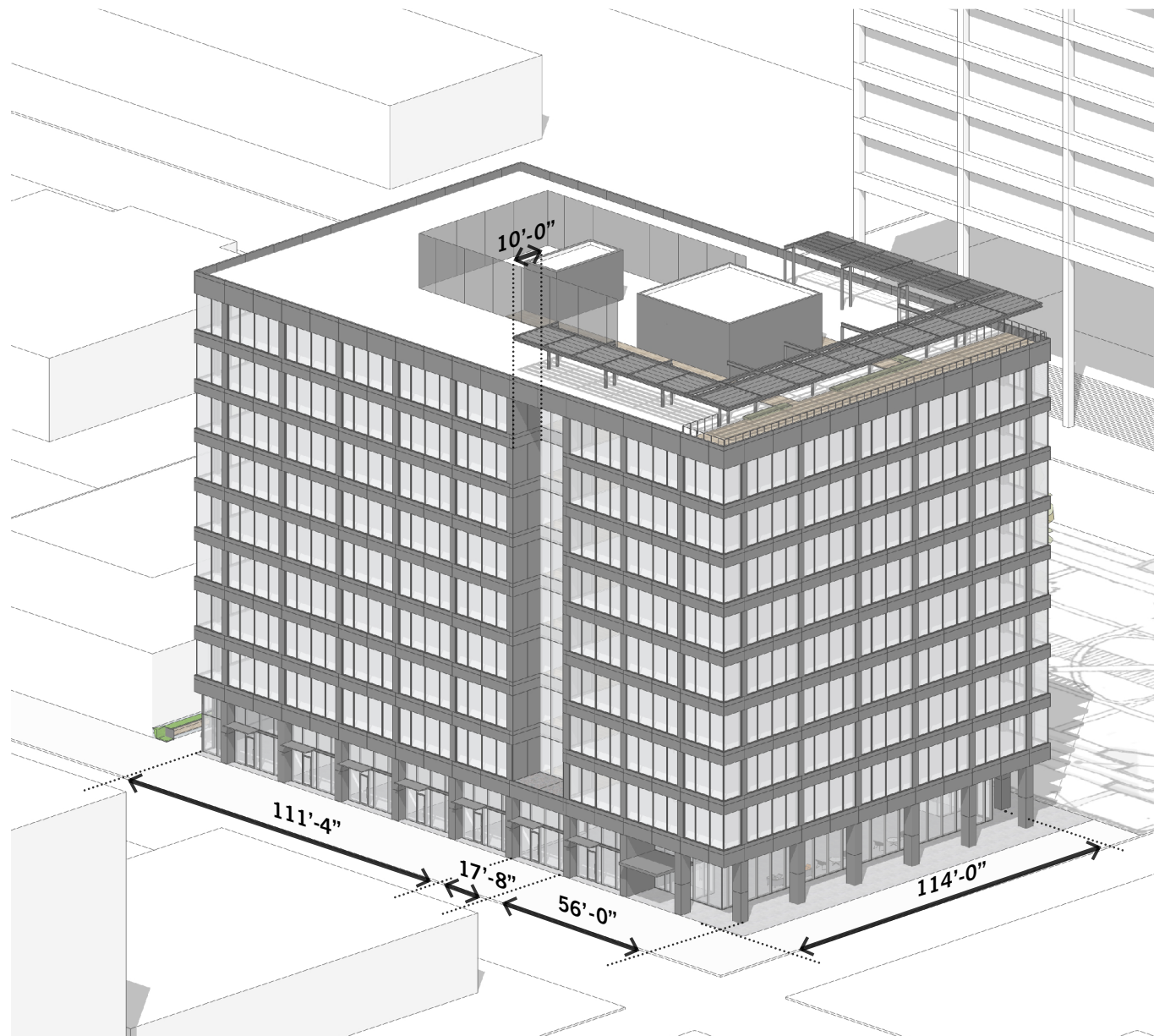
Proposed Sebacks



The project seeks a departure from Standard 4.2.1 of the Downtown Design Standards and Guidelines, which requires a 10'-0" setback above the sixth floor along the W. Idaho and N. 11th Street frontages. A street level loggia, rooftop setback and canopy serve to differentiate the base, middle, and top of the building and animate the building's public interface.

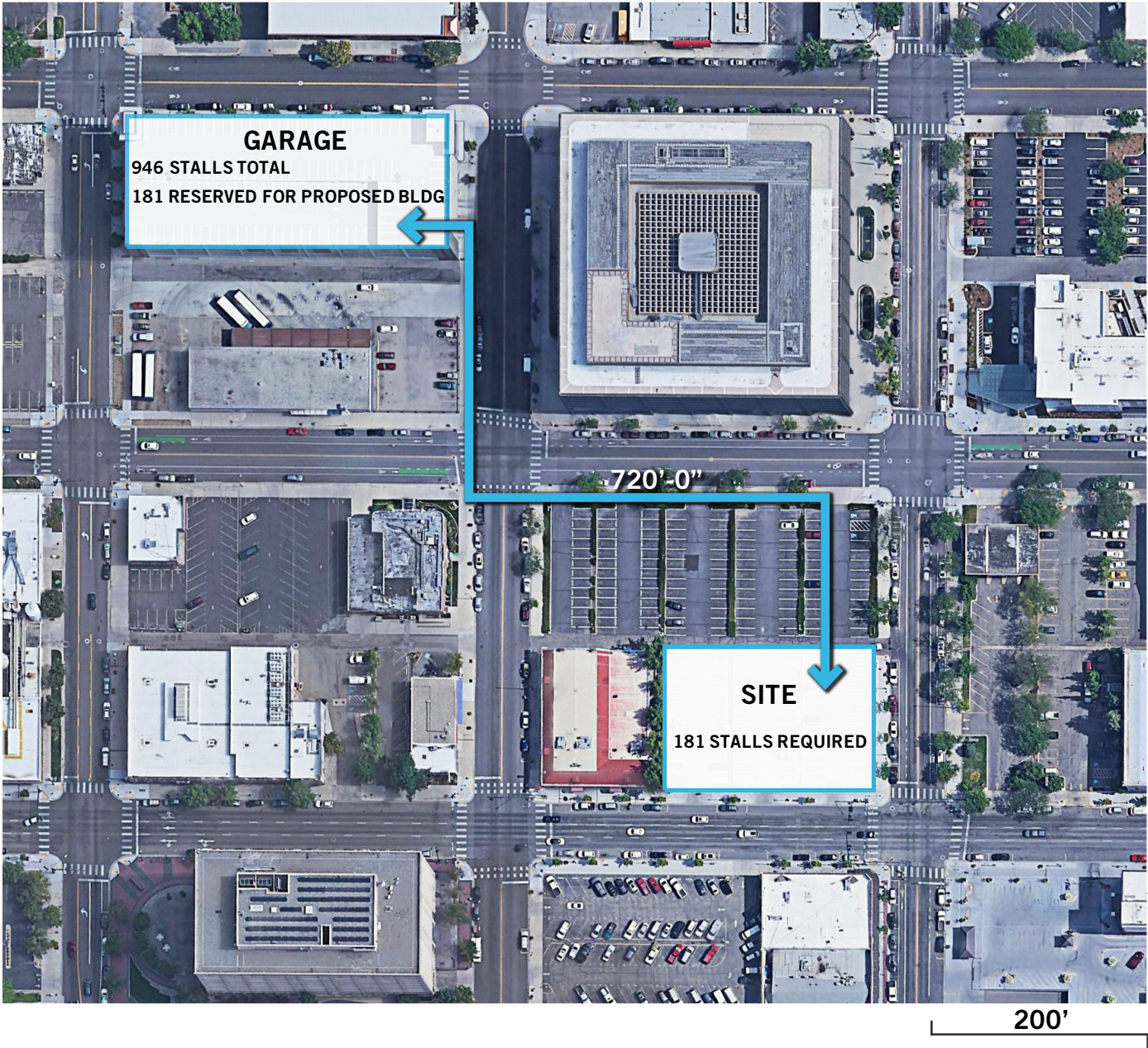






Per the Downtown Design Guidelines and Standards section 4.2.2, the notches north and south elevations satisfy the requirement for "use of a contrasting vertical design component". The interior face of each inset portion is clad with curtainwall and spandrel for a glassy contrast from the opaque sintered stone cladding.





Boise Office Development Parking Quantity Per Zoning Code Chapter 11-07

Level	Gross Floor Area (sf)	Unit of Measure (sf)	Ratio	Number of Stalls
1	18,351	300	0.66	41
2	20,163	300	0.25	17
3	20,163	300	0.25	17
4	20,163	300	0.25	17
5	20,163	300	0.25	17
6	20,163	300	0.25	17
7	20,163	300	0.25	17
8	20,163	300	0.25	17
9	20,163	300	0.25	17
10	4,640	300	0.25	4
Total				181

Bicycle Parking	
1 per 10 Parking Stalls	19
25% covered	5

Bicycle parking provided at NE corner of loggia - see landscape and site plans

The owner intends to provide required vehicle parking at the garage at 1226 West Jefferson, which has 946 stalls, 600 of which are assigned to the Boise Plaza building. 181 of the 346 remaining stalls will be reserved for the proposed office building.

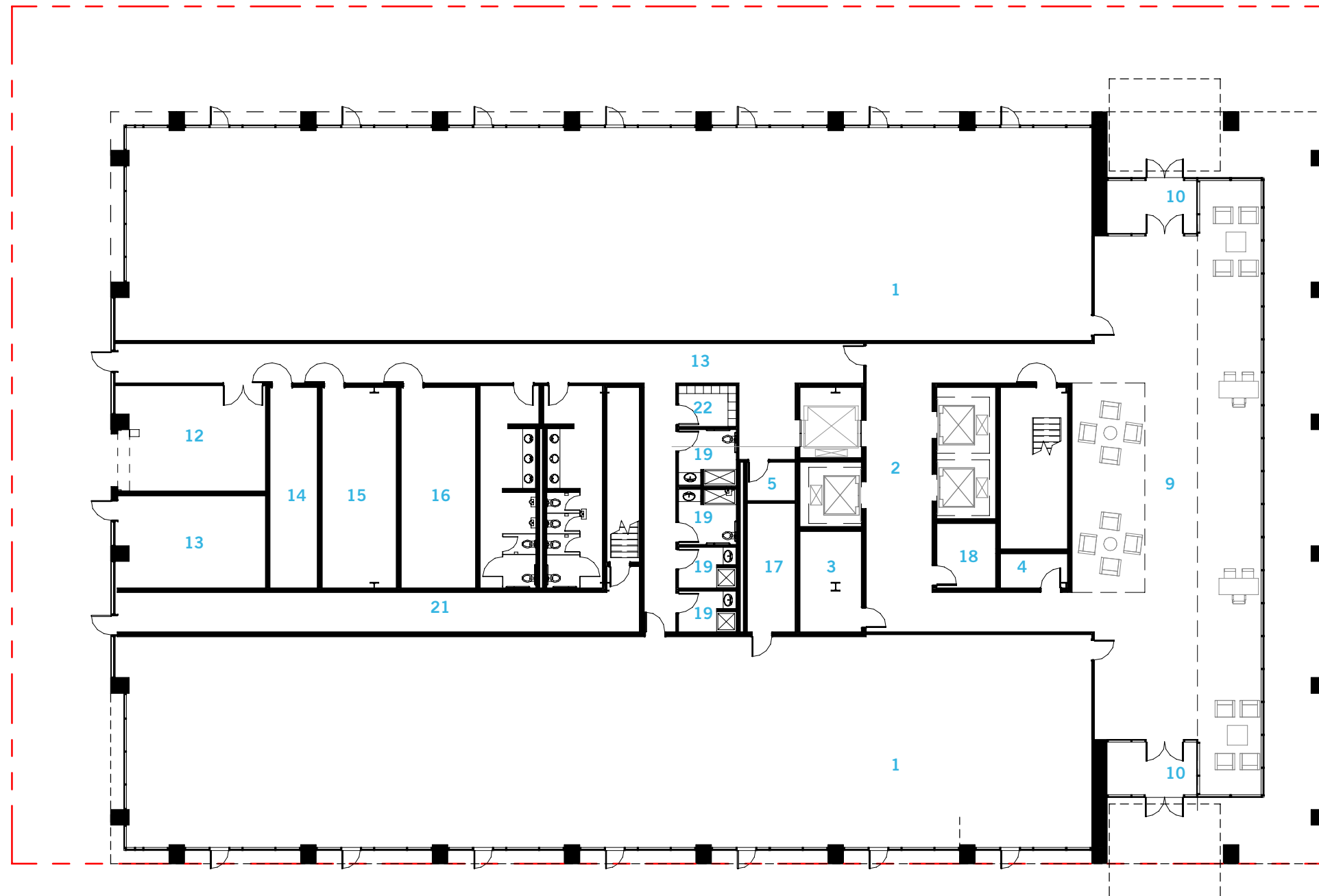
Bicycle parking will be provided on site as shown in the site and landscape plans.

A letter related to the off-site parking agreement is included in the appendix to this document.

