



## Design Review Hearing

**Starbucks – 52<sup>nd</sup> Street**  
5200 W. Chinden Blvd.

DSRFY2024 - 0014  
September 16, 2024



**HATCH DESIGN**  
ARCHITECTURE



## Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



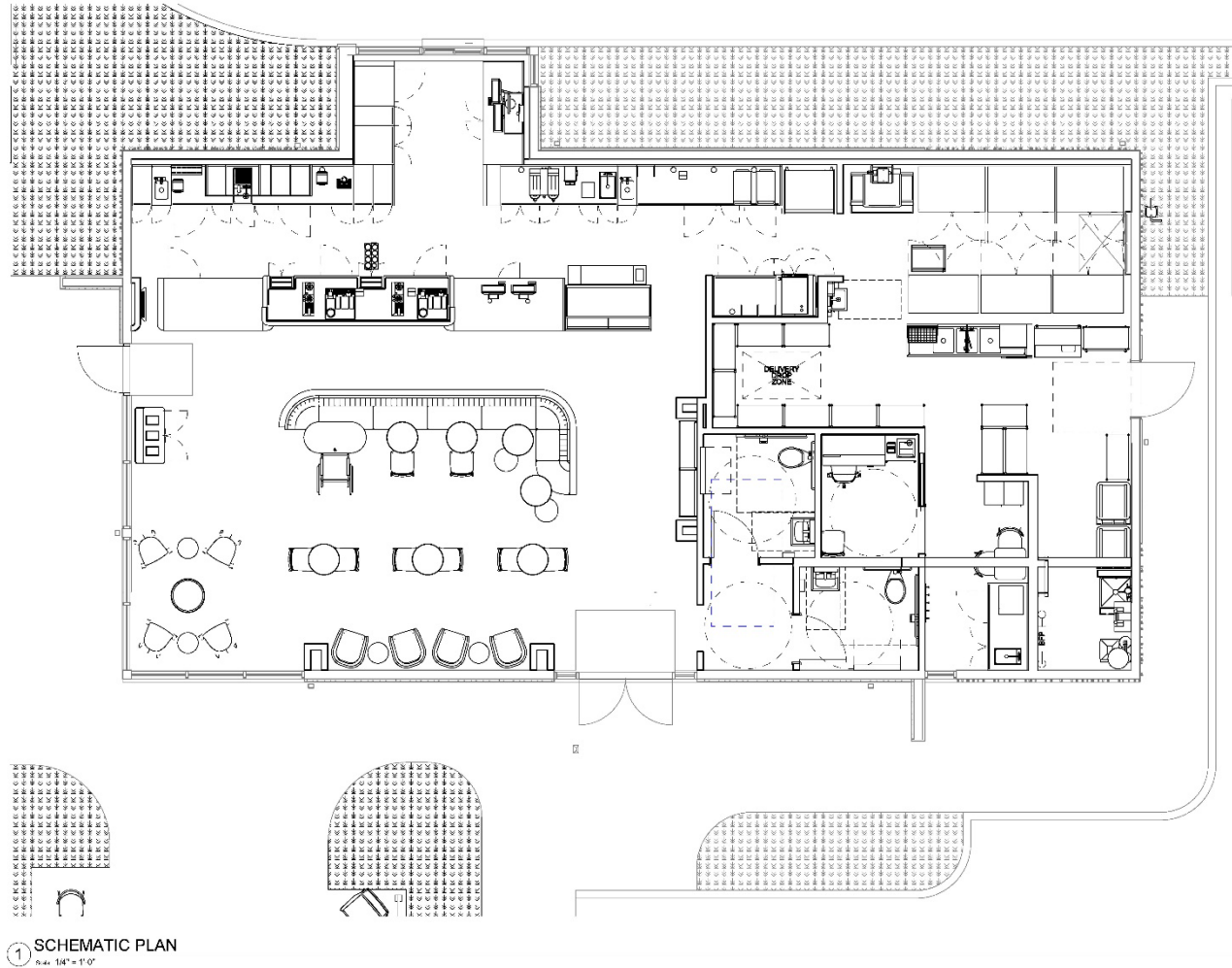
