



PO Box 5845, Boise, ID 83705-0845
208.573.1415
pat.pma.boise@gmail.com

February 9, 2019

City of Boise
Planning and Development Services
150 N. Capitol Blvd.
Boise, Idaho 83701-0500

Re: Andrade's Restaurant 4620 W. Overland Rd.

On behalf of Union Square LLC and Javier Andrade we are pleased to submit the attached application and supporting documents for a new restaurant building and associated site work located at 4620 W. Overland Rd.

The applicant is proposing to construct a new 6,196 square foot single story building on the 38,363 square foot site. The site is currently vacant except for an existing garage building that will remain. Access for the site will be off of W. Overland Road with secondary access from shopping center to the east. A second access point on W. Overland road will be closed to reduce vehicle conflict, provide additional right of way landscaping, and an outdoor patio for dining and street presence. Parking is being provided for a maximum of 243 seats, including exterior patio seating. 81 parking spaces are provided, 42 are located on the property. Thirty nine spaces are shared with 4696 W. Overland under an existing egress and cross parking agreement. That property has 109 spaces available, 70 are required for the building occupants under Code. The parking is configured with the required landscape buffers and islands.

A departure from the ordinance is being requested for the south end of the west parking that abuts the Right of Way landscape buffer, and to allow the accessible parking spaces to be next to the main entrance. Required bicycle parking is provided in two locations on site at the north and south ends of the building. Fire equipment turning and access distances are provided. The existing garage structure will be painted to match the main building. It will be used for dry storage. The trash enclosure will be integral colored masonry to match the building stucco. Landscaping will be provided in compliance with the Design Guidelines and Code as shown on the landscape plan.

The building design has a variety of materials and vertical and horizontal plane changes that provide interest and character within the Mexican theme. Stucco with recessed

arches are coordinated with compatible plant materials. The stucco field color is an off white, with a slightly darker cream/tan for accents around the arches and accent band. Wooden trellis is used for shade and to create shadow patterns on the walls. A central tower provides an exterior focal point which is carried into the interior over large vintage chandelier and interior fountain at the entry.

The primary South West street corner is glazed on both sides of the corner with doors that open from the bar to the patio seating during good weather. A departure from the street frontage transparency is being requested. The required percentage is 25 percent we have provided 21 percent. As an offset the glazing extends around the corner of the building, a decorative pair of wrought iron glazed doors are used, and a street level patio is provided. High windows on the west façade will provide lighting into the main dining area. All glazing in bronze toned frames. The roofing is a standing seam copper color with a stucco stepped fascia. Designated areas for signage are located on the South and East walls.

We have made every effort to comply with the Design Guidelines and Codes. We would respectfully request our application be approved as submitted. If you have any question or need further information, please contact us.

Sincerely,

PMA, Inc. dba
Patrick McKeegan Architects

A handwritten signature in black ink, appearing to read "Patrick McKeegan", with a long horizontal flourish extending to the right.

Patrick McKeegan
Principal Architect