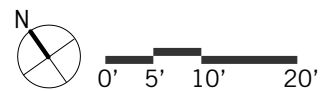


Parking garage at 1226 West Jefferson





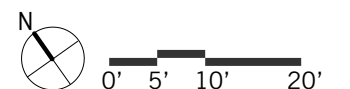
- 1 Tenant Space
- 2 Elevator Lobby
- 3 Communication Room
- 4 Electrical Room
- 5 Janitor
- 6 Elevator Overrun
- 7 Exterior Terrace
- 8 Mechanical Enclosure
- 9 Entry Lobby
- 10 Vestibule
- 11 Service Corridor
- 12 Trash and Recycling
- 13 Generator
- 14 Main Electrical
- 15 Electrical Vault
- 16 Emergency Distribution
- 17 Fire Pump Room
- 18 Fire Command Center
- 19 Unisex Shower Room
- 20 Locker Room
- 21 Exit Corridor



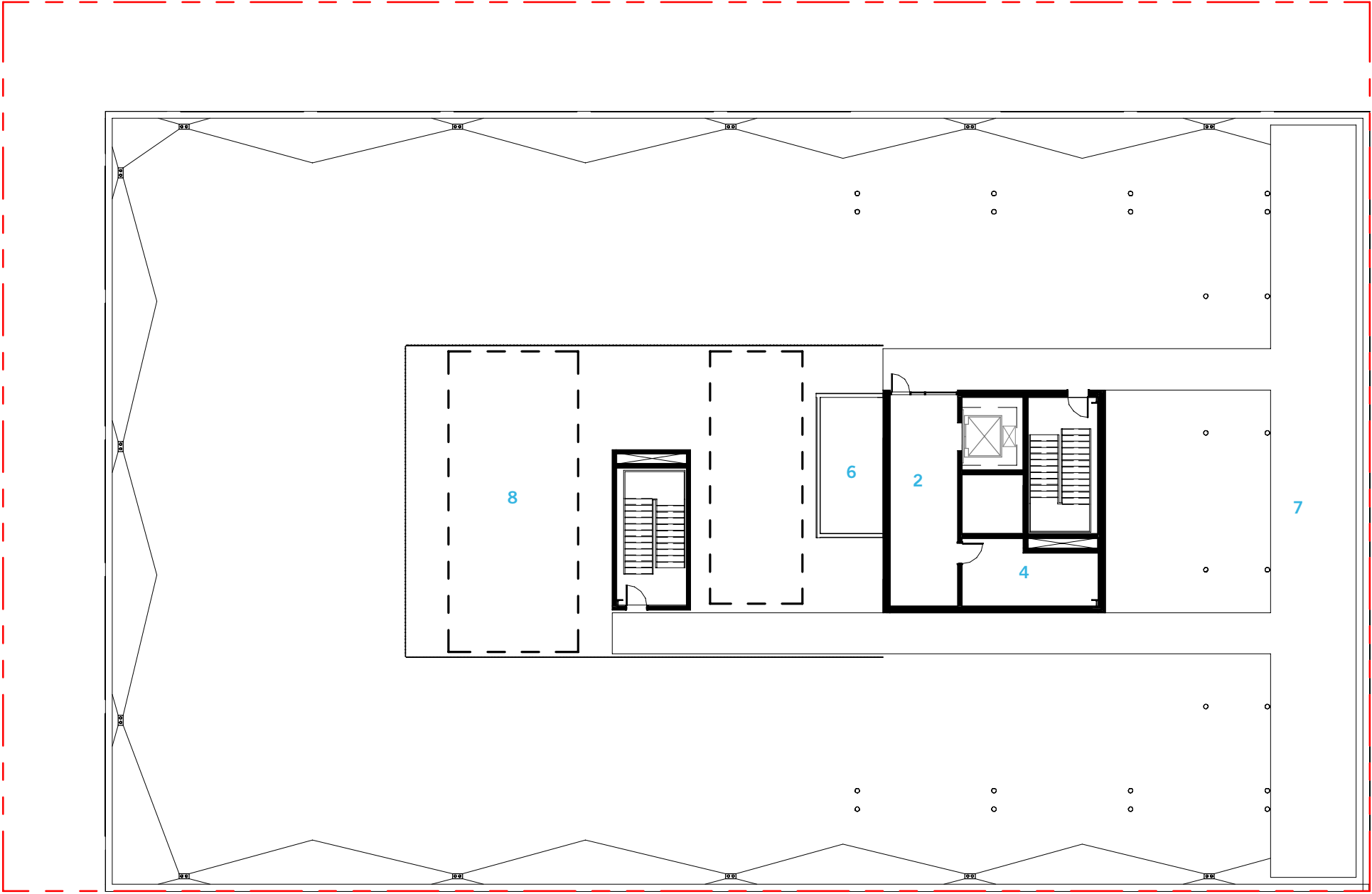




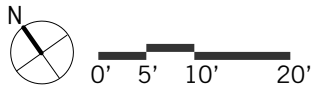
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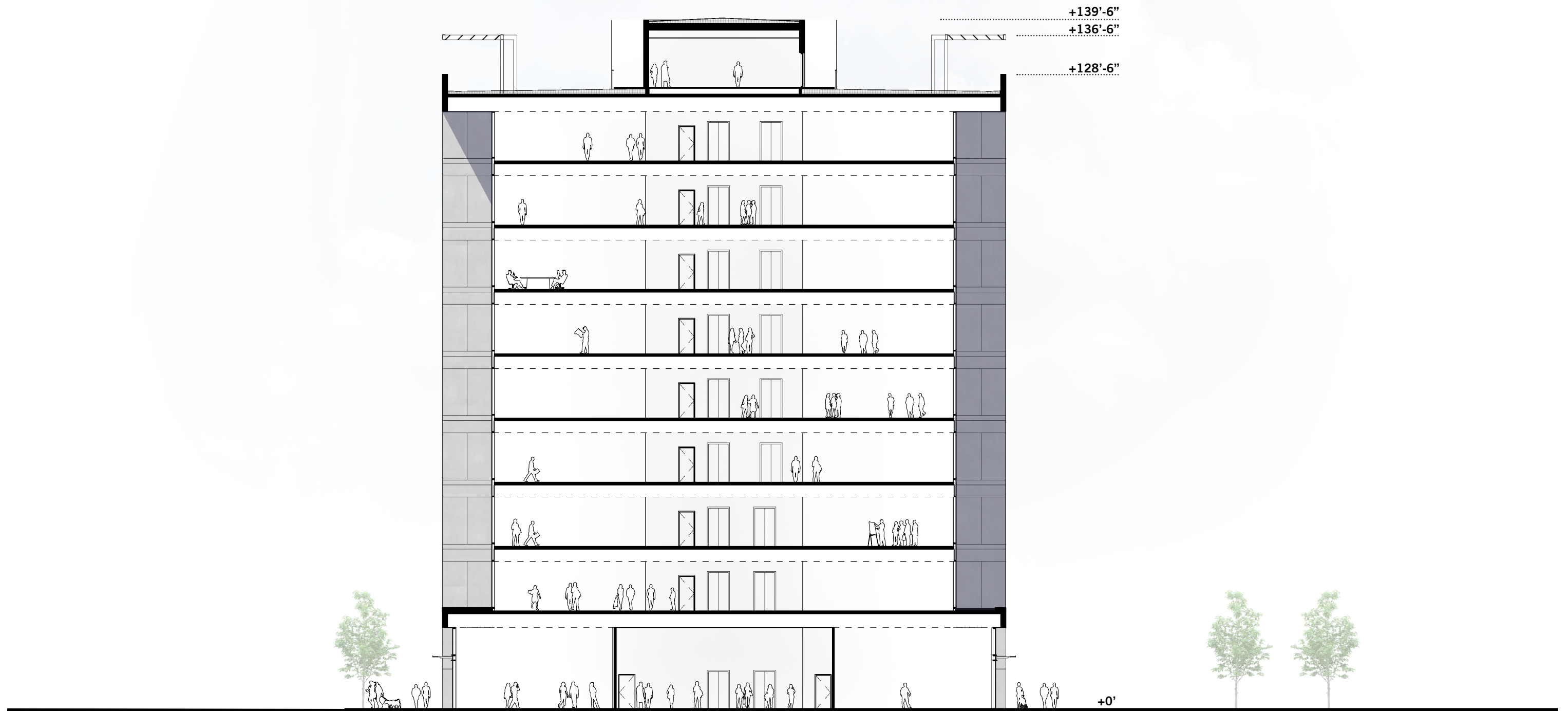




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- 17 Fire Pump Room
- 18 Fire Command Center
- 19 Unisex Shower Room
- 20 Locker Room
- 21 Exit Corridor







0' 5' 10' 20'



01 Sintered Stone Rainscreen System



02 Wood Soffit



06 Brick Pavers

03 Structural Silicone Glazing System



03b Spandrel Glass

03a Vision Glass

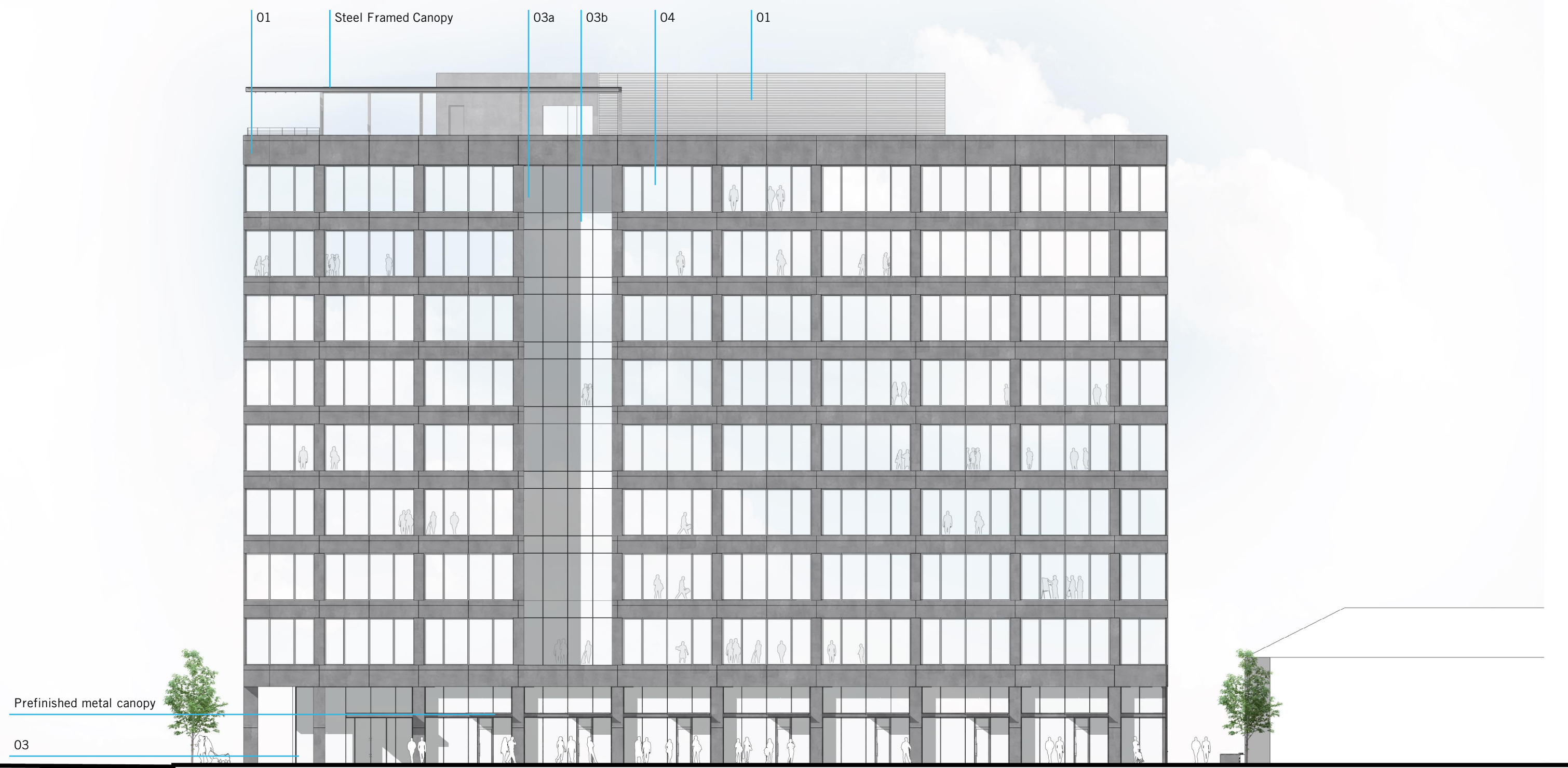


04 Window System



05 Perforated mechanical screen



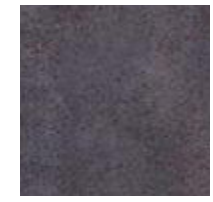


Prefinished metal canopy

03

0' 5' 10' 20'  
NORTH

01



03



03b

03a

04



05



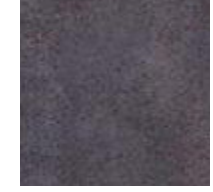




0' 5' 10' 20'