## Vicinity Map

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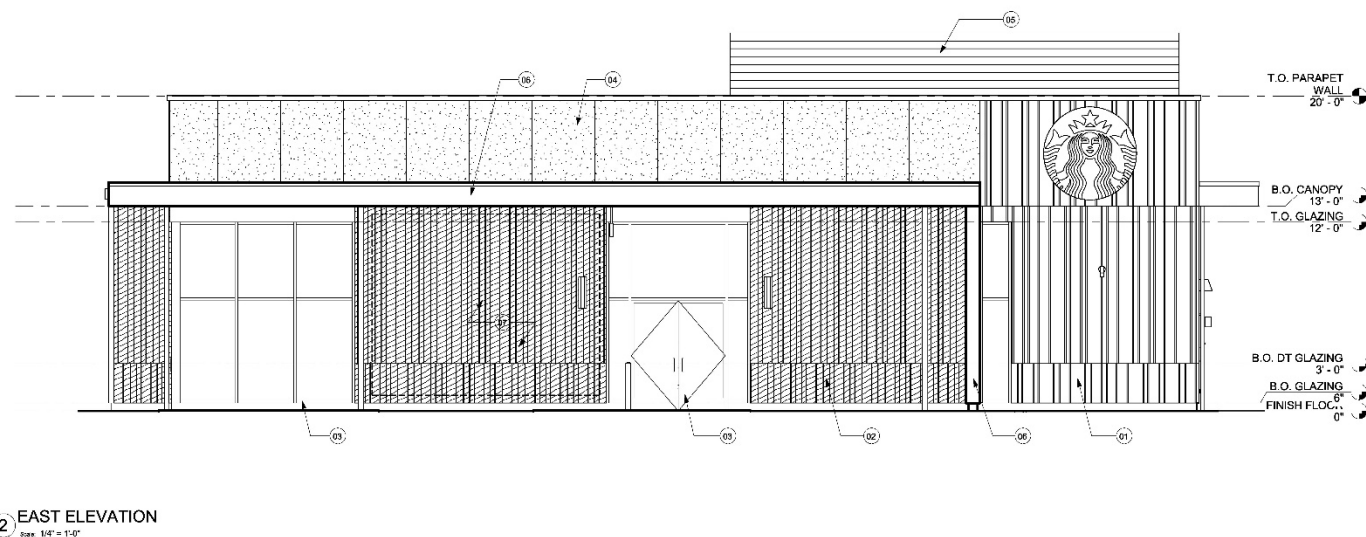
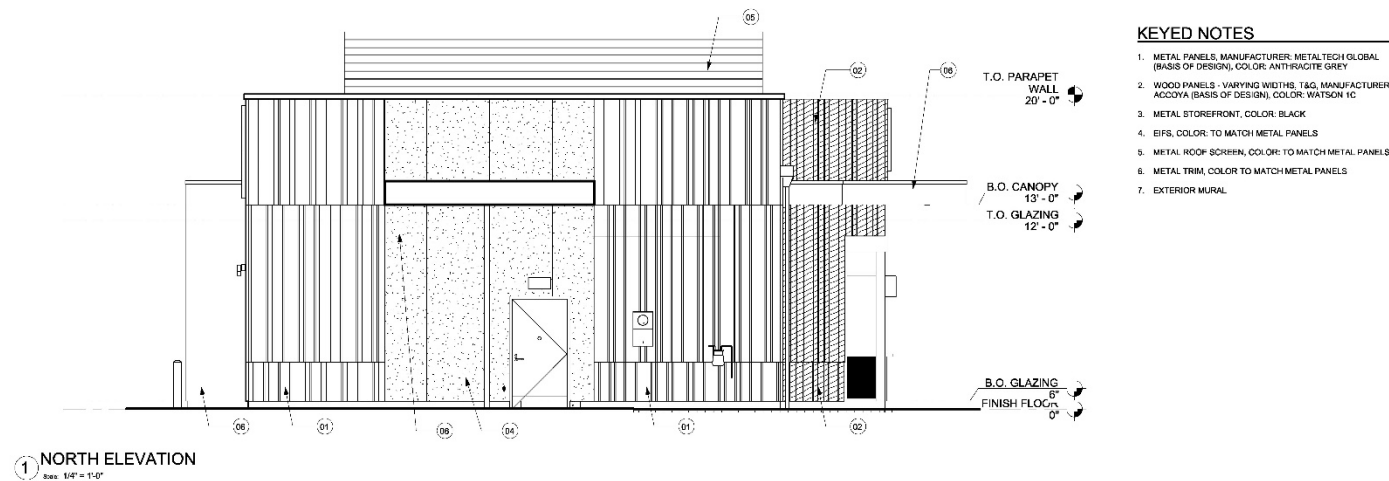
## Floor Plan

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East elevation  
glazing is equal  
to 29% of the  
façade.