EAST

01



03



03b

03a

04



05



PERKINS+WILL



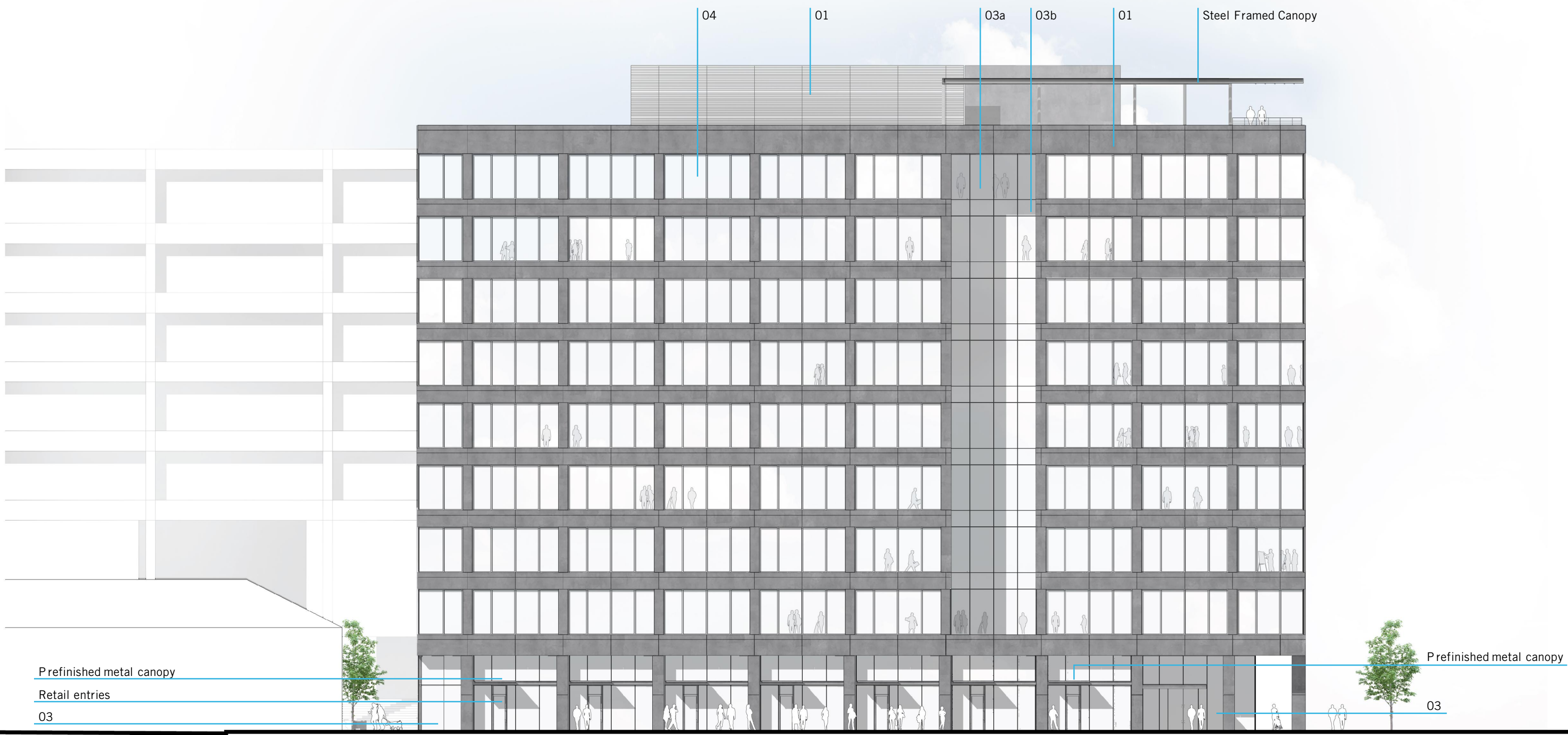
Louvers

Trash Access

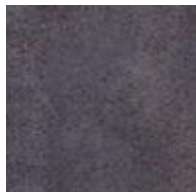
Egress

WEST

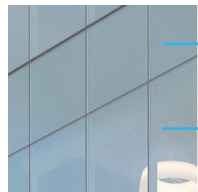




01



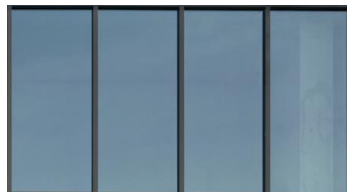
03



03b

03a

04



05









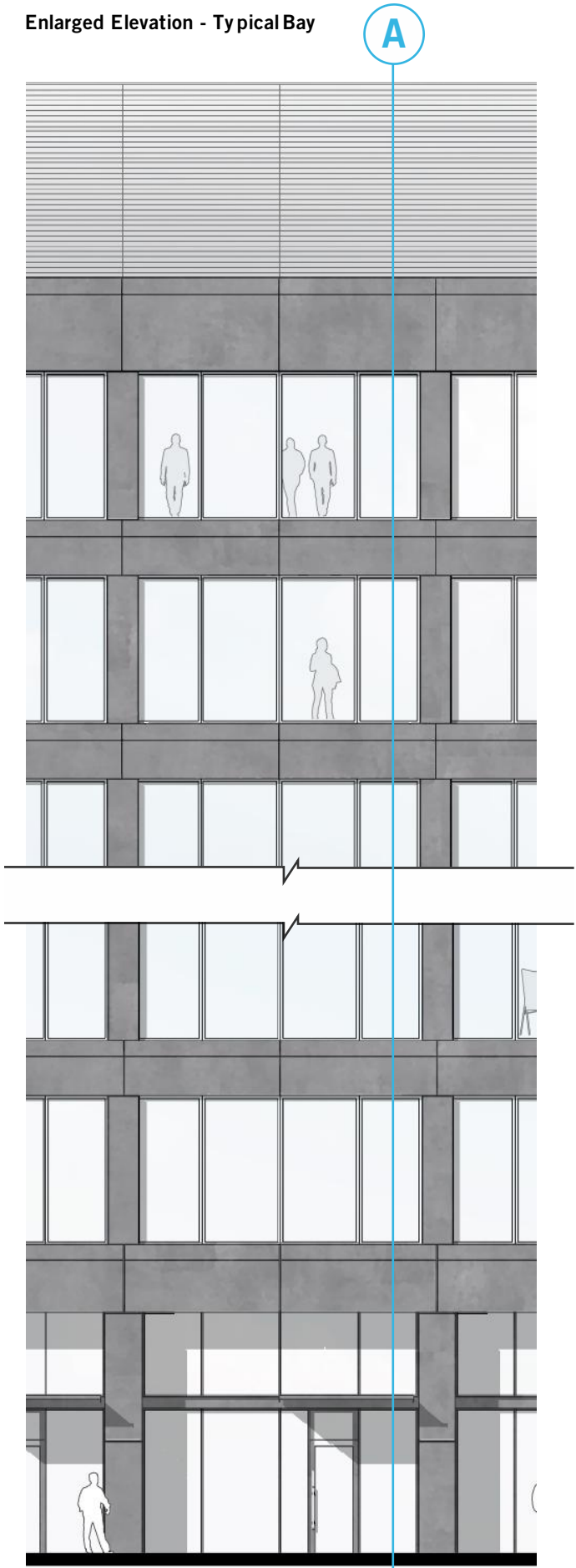




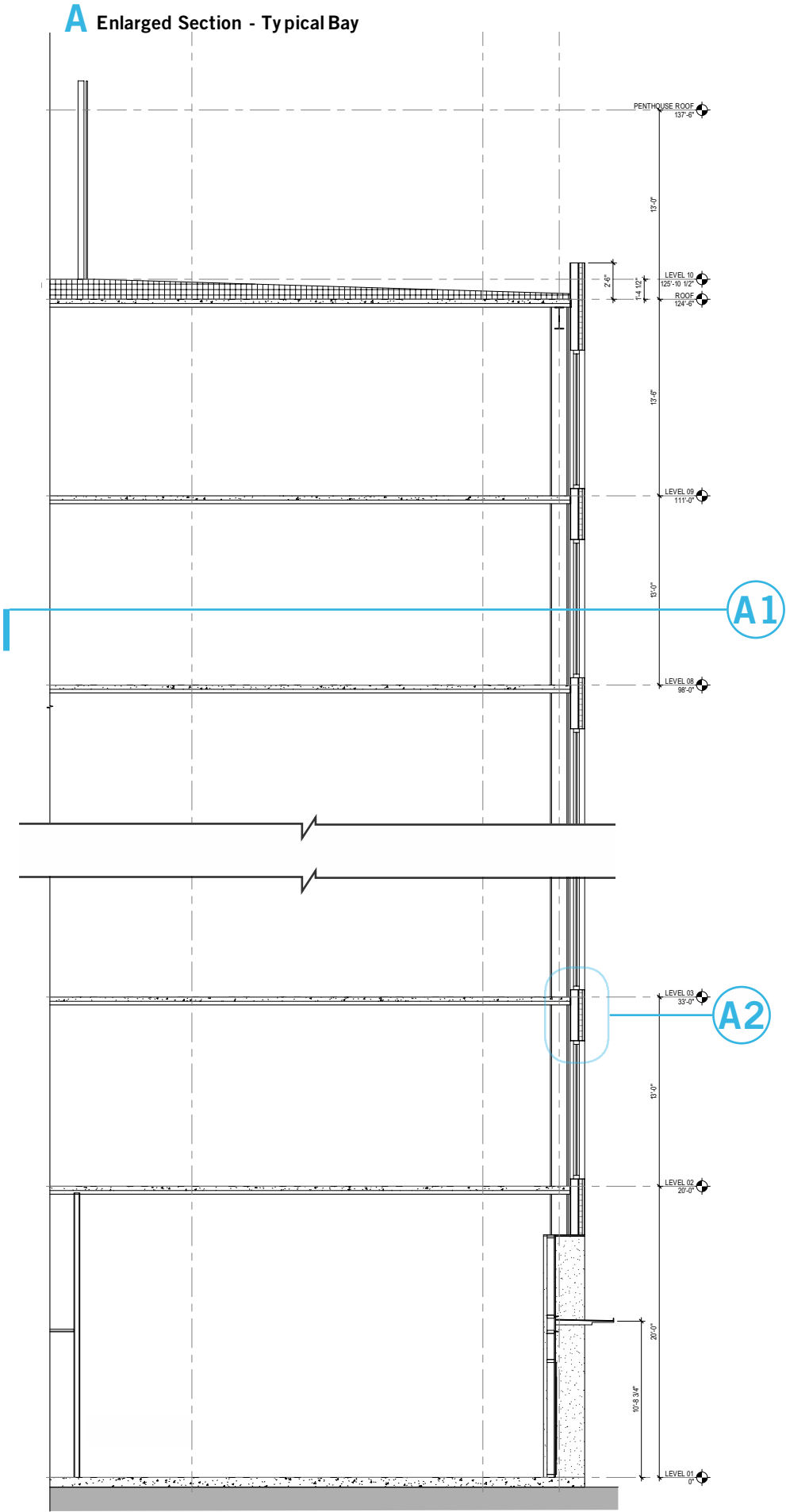




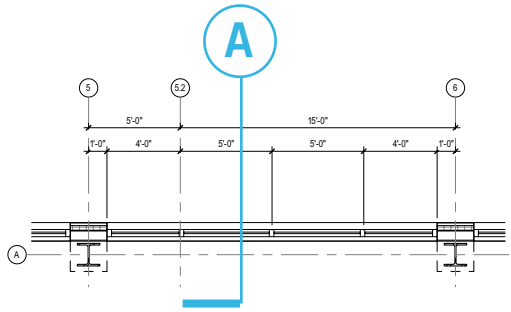
Enlarged Elevation - Typical Bay



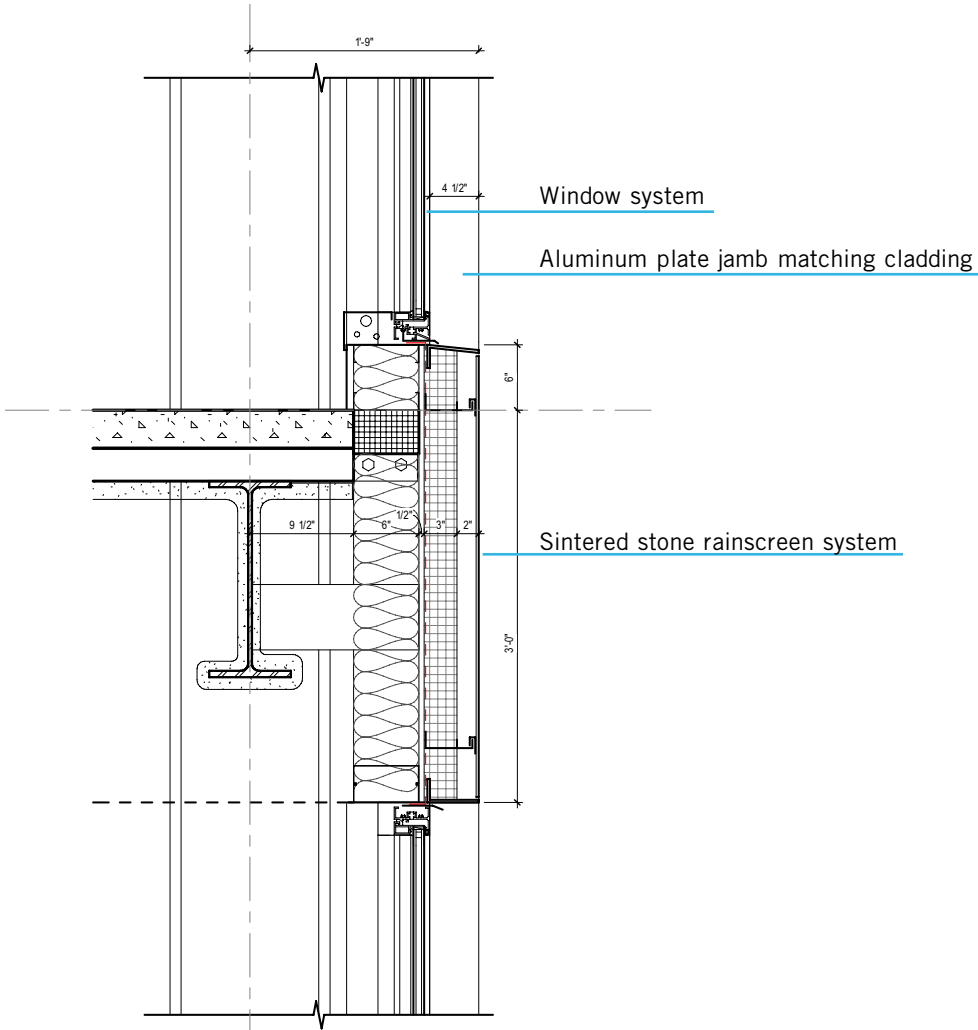
A Enlarged Section - Typical Bay



A1 Enlarged Plan - Typical Bay

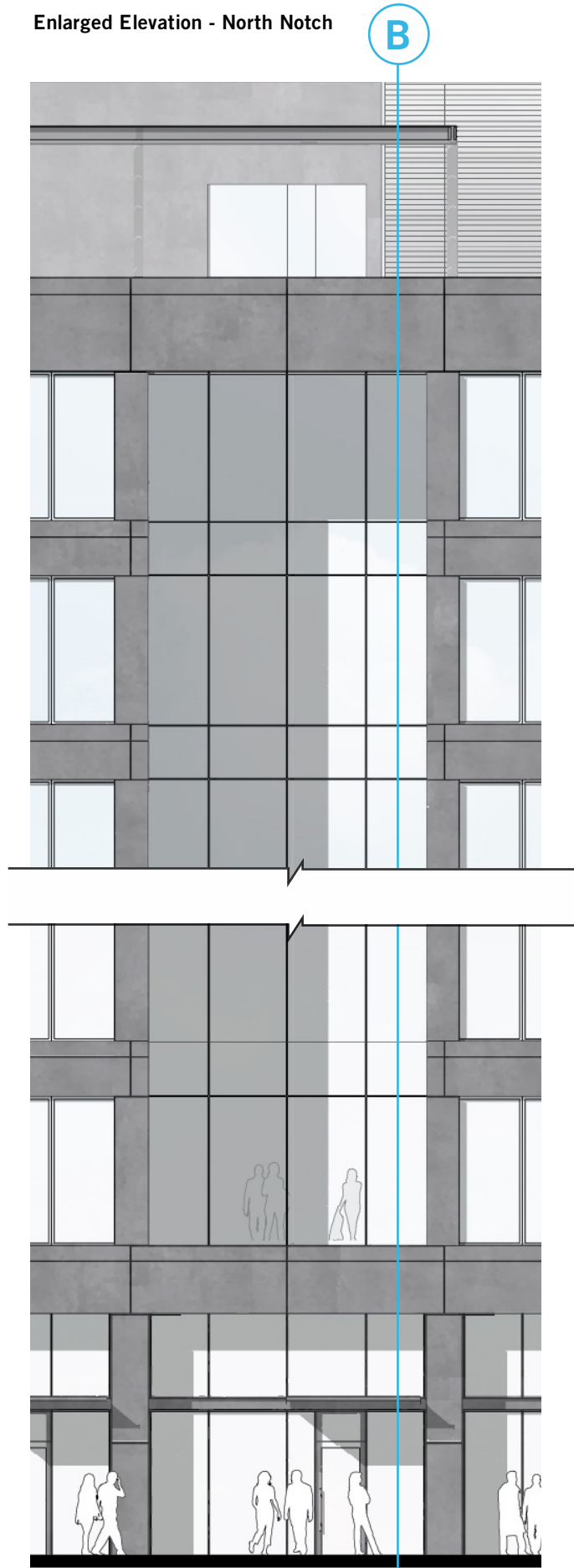


A2 Head and Sill Detail - Typical Window



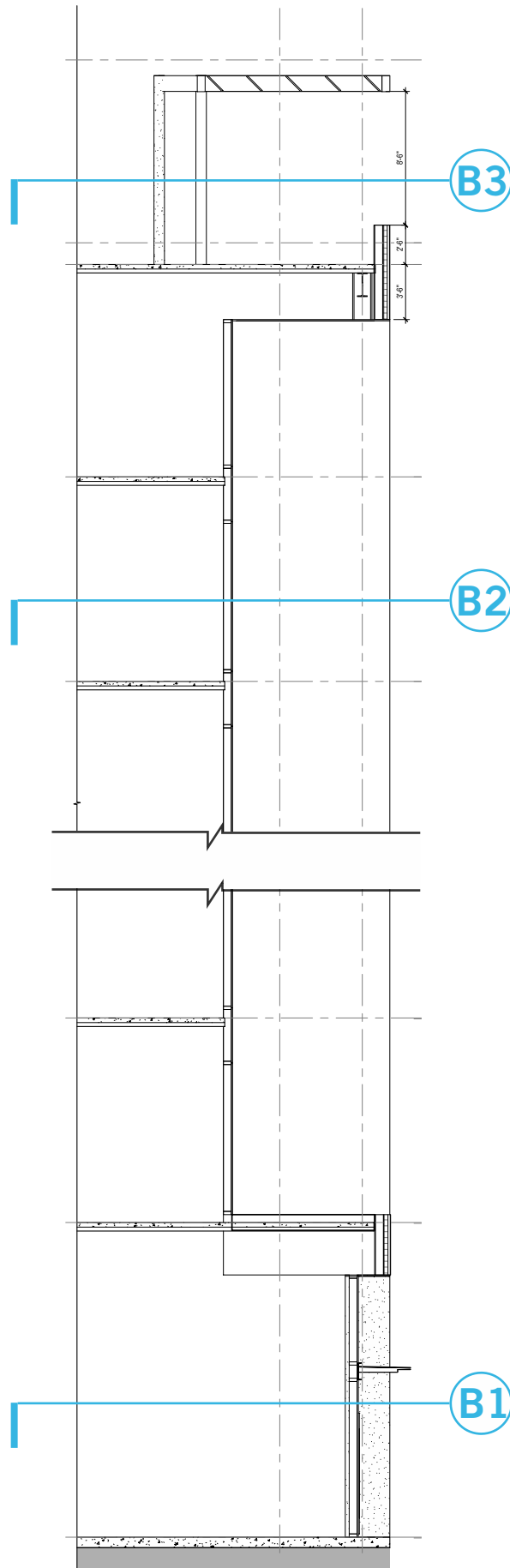


Enlarged Elevation - North Notch

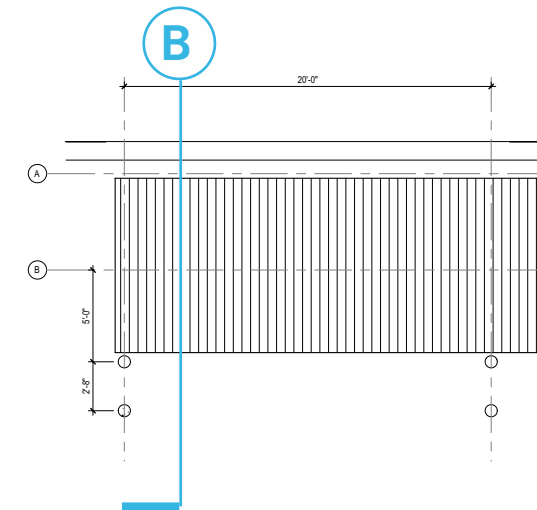


PERKINS+WILL

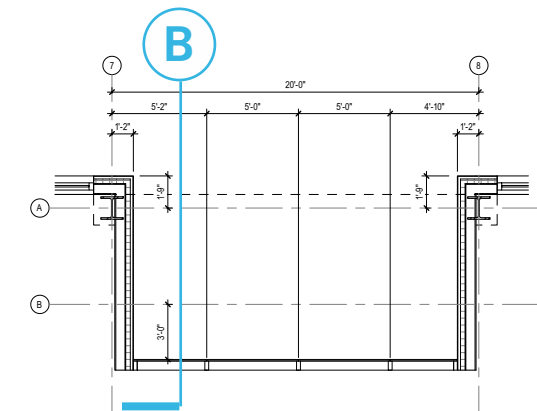
B Enlarged Section - North Notch



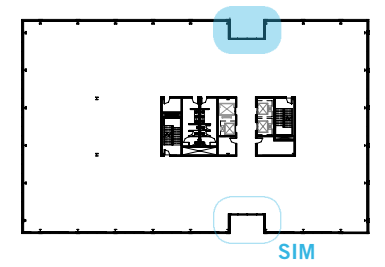
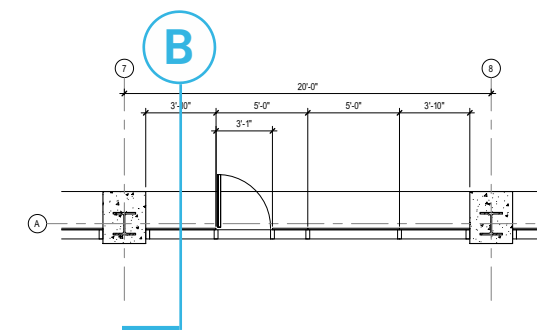
B3 Enlarged Plan - Level 10



B2 Enlarged Plan - Levels 2-9



B1 Enlarged Plan - Level 1





Rafanelli  
& Nahas

702 W. Idaho Street  
Suite 825  
Boise, ID 83702

PH: 208.947.0407  
FAX: 208.947.0411

[www.rafnah.com](http://www.rafnah.com)

May 8, 2018

Derick O'Neill  
Director - Planning & Development Services  
City of Boise  
P.O. Box 500  
Boise, ID 83702

RE: 11<sup>th</sup> & Idaho Parking

Dear Mr. O'Neill:

In 2006, Eleven Eleven West Jefferson purchased Boise Plaza (1111 W. Jefferson) and the surrounding surface-level parking lots. Soon after we purchased this property, we worked with GGLO to develop a master plan. The final plan included a second office building, a hotel, a parking garage and a public park.

In 2009, we completed construction of a 946 space parking garage located at 1226 W. Jefferson, just west of Boise Plaza. At the time of construction, we purposefully built the parking garage larger than required for Boise Plaza in order to accommodate the development of a second office building at the corner of 11<sup>th</sup> & Idaho.

Currently, Boise Plaza, which is 330,000 square feet, is 100% leased and its tenants utilize approximately 600 parking spaces in the parking garage. This gives us about 350 available spaces. Current, we lease some spaces to Idaho Power and to the public on a month-to-month basis.

We will soon be submitting to Design Review for a new 180,000 square foot office building to be built at the corner of 11<sup>th</sup> & Idaho. If we assume an oversell of 20%, we have over 415 additional parking spaces available in the garage for our new building. This should be more than enough spaces to handle all the parking requirements of the new building.

Please call me if you would like to discuss this issue in more detail.

Sincerely,



Scott Schoenherr  
Eleven Eleven West Jefferson – Manager



May 9, 2018

Derick O'Neill  
Director - Planning & Development Services  
City of Boise  
P.O. Box 500  
Boise, ID 83702

RE: 11<sup>th</sup> & Idaho Trash Collection

Dear Mr. O'Neill:

In 2006, Eleven Eleven West Jefferson purchased Boise Plaza (1111 W. Jefferson) and the surrounding surface-level parking lots. Soon after we purchased this property, we worked with GGLO to develop a master plan. The final plan included a second office building, a hotel, a parking garage and a public park.

We will soon be submitting to Design Review for a new 180,000 square foot office building at the corner of 11<sup>th</sup> & Idaho. Also, there is a public park planned for the area just north of this office building. The alley between the proposed office building and the public park has been vacated, although there are several utility easements in place.

We have been working to develop the best way for the collection and removal of trash from the site. Our current plan is to collect the trash in the building and compact it on-site. We will manually move it to the alley to be picked up on service day. The waste management company will access the dumpster off 12<sup>th</sup> Street via the alley.

Please call me if you would like to discuss this issue in more detail.

Sincerely,

Scott Schoenherr  
Eleven Eleven West Jefferson – Manager





## PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | DIRECTOR: Derick O'Neill

4

# Planning Division Project Report

<b>File Number</b>	DRH18-00260
<b>Applicant</b>	Rafanelli & Nahas – Scott Schoenherr
<b>Property Address</b>	1118 West Idaho Street
<b>Public Hearing Date</b>	July 11, 2018
<b>Heard by</b>	Design Review Committee
<b>Design Review Planner</b>	Andrea N. Tuning
<b>Design Review Supervisor</b>	Hal Simmons

---

## Public Notification

Newspaper notification published on:	June 26, 2018
Radius notices mailed to properties within 300-feet on:	June 26, 2018
Staff posted notice on site on:	June 22, 2018

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## Table of Contents

1. Project Data and Facts	2
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3. Project Proposal	3
4. Boise City Comprehensive Plan	4
5. Analysis and Findings	5
6. Conclusion and Recommended Conditions	14
7. Agency Comments	19



## 1. Project Data and Facts

<b>Applicant/Status</b>	Rafanelli & Nahas / Scott Schoenherr / Applicant
<b>Architect</b>	Sarah Eddy / Perkins + Will / Architect
<b>Location of Property</b>	1118 West Idaho Street
<b>Present Zoning and Land Use</b>	C-5DD (Central Business with Downtown Design Review Overlays) zone
<b>Land Use Designation</b>	Downtown Mixed-Use
<b>Comprehensive Planning Area</b>	Downtown
<b>Applicant's Request</b>	Construct a ten story, approximately 181,000-square feet, office building and other site related improvements

## 2. Land Use

<b>Description and Character of Surrounding Area</b>
<p>This site is located on the northwest corner of Idaho Street and 11th Street. The 0.6-acre site is currently a surface parking lot. The general area is developed with a mixture of uses and multi-story developments.</p> <p>The site is located within the heart of the downtown core. 11<sup>th</sup> Street and Idaho Street are designated as "Storefront" street frontages within the Downtown Boise Design Review Standards and Guidelines. The Idaho Street and 11th Street intersection is identified as a "Gateway and High Visibility Street Corner" in the Downtown Boise Design Review Standards and Guidelines. Idaho Street is a 3-lane one-way minor arterial roadway that carries westbound traffic. 11<sup>th</sup> and 12<sup>th</sup> Streets are 2-lane two-way collector roadways. All of the surrounding roadways provide on-street parking.</p>

### Adjacent Land Uses and Zoning

<b>North:</b>	Currently a surface parking that will become a new urban park, C-5DD (Central Business with Downtown Design Review)
<b>South:</b>	Retail building, C-5DD (Central Business with Downtown Design Review)
<b>East:</b>	Surface parking, C-5DD (Central Business with Downtown Design Review)
<b>West:</b>	El Korah Temple, C-5DD (Central Business District with Downtown Design Review)



Site Characteristics
The site is located on the northwest corner of Idaho Street and 11 <sup>th</sup> Street. To the north of the property is a future Boise City Urban Park, to the west is the El Korah temple, to the south is Idaho Street and to the east is 11 <sup>th</sup> Street.
Special Considerations
The Idaho Street and 11 <sup>th</sup> Street intersection is identified as a “Gateway and High Visibility Street Corner”. There is a vacated alley located along the north side of the property. While the alley has been vacated, utility easements have been preserved within this area. The Boise City Comprehensive Plan, Downtown Boise Plan, Westside Master Plan and the Downtown Design Guidelines contain policies pertaining to developments for this property. The property has a P-2 parking overlay.
History of Previous Actions
CAR02-00008 - Comprehensive Plan to incorporate the Westside Downtown Framework Master Plan into the Comprehensive Plan by reference CAR02-00009 – Rezone to incorporate the Downtown Design Review overlay onto the site CAR06-00023 – Expansion and modification of the P-1 and P-2 parking overlay zones

### 3. Project Proposal

#### Site Design

Land Use	Percentage
Percentage of the site devoted to building coverage:	74%
Percentage of the site devoted to paving:	25%
Percentage of the site devoted to landscaping:	1%
TOTAL	100%



## Parking

Proposed		Required	
Accessible spaces proposed:	6+	Accessible spaces required:	6
Total parking spaces proposed:	181	Total parking spaces required:	176
Compact spaces proposed:	0	Compact spaces allowed:	40%
Bicycle parking spaces proposed:	19	Bicycle parking spaces required:	18
Parking Reduction requested?	No	Off-site Parking requested?	Yes

## Setbacks

Yard	Building		Parking	
	Required	Proposed	Required	Proposed
Idaho Street – Front - South	0'	0'	0'	N/A
11 <sup>th</sup> Street – Street Side	0'	0'	0'	N/A
North – Rear	0'	16'	0'	N/A
West – Interior Side	0'	15'	0'	N/A

## Transportation

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Idaho Street	200-feet	Minor Arterial	790	C	C
11 <sup>th</sup> Street	130-feet	Collector	392	C	C
12 <sup>th</sup> Street	None	Collector	177	C	C

<b>Number and Proposed Use of Buildings</b>	One mixed-use building
<b>Proposed Building Height</b>	Office building – 140'
<b>Maximum Building Height</b>	FAR 4.0
<b>Number of Stories</b>	Retail – Ground floor Office – 9 stories and mechanical support
<b>Square Footage</b>	181,000 - square feet



#### 4. Zoning Ordinance and Comprehensive Plan

Zoning Ordinance Sections	
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 Zoning Districts
11-07-03	Off-Street Parking and Loading Guidelines
Comprehensive Plan Sections	
3-12	Downtown Mixed-Use Land Use Designation
3-14	Design Principles for Mixed Use Activity Center
3-47	Design Principles for Corridors
DT-1	Downtown Planning Area

Adopted Plans	
Downtown Boise Design Review Standards and Guidelines	
Transportation Action Plan	
Westside Downtown Framework Master Plan	

#### 5. Analysis/Findings

##### Site Design - Section 11-03-04.12 C(7)(d) (i)

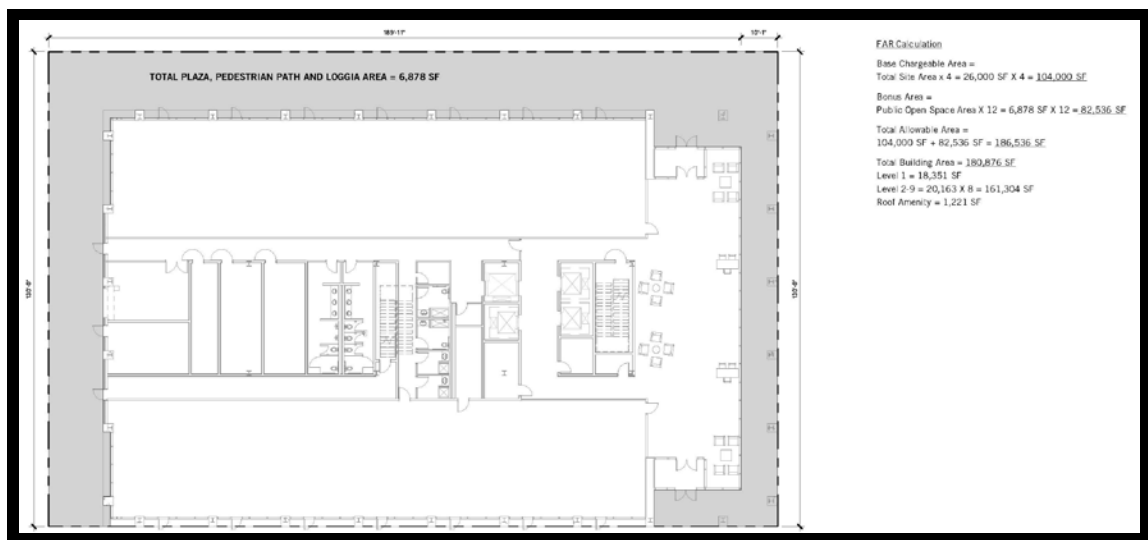
- A. Traffic Impact – That traffic impact is minimized and the pedestrians and cyclists have been provided for through the use of sidewalks, pathways, landscaping, and safe parking lot design.**

The site is located on the northwest corner of 11<sup>th</sup> Street and Idaho Street. Both of the adjacent roadways have been designated as “Storefront” within the Downtown Boise Design Review Standards and Guidelines. The Idaho Street and 11<sup>th</sup> Street intersection is also identified as a “Gateway and High Visibility Street Corner” within this document. There is a vacated alley located along the north side of the property. While the alley has been vacated, utility easements have been preserved within this area. The Boise City Comprehensive Plan, Downtown



Boise Plan, Westside Master Plan and the Downtown Design Guidelines contain policies pertaining to developments for this property. The property has a P-2 parking overlay as well.

The floor area ratio allowed within the C-5DD zone is 4.0 x the effective lot area. The zoning ordinance also provides allowances for bonus floor area. The applicant has proposed to construct pedestrian pathways, public open space and courtyard space throughout the site. These amenities each qualify for floor area bonuses. The floor area ratio calculation is noted below.



The site plan features a 10-story mixed-use building that directly interfaces with Idaho Street, 11<sup>th</sup> Street and a future Boise City Urban Park. The applicant is proposing ground floor retail with lobby at grade and office uses on floors two through nine. The 10<sup>th</sup> floor provides access to mechanical equipment rooms, a maintenance room and a terrace.

Ground floor retail provides a continuous network of experiences that are active, safe, comfortable and engaging. Recent trends show that more and more individuals are seeking to locate their homes in areas that offer a variety of amenities and offerings, including: shops, restaurants and gyms. The City of Boise is pleased the applicant has included an activated ground floor component that increases pedestrian comfort and safety, increases the area's desirability and creates a place for the users of the building and surrounding neighborhood to visit.



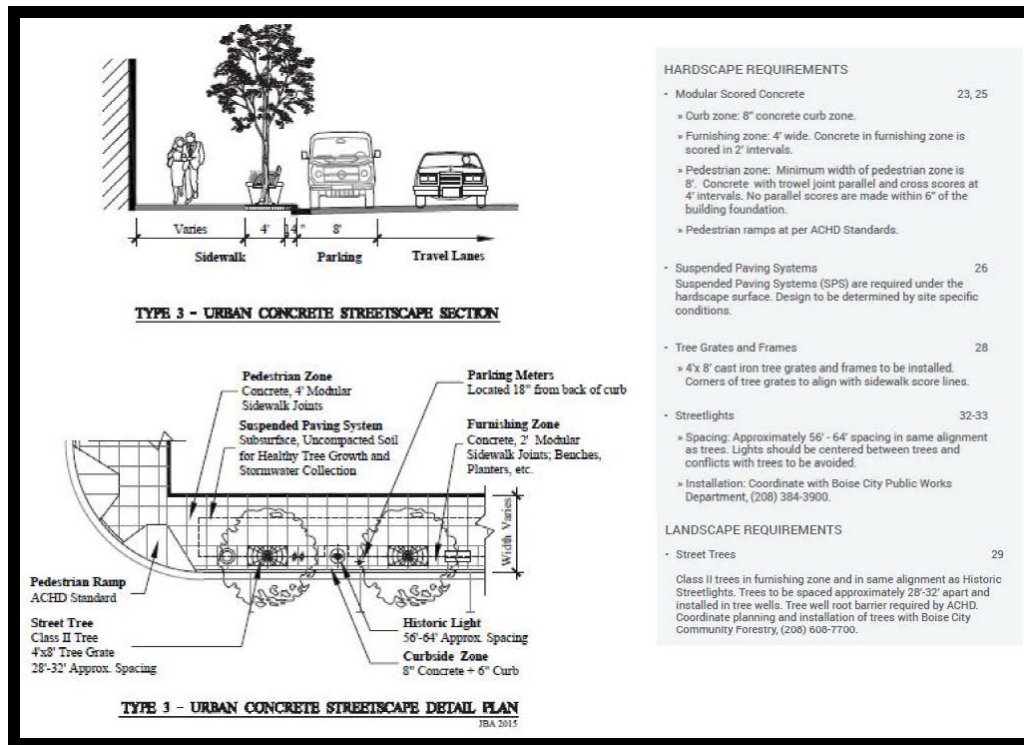
The surrounding roadways currently operate at appropriate levels of service. The applicant is proposing to eliminate the three existing driveways that access Idaho Street and install a bulb out at the corner of 11<sup>th</sup> Street and Idaho Street. This bulb out will shorten the distance for pedestrians crossing the roadways, will provide protected on street parking and will increase the streetscaping at the intersection of Idaho Street and 11<sup>th</sup> Street. With the installation of the new bulb out, it is important to obtain a throat that is a minimum of 10-feet for each of the pedestrian crossings. The applicant should also coordinate the audible pedestrian signal with ACHD to create a comfortable and ADA compliant roadway crossing.

The current parking standard requires 0.66 parking spaces per each 300-square feet of ground floor office/retail and .25 parking spaces per each 300-square feet of office space for upper stories within the P-2 parking overlay. Based upon this calculation, the building will require a total of 176 parking spaces of which 6 of these spaces are required to be accessible spaces. The applicant will also be required to provide 18 bicycle parking spaces to support the site.

The applicant has submitted documentation providing 181 designated offsite parking spaces within an existing parking garage located at 1226 West Jefferson Street. This parking garage is located 720-feet from the site and has sufficient space within it to accommodate the required parking spaces to support this large retail/office user. If the applicant wishes to reduce the designated parking spaces within the offsite parking garage to 176 spaces, the applicant may do so.

The applicant is proposing sufficient bicycle parking located under the proposed loggia and within the streetscape furnishing zone and in the northwest corner of the site. Based upon this information, the number, dimension and location of bicycle and vehicle parking spaces provided will comply with ordinance standards and support the proposed development (3.3 and 11-07-03).





The Downtown Streetscape Standards identify 11th Street and Idaho Street as an "Urban Concrete" streetscape typology. This typology requires the applicant provide an 8-inch concrete curb zone, a 4-foot wide furnishing zone, and an 8-foot wide sidewalk. The furnishing zone should contain Class II street trees located within 4' x 8' tree grates spaced approximately every 30-feet and appropriately located historic street lights that are spaced approximately 60-feet on center. The applicant is proposing to construct Idaho Street with an 8-inch concrete curb zone, a 4-foot wide furnishing zone and a 9-foot 4-inch pedestrian zone. There are 6 new Sweetgum trees that are planted within 4-foot by 8-foot tree grates and silva cells that are spaced every 33-feet on center. There are 3 proposed historic street lights proposed to be located 66-feet on center adjacent to the site. The applicant is proposing to construct 11<sup>th</sup> Street with an 8-inch concrete curb zone, a 4-foot wide furnishing zone, and a 7-foot 4-inch pedestrian zone. There are 3 new Honeylocust trees that are planted within 4-foot by 8-foot tree grates and silva cells that are spaced every 28-feet on center. There are 2 proposed historic street lights proposed to be located 58-feet on center adjacent to the site. While the pedestrian zone on 11<sup>th</sup> Street is less than 8-feet as required by the Downtown Streetscape Standards, the Design Review Division recommends approval of this modification due to the fact there is a 10-foot pedestrian space adjacent to the east elevation located between the pedestrian zone and the building face. This will provide additional space for pedestrians utilizing 11<sup>th</sup> Street.



In addition to the traditional streetscape on Idaho Street, the applicant is also proposing to install a bus shelter near the Idaho Street and 11<sup>th</sup> Street intersection. Valley Regional Transit has agreed to install the bus shelter if the applicant will install the necessary footings for the shelter to be attached to. As such, the applicant should install the appropriate footings for the proposed bus shelter on Idaho Street. Coordinate the footings and final bus shelter design with the City of Boise and Valley Regional Transit. Silva cells near the bus shelter should be spaced appropriately to preserve the structural integrity of the bus shelter.

The on-site pedestrian network will build upon the sidewalks and streetscapes provided on the 11th Street and Idaho Street and will include a pedestrian walkway between the new building and the existing El Korah building to the west. This will provide access to the new Boise City park from Idaho Street and will create a small seating area in the southwest corner of the site. The applicant will also be constructing a pedestrian pathway along the north side of the building adjacent to the future park. This area will create outdoor dining opportunities, pedestrian connectivity from 11<sup>th</sup> Street to 12<sup>th</sup> Street and will maintain the underlying easements that were retained when the alley was vacated. There are also pedestrian courtyards that are nestled under the building on Idaho Street and 11<sup>th</sup> Street. With the proposed modifications, the on-site pedestrian facilities will provide a well-connected sidewalk network extending throughout the site, on Idaho Street and on 11<sup>th</sup> Street.

#### **Traffic Impact Summary**

With the recommended conditions of approval, this development will provide sidewalks and street trees, as well as a safe pedestrian and cycling network throughout the site. Based on the preceding analysis and the attached conditions of approval, the project will comply with Boise City Code Section 11-03-04.12.C.7.d to minimize the traffic impact.

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

The majority of the landscaping will be provided through the installation of streetscaping and 5 pre-cast concrete planters located within the furnishing zone. The landscaping will meet the current Downtown Streetscape Standards and will provide a welcoming, pedestrian friendly and softened appearance for this area of downtown Boise.

The applicant has proposed to construct a refuse room that is located internal to the building. The overhead door to the refuse area is located on the west



elevation and is not visible from the public right-of-way. It is noted in the application materials that private building staff will move the containers to the loading zone on service days. Boise City Public Works – Solid Waste Division has noted the door opening from the refuse room will need to be widened to 10-feet in width. An easement from the adjoining property owner will also be required to allow the trash containers to be placed on the property to the west for the refuse truck to service them.

The submitted application states the rooftop mechanical units are proposed to be screened by a mechanical screen wall. The applicant has also provided a roof plan with this application identifying the location of the perforated metal screen wall. To fully conceal the mechanical units the applicant should provide full height mechanical screening. The proposed site plan also identifies the at grade generator located internal to the building which is also an acceptable method to screen the associated mechanical units.

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

Based on the preceding analysis and the recommended conditions of approval, the landscape and screening methods for the utility locations and mechanical units will be screened to conceal them from public view and will comply with Boise City Code Section 11-03-04.12.C.7.d and 3.7 and 3.8 of the Boise Design Review Guidelines.

#### **Grading and Drainage**

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

- A. *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.

#### **Signage**

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

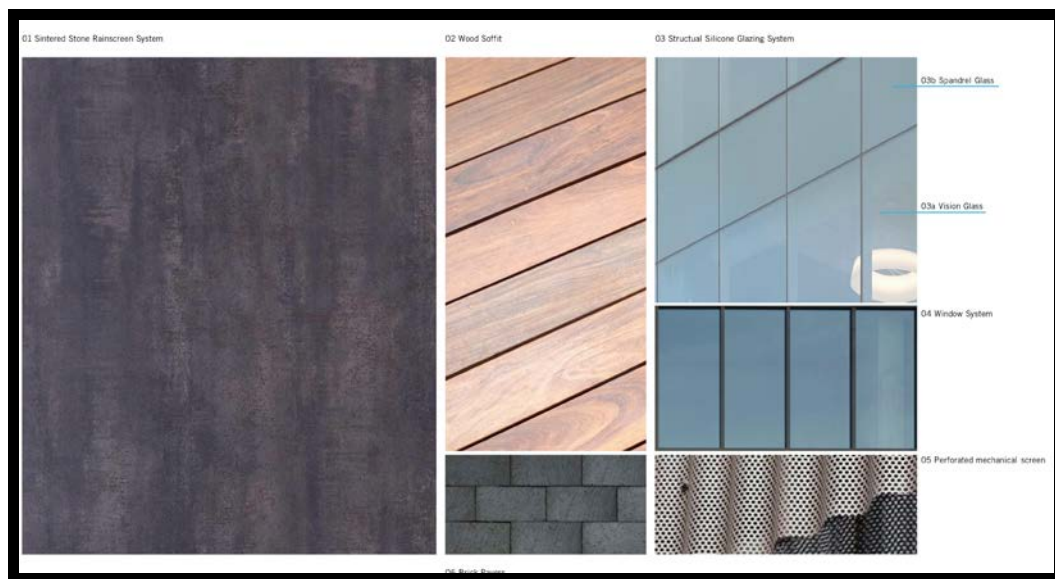
- A. *Signage: That signs provide for business identification, minimize clutter and comply with the sign regulations.*

No signs are proposed for this development at this time. At the time the applicant considers building identification, they will be required to submit a separate sign application. The project must comply with all ordinance regulations in effect at the time the sign application is submitted.



**Structure Design - Section 11-03-04.12 C(7)(d) (ii)**

Building Location	Type/Color
Roof:	Single-ply membrane – White
Exterior Walls:	Manufactured Sintered Stone System – Slate Grey
Windows/ Doors:	Curtain Wall and Aluminum Storefront – Anodized
Fascia/Trim:	Pre-Finished Sheet Metal - Grey
Canopy:	Grey Metal with Wood Soffit
Mechanical Equipment:	Rooftop screened by full height perforated metal panel screens



**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 proposed design utilizes materials that are traditionally found within the downtown area and depicts a very urban appearance. The applicant is proposing to utilize a slate colored manufactured sintered stone system on the exterior walls of the building. The building also boasts a significant amount of curtain wall system. The canopies are proposed to be steel with a wood soffit and the roofing system is a white membrane. The materials palette is very simple and provides a very sleek appearance that is both durable, attractive and timeless. It is recommended the applicant replace the white membrane roofing to a grey tone to reduce glare. With this minor modification, it is believed the applicant's color and material selections will

present an aesthetically appealing appearance at the time of construction while minimizing the maintenance costs associated with the building in the future.

### **Building Massing and Articulation**

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

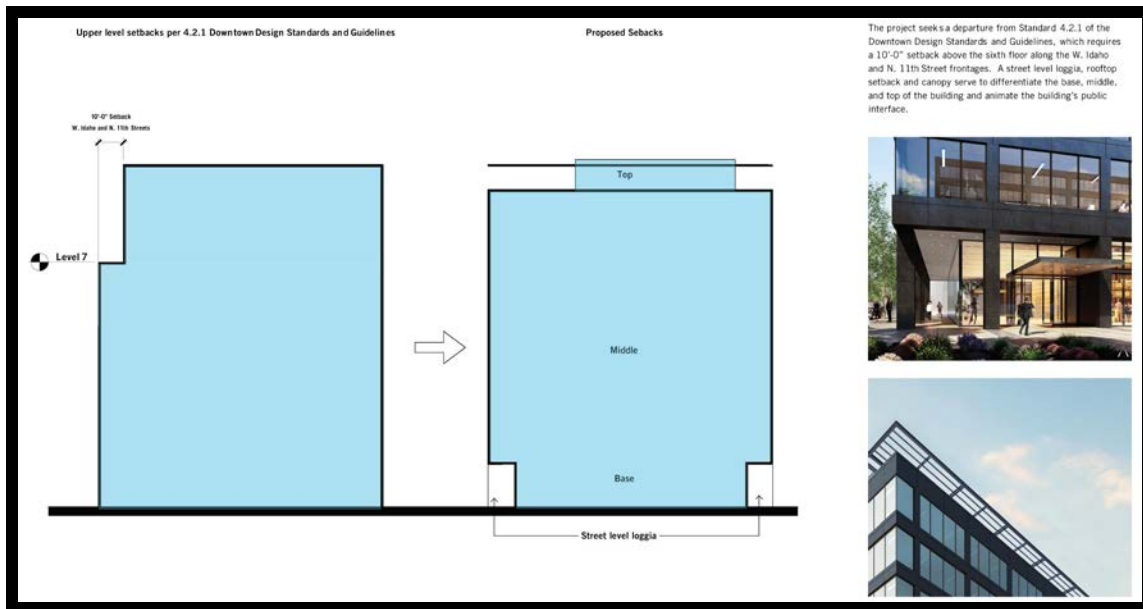
*The height to width relationship should be compatible and consistent with the architecture in the area.*

The proposed office building is 10-stories in height and contains approximately 181,000-square feet of retail and office space. The ground floor area will consist of 18,351-square feet of ground floor retail and lobby space. Floors 2 through 9 will each be 20,163-square feet of office space and the 10<sup>th</sup> floor will be 1,221 square feet.

The C-5 zone does not restrict the height of the building as the square footage of the building is based upon floor area ratio and applicable bonuses. The applicant has provided sufficient lot area and bonuses to accommodate for 186,536-square feet. There are a number of multi-story developments and high rise structures within the area with the most prominent structure being the Boise Building.

The Downtown Boise Design Review Standards and Guidelines (4.2.1) require the floors above 6-stories in height to be set back an additional 10-feet from the front property line along Storefront Block Frontages. The setback may occur anywhere between the 3<sup>rd</sup> and 6<sup>th</sup> floor of the structure. The applicant has not provided this tower massing element with the proposed structure and is seeking a "departure" from this requirement. Departures to this requirement may be considered if the applicant respects the character and scale of the surrounding buildings and the design techniques clearly identify the buildings top, middle and bottom. The Design Review Division has carefully reviewed the applicant's departure request and is supportive of it due to the fact the ground floor is clearly identified by the slate colored manufactured sintered stone system located at grade. The applicant creates pilasters and full height curtain walls located around the entire ground floor. The ground floor is further anchored by steel canopies that provide pedestrian comfort, shade relief and articulation to the building. The middle of the building is represented in floors 2 through 9 by the use of a substantial curtain wall system that provides "notches" in the north and south elevations. The top of the building features a large mechanical enclosure, electrical room, janitor's area, communication room and exterior terrace that is finished with a large steel canopy. Furthermore, the ground floor area around the lobby on the east elevation is recessed creating a 10-foot wide 16-foot tall loggia to provide public space and weather protection. This architectural style pays homage to the neighboring Boise Building that is often noted as an iconic Boise building.





To break up the massing of the building and provide additional visual interest the applicant uses fenestration, design elements such as façade modulation, canopies (at the ground level and top of the structure) as well as material changes. Each of these architectural treatments breaks up the massing and proportions of the building allowing it to integrate into the area in a manner appropriate and compatible with the surrounding heights and uses for the commercial area.

### 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).*

In an effort to provide shadow relief, the applicant has included a number of architectural elements on the structure. These elements include: fenestration, façade modulation, canopies (at the ground level and top of the structure) as well as material changes. Overall this building presents a very clean and refined appearance that provides the necessary amenities to be functional and attractive.

The one modification that will be required on the structure is the enlargement of the canopies at the ground floor. The proposed structure presents 4-foot deep canopies however the Downtown Boise Design Review Guidelines require weather protection that is a minimum of 5-feet in depth.

### **Building Design Summary**

With the recommended conditions of approval, the 10-story mixed-use building will contain appropriate colors and materials, fenestration, and articulation. Each of these elements will assist to break up the massing of the structure, provide an additional depth of character through shading and relief and provide architectural design interest to the building. The new building will integrate well with the other buildings within the area. Based on the preceding analysis and the suggested conditions of approval, the building design will comply with Boise City Code Section 11-03-04.12.C.7.d.

## **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 June 11, 2018, except as expressly modified by the following conditions:
  - a. Construct the throat of the pedestrian crossing to be a minimum of 10-feet.
  - b. Coordinate the audible pedestrian signal with ACHD to create a comfortable and ADA compliant pedestrian crossing.
  - c. Install the footings for the proposed bus shelter. The footing design should be coordinated with Valley Regional Transit.
  - d. Silva cells near the bus shelter shall be spaced appropriately to preserve the structural integrity of the bus shelter. Please coordinate the spacing with the Boise City Design Review Division.
  - e. Enlarge the ground floor canopies to be a minimum of 5-feet in depth.
  - f. Widen the overhead door opening on the west elevation from the refuse room to be a minimum of 10-feet wide.
  - g. Provide a recorded easement from the adjoining property owner to the west allowing the trash containers from this site to be placed on the property to the west for refuse collection.
  - h. Full height mechanical screening is required for all mechanical units.
  - i. Provide the City of Boise with a license agreement from ACHD allowing the canopies to extend into the public right-of-way.



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 (208)608-7089 regarding questions pertaining to this condition.
3. The applicant shall comply with the requirements of the Boise City Public Works Department:
  - . Drainage (June 12, 2018)
  - . Sewers (June 12, 2018)
  - . Street Lights (June 12, 2018)
  - . Solid Waste (June 12, 2018)
  - . Pretreatment (June 12, 2018)

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 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 (208)608-7700 with questions regarding this condition.
6. Compliance with the Boise Parks and Recreation Departments Forestry Division comments dated June 12, 2018.
7. Compliance with the requirements of the Ada County Highway District (ACHD) comments.
8. Compliance with the requirements of the Boise City Fire Code.

### Standard Conditions of Approval

9. All loading activities and site maintenance (with the exception of snow removal) are limited to Mondays through Fridays between the hours of 7:00 a.m. and 10:00 p.m. and Saturdays and Sundays between the hours of 8:00 a.m. and 8:00 p.m.
10. Construction activity on site is restricted to the hours of 7:00 a.m. to 7:00 p.m. Mondays through Fridays and 8:00 a.m. to 6:00 p.m. on Saturdays and Sundays.
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 an approved mulch such as bark or soil aid.
12. All landscape trees shall be pruned in accordance with the American National Standards Institute's Standard Practices for Tree Care Operations (ANSI A300 - latest edition). No trees on the site shall be topped, headed back, rounded over or otherwise disfigured. Contact Boise City Community Forestry at (208)608-7700 for information regarding tree care operations.
13. An approved protective curbing shall enclose all landscape areas where they are adjacent to parking areas or driveways.
14. Swales/retention/detention areas shall not be located along the streets, unless it can be shown that landscaped berms/shrubs will screen the swales.
15. Vision Triangles as defined under Section 11-012-03 of the Boise City Code shall remain clear of sight obstructions.
16. In compliance with Boise City Code, anyone planting, pruning, removing or trenching/excavating near any tree(s) on ACHD or State right-of-ways must obtain a permit from Boise City Community Forestry at least one (1) week in advance of such work by calling (208)608-7700. Species shall be selected from the Boise City Tree Selection Guide.
17. Existing healthy trees shall be saved where not in conflict with building locations or required driveways as determined by the Boise City Forester and approved by the Design Review staff. Existing grading shall be altered as little as possible, with a minimum compaction of topsoil within the tree dripline area. Soil sterilants shall not be applied near the dripline of these trees. Pervious paving shall be provided within the dripline area, unless otherwise approved by the Boise City Forester and the Design Review staff, to allow surface air and water penetration to the feeder root zone of



trees near paved areas.

18. Deciduous trees shall be not less than 2" to 2½" caliper size at the time of planting, evergreen trees 6' to 8' 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.
19. 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.
20. All parking areas and driveways shall be paved and striped. All accessible spaces and approved compact spaces shall be clearly marked and signed as required. Bicycle parking, as required by Section 11-07-03.3.B of the Boise City Code, shall be provided.
21. 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.
22. Any outside lighting shall be reflected away from adjacent property and streets. Exterior light fixture details shall be submitted to the Design Review staff for approval prior to issuance of a Building Permit. Impacts on residential areas shall not be permitted.
23. The illumination level of all light fixtures shall not exceed two (2) foot-candles as measured one (1) foot above the ground at property lines shared with residentially zoned or used parcels.
24. 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.
25. No obstructions (landscaping, signs, fences or other elements) shall encroach upon any required fire access or fire facility.
26. All signs will require approval from the Planning and Development Services Department prior to installation.
27. 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.



28. Utility services shall be installed underground.
29. 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.
30. 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.
31. 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.
32. 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.
33. 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.





**DATE:** June 12, 2018

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

**FROM:** Brian Jorgenson, City Forester (bjorgenson@cityofboise.org)  
Boise Parks & Recreation Department

**SUBJECT:** DRH18-00260, 1118 W Idaho St (11<sup>th</sup> & Idaho Building)

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 Boise Community Forestry 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:**

- A) Community Forestry will not require mitigation for the removal of 5 existing trees due to their small size and anticipated 9 new public trees being added to the site.
- B) Smaller caliper trees of the identified species should be used if 3-4 inch caliper trees are unavailable for purchase. Minimum 2 inch caliper trees shall be used for ROW trees.

# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

**Date:** 6/12/2018

**To:** Planning and Development Services

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

**Subject:** **DRH18-00260**; 1118 W IDAHO ST 83702; Pretreatment Comments

	All food service operations require “suitable and adequate” grease abatement equipment and must follow established Fat/Oil & Grease Best Management Practices.
	Shell and Core Projects - Applicant/Builder shall provide segregated grease line for all tenant spaces with any potential to house food service facilities. More than one outside grease interceptor unit may be required.

For more information, or if you have any questions please contact Terry Alber, 208-608-7523 or email at [talber@cityofboise.org](mailto:talber@cityofboise.org).

Conditional Use Design Review Application  
SAR095 (Boise)  
6.4



CITY OF BOISE

INTER-DEPARTMENT  
CORRESPONDENCE

Date: June 12, 2018

**To:** Planning and Development Services

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

**Subject:** DRH18-00260; 1118 W. Idaho Street; Sewer Comments

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.

If you have any further questions, please contact Mike Sheppard at 608-7504.



## PUBLIC WORKS DEPARTMENT

MAYOR: David H. Bieter | DIRECTOR: Stephan Burgos

# MEMO

**TO:** Planning and Development Services  
**FROM:** Evan Carpenter  
Environmental Analyst  
Public Works Department  
**DATE:** 6/12/2018  
**RE:** Solid Waste Comments – DRH18-00260

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City of Boise Solid Waste staff has reviewed the application for this project and has the following comment:

The door opening from the solid waste room to the exterior of the building needs to be at least 10 feet; this width is currently 8 feet.

Since the alley has been vacated, we will need a letter from the owner of the parking lot (if different from the owner of the proposed development) stating the containers can be placed on that property for the truck to service them.

It is noted that the trash letter submitted with the application states building staff will move the containers to the loading zone on service days.

The solid waste enclosure design and location requirements can be found here:

<http://curbit.cityofboise.org/media/1314/commercialenclosurerequirements.pdf>

Please contact me with any questions at 208-608-7161 or [ecarpenter@cityofboise.org](mailto:ecarpenter@cityofboise.org).



# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

**Date: 12 June 2018**

**To:** Planning and Development Services

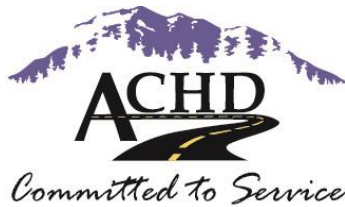
**From:** Tom Marshall, Street Lighting Technician  
Public Works

**Subject:** DRH18-00260; 1118 W Idaho St; Street Light Comments

No comment.

If you have any further questions, please contact Tom Marshall at 608-7526.

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**Project/File: 11<sup>th</sup> & Idaho Office Building / BOI18-0273 / DRH18-00260**

The applicant is requesting design review approval of a 9-story 174,493 square foot office building.

**Lead Agency:** City of Boise

**Site address:** 1118 W. Idaho Street

**Staff Approval:** July 3, 2018

**Applicant:** Scott Schoenherr  
Rafanelli & Nahas  
702 W. Idaho Street  
Boise, ID 83702

**Representative:** Sarah Eddy  
Perkins + Will  
1301 Fifth Avenue  
Seattle WA 98101

**Staff Contact:** Austin Miller  
Phone: 387-6335  
E-mail: [amiller@achdidaho.org](mailto:amiller@achdidaho.org)



## A. Findings of Fact

- Description of Application:** The applicant is requesting design review approval of a 9-story 174,493 square foot office building. The 0.6-acre site is zoned C-5DD (central business) and is located at the northwest corner of 11<sup>th</sup> Street and Idaho Street

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Central Business District	C-5DD
South	Central Business District	C-5DD
East	Central Business District	C-5DD
West	Central Business District	C-5DD

- Site History:** ACHD has not previously reviewed this site for a development application.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
  - Pioneer Crossing located on 11<sup>th</sup> Street 4 blocks south of the site, consisting of a 127,600 square foot office building, 2,700 square foot commercial drive-through, and a parking garage with 10,000 ground floor commercial was approved by ACHD in March 2016 and is currently in various stages of construction.
- Transit:** Transit services are available to serve this site.



6. **New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
  - 11<sup>th</sup> Street abutting the site is scheduled in the IFYWP for pavement rehabilitation in 2018.
  - Idaho Street abutting the site is scheduled in the IFYWP for pavement rehabilitation in 2019.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 1,763 additional vehicle trips per day; 208 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> edition.

This development is proposing off-site parking to be provided at an existing parking garage located at 1223 W. Jefferson Street, approximately 2 blocks away. Vehicular traffic is estimated to primarily be to/from this location rather than the site being developed.

2. **Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Idaho Street	200-feet	Minor Arterial (One Way)	Better than "E"	790
Jefferson Street	None	Minor Arterial	Better than "E"	315
Bannock Street	None	Collector	Better than "D"	197
11 <sup>th</sup> Street	130-feet	Collector	Better than "D"	392
12 <sup>th</sup> Street	None	Collector	Better than "D"	242
13 <sup>th</sup> Street None	None	Collector	Better than "D"	419

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

\* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

\* Acceptable level of service for a three-lane collector is "D" (530 VPH).

\* Acceptable level of service for a two-lane collector is "D" (425 VPH).

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

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

- The average daily traffic count for Idaho Street east of 12<sup>th</sup> Street was 5,839 on July 30, 2014.
- The average daily traffic count for Jefferson Street west of 12<sup>th</sup> Street was 3,152 on April 27, 2017.
- The average daily traffic count for Bannock Street east of 12<sup>th</sup> Street was 3,231 on January 23, 2018.
- The average daily traffic count for 11<sup>th</sup> Street north of Idaho Street was 5,815 on May 3, 2018.

- The average daily traffic count for 12<sup>th</sup> Street north of Idaho Street was 3,237 on May 10, 2018.
- The average daily traffic count for 13<sup>th</sup> Street north of Bannock Street was 7,798 on December 7, 2016.

## **C. Findings for Consideration**

### **1. Idaho Street**

- a. **Existing Conditions:** Idaho Street is improved with 3-travel lanes, a parking lane on each side, vertical curb, gutter, and 13-foot wide sidewalk abutting the site. There is 80-feet of right-of-way for Idaho Street (40-feet from centerline).

- b. **Policy:**

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

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

**Street Section and Right-of Way Width Policy:** District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet 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-feet 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 Proposal:** The applicant is proposing to reconstruct the pedestrian ramp on Idaho Street at the Idaho Street/11<sup>th</sup> Street intersection and to construct a bulb out extending approximately 144-feet west of 11<sup>th</sup> Street (measured from centerline).
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed.

The on-street parking cannot count toward the City of Boise parking requirement, as ACHD can remove the on-street parking at any time, as determined by ACHD.

The applicant should consult the City of Boise and CCDC for landscaping and streetscaping specifications. The applicant is required to submit plans to ACHD for review of any improvements within the right-of-way.

Idaho Street is scheduled for pavement rehabilitation in 2019; roadwork is encouraged to be completed before the start of the project. After the work is completed, this road segment will be placed on the 5-year no-cut moratorium; any pavement cuts will need to be approved by the ACHD pavement cut committee.

## 2. 11<sup>th</sup> Street

- a. **Existing Conditions:** 11<sup>th</sup> Street is improved with 2-travel lanes, a parking lane on each side, a bike lane on each side, vertical curb, gutter, and 12-foot wide sidewalk. There is 80-feet of right-of-way for 11<sup>th</sup> Street (40-feet from centerline).

- b. **Policy:**

**Collector Street Policy:** District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

**Master Street Map and Typologies Policy:** District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

**Street Section and Right-of-Way Policy:** District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Sidewalk Policy:** District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet 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-feet 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.

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Collector Road is designated in the MSM as Towncenter Collector with 2-lanes and on-street bike lanes, a 47-foot street section within 75-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to reconstruct the pedestrian ramp on 11<sup>th</sup> Street at the Idaho Street/11<sup>th</sup> Street intersection and to construct a bulb out extending approximately 67-feet north of Idaho Street (measured from centerline).
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed.

The applicant should consult the City of Boise and CCDC for landscaping and streetscaping specifications. The applicant is required to submit plans to ACHD for review of any improvements within the right-of-way.

11<sup>th</sup> Street is scheduled for pavement rehabilitation in 2018. After the work is completed, this road segment will be placed on the 5-year no-cut moratorium; any pavement cuts will need to be approved by the ACHD pavement cut committee.

### 3. Driveways

#### 3.1 Idaho Street

- a. **Existing Conditions:** There are three 24-foot wide curb cut type driveways on Idaho Street from the site.
- b. **Policy**
  - Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.
  - Access Policy:** District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.
- c. **Applicant's Proposal:** The applicant is proposing to close the three existing driveways on Idaho Street with vertical curb, gutter and sidewalk to match the surrounding improvements.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed.

#### 3.2 11<sup>th</sup> Street

- a. **Existing Conditions:** There is an existing driveway onto 11<sup>th</sup> Street abutting the site located at the mid-block, and shared with the property to the north.
- b. **Policy:**



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

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

- c. **Applicant's Proposal:** The applicant is not proposing any additional driveways on 11<sup>th</sup> Street from the site. The existing driveway is proposed to remain as a fire access only.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed.

The applicant should be required to coordinate with the appropriate fire department to restrict public use of the proposed fire access (bollards, gate, etc.).

#### 4. Tree Planters

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

#### 5. Landscaping

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

#### 6. Other Access

Idaho Street is classified as a minor arterial roadway; 11<sup>th</sup> Street is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways.

### D. Site Specific Conditions of Approval

- 1. Consult the City of Boise and CCDC for landscaping and streetscaping specifications. Submit plans to ACHD for review of any improvements within the right-of-way.
- 2. Reconstruct the pedestrian ramp on Idaho Street abutting the site and construct a bulb out extending approximately 144-feet west of 11<sup>th</sup> Street (measured from centerline).
- 3. Construct a bulb out on Idaho Street at the Idaho Street/11<sup>th</sup> Street intersection, with a minimum 26-foot inside radius.
- 4. Idaho Street is scheduled for pavement rehabilitation in 2019; roadwork is encouraged to be completed before the start of the project. After the work is completed, this road segment will be placed on the 5-year no-cut moratorium; any pavement cuts will need to be approved by the ACHD pavement cut committee.

5. Reconstruct the pedestrian ramp on 11<sup>th</sup> Street abutting the site and construct a bulb out extending approximately 67-feet north of Idaho Street (measured from centerline).
6. Construct a bulb out on 11<sup>th</sup> Street at the Idaho Street/11<sup>th</sup> Street intersection, with a minimum 26-foot inside radius.
7. 11th Street is scheduled for pavement rehabilitation in 2018. After the work is completed, this road segment will be placed on the 5-year no-cut moratorium; any pavement cuts will need to be approved by the ACHD pavement cut committee.
8. Close the three existing driveways on Idaho Street with vertical curb, gutter and sidewalk to match the surrounding improvements.
9. Coordinate with the fire department to restrict public use of the proposed fire access (bollards, gate, etc.) on 11<sup>th</sup> Street located 170-feet north of Idaho Street (measured centerline-to-centerline).
10. Idaho Street is classified as a minor arterial roadway; 11<sup>th</sup> Street is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways.
11. Payment of impact fees is due prior to issuance of a building permit.
12. Comply with all Standard Conditions of Approval.

## **E. 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, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable



ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

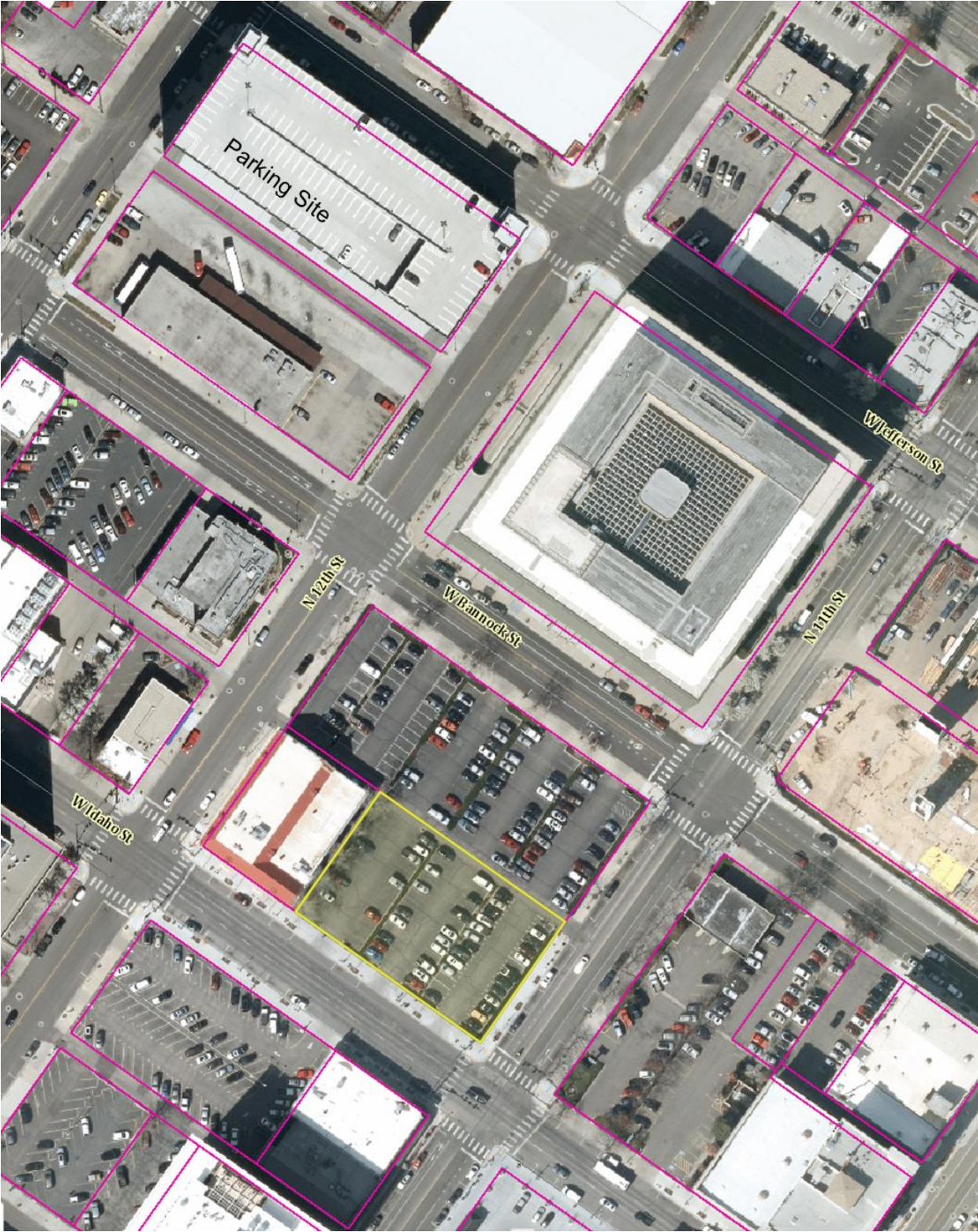
## **F. Conclusions of Law**

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

## **G. Attachments**

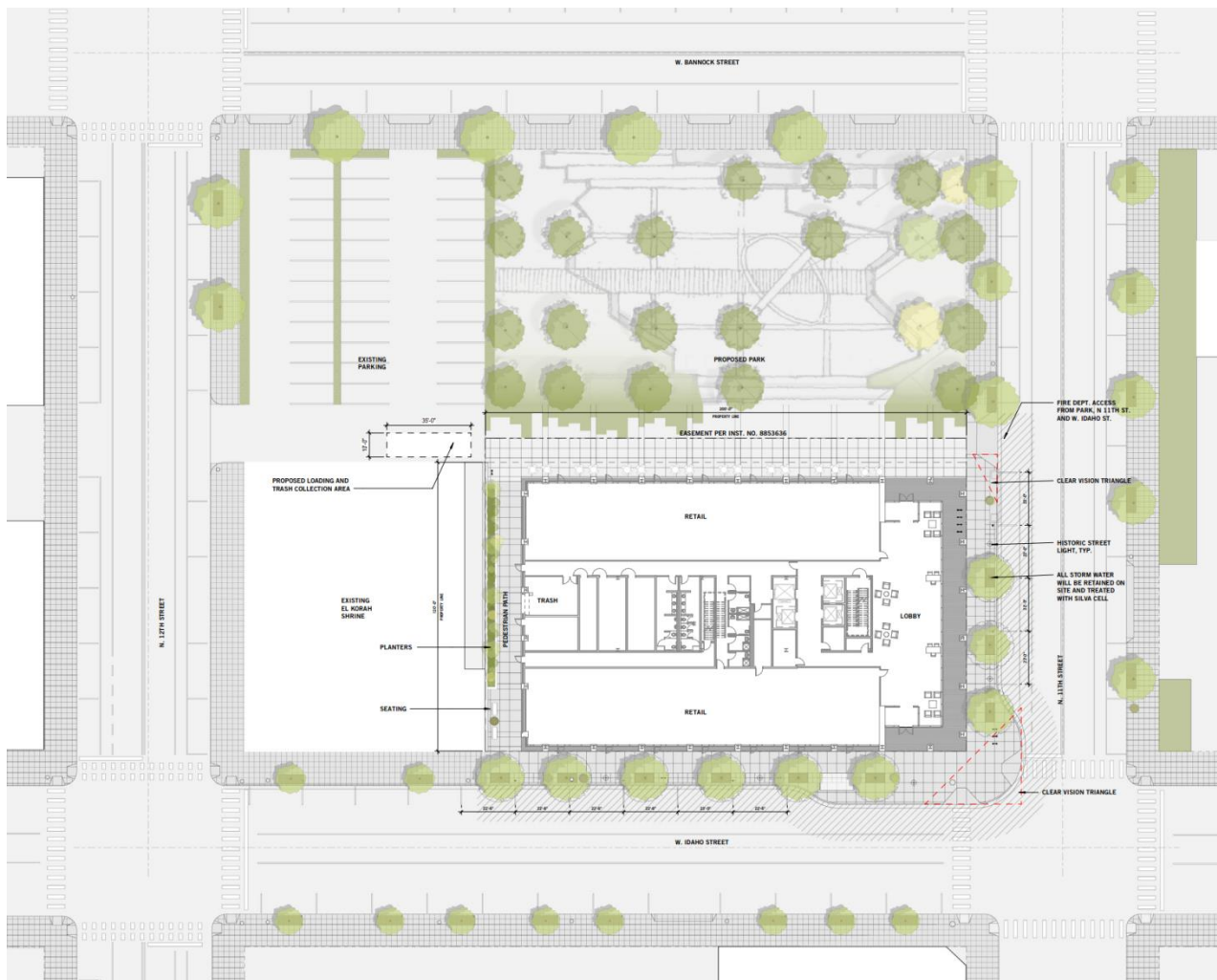
1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines

VICINITY MAP





## SITE PLAN



# Ada County Utility Coordinating Council

## Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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



# Development Process Checklist

## Items Completed to Date:

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

## Items to be completed by Applicant:

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

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

##### ☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

##### ☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  - a) Traffic Control Plan
  - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

#### *Construction (Subdivisions)*

##### ☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

##### ☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- ☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

## Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.



# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

**Date:** 6/13/2012

**To:** Planning and Development Services

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

**Subject:** **DRH12--00142**; address; Drainage/Stormwater Comments

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

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



CITY of BOISE

# NOTICE OF PUBLIC HEARING

## HEARING INFORMATION

HEARING LOCATION: Boise City Hall • 150 N. Capitol Blvd. • 3<sup>rd</sup> Floor

The City of Boise's **DESIGN REVIEW COMMITTEE**  
will hear the following item at 6:00 PM on  
**July 11, 2018.**

## PROJECT INFORMATION

**CASE NUMBER:** DRH18-00260

**APPLICANT:** Scott Schoenherr

**ADDRESS:** 1118 W. Idaho Street

**REQUEST:** Construct a ten story, approximately  
181,000-square feet, office building and other  
site related improvements, on property  
located within the C-5DD (Central Business  
District with Downtown Design Review) zone.  
*Andrea Tuning*



[pds.cityofboise.org/permits](http://pds.cityofboise.org/permits)

Enter the case number listed above to review project documents.  
Planning & Development Services • 208/608-7100 • TDD-TTY 800/377-3529