## Elevations

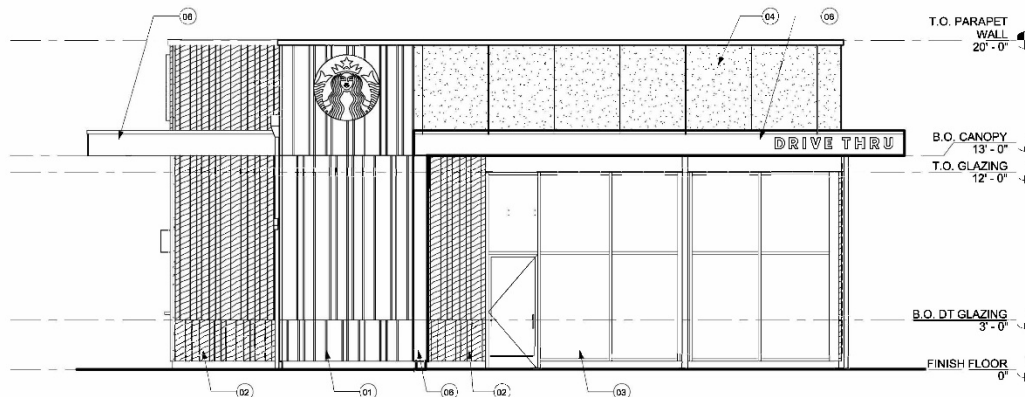
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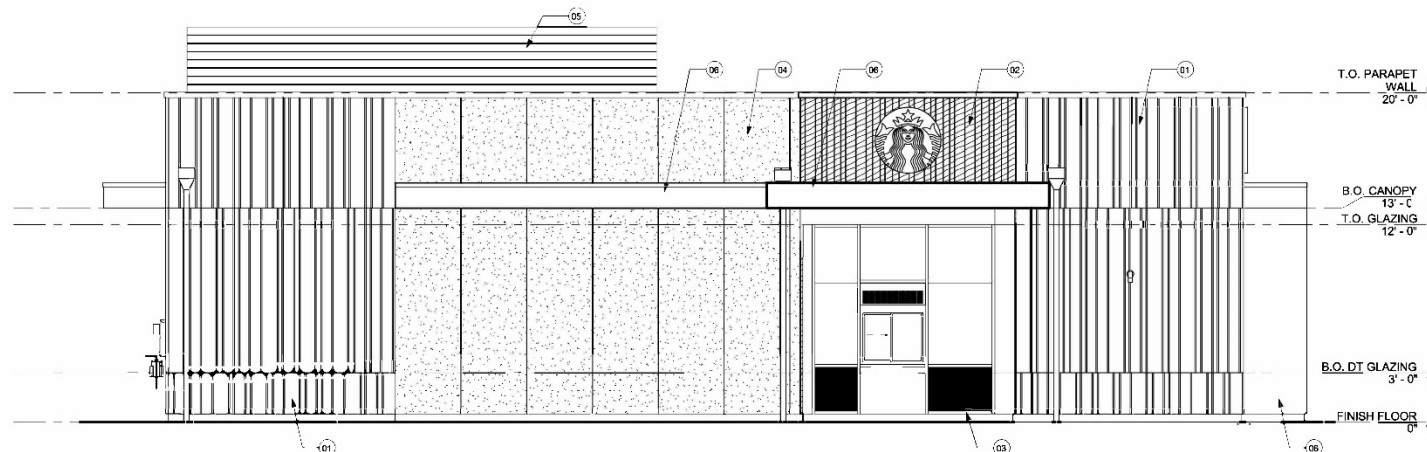


#### KEYED NOTES

1. METAL PANELS, MANUFACTURER: METAL TECH GLOBAL (BASIS OF DESIGN), COLOR: ANTHRACITE GREY
2. WOOD PANELS - VARYING WIDTHS, T&G, MANUFACTURER: ACCOYA (BASIS OF DESIGN), COLOR: WATSON 10
3. METAL STOREFRONT, COLOR: BLACK
4. EIFS, COLOR: TO MATCH METAL PANELS
5. METAL ROOF SCREEN, COLOR: TO MATCH METAL PANELS
6. METAL TRIM, COLOR: TO MATCH METAL PANELS

South elevation  
glazing is equal  
to 54% of the  
façade.

① SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



② WEST ELEVATION  
Scale: 1/4" = 1'-0"

## Elevations

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## Rendering

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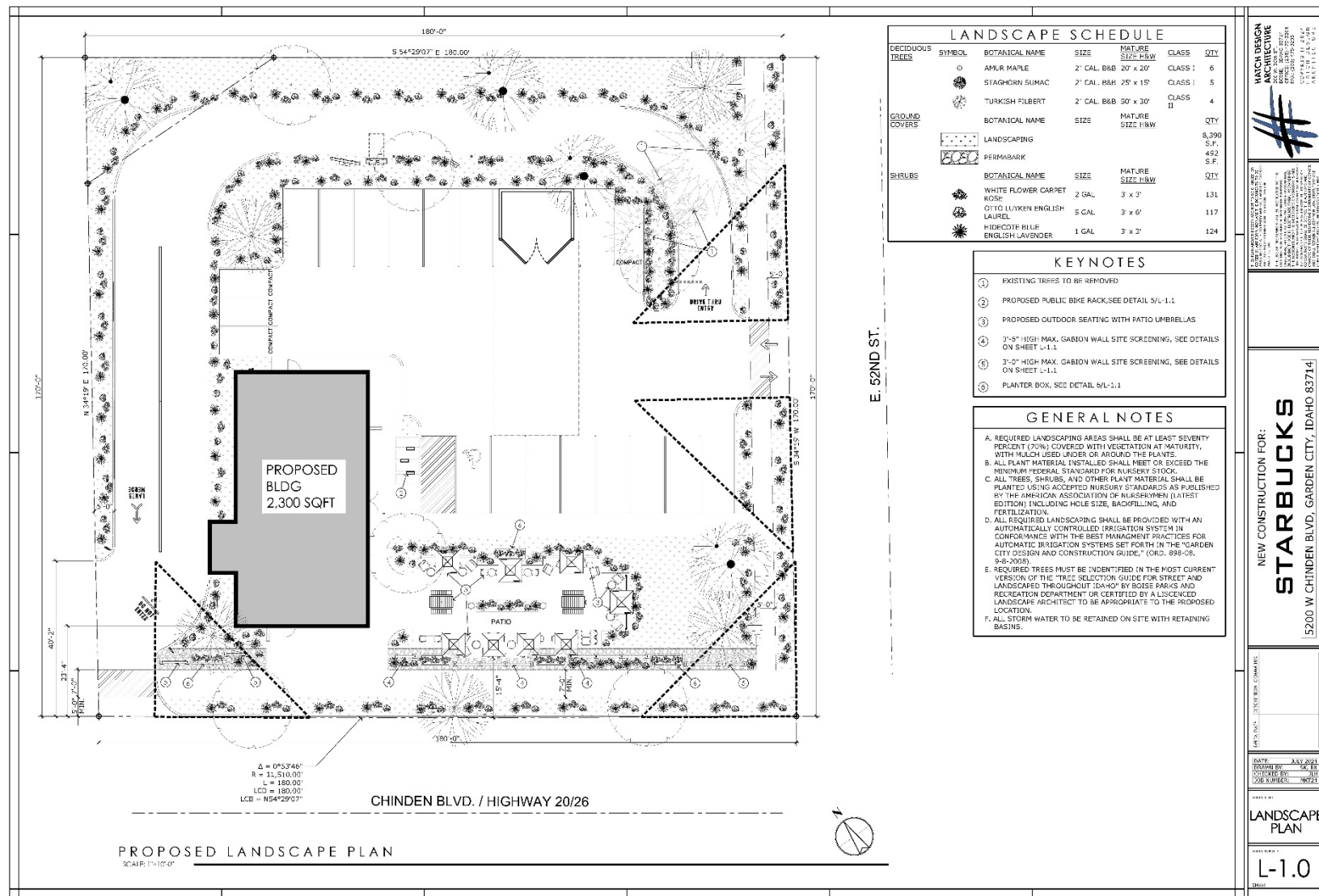
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- *A drive-through establishment shall not be closer than five hundred feet (500'), as measured by the shortest unobstructed driving route from another drive-through establishment, except where access to the drive-through is provided by internal circulation within a commercial site and would not create an additional curb cut to the arterial roadway.*
  - **“Staff has measured the route between the existing Dutch Bros at 5239 W. Chinden and the proposed Starbucks location and have interpreted this measurement as being compliant with code, but only if measurements are taken as a vehicle would drive...An alternative measurement route that would make the application not compliant with code would be to draw a direct line from the nearest property corners, however, staff does not believe that way of measurement meets the intent of code.”**
- *Staff Review: Adequate trash receptacles shall be provided that comply with the requirements set forth in section 8-4A-5, Outdoor Service and Equipment Areas, of this title. AND: Agency Comment: The waste truck will not be able to service at the proposed enclosure location. I recommend putting the enclosure at the entrance for service on 52<sup>nd</sup> St or swapping the enclosure for parking spaces.*
  - **See the updated site and landscape plans with the new trash enclosure location, and the email indicating Republic Services' approval of the new layout.**
- *Stacking study not yet provided.*
  - **See site plan with stacking study and illustration.**
- *A minimum of one (1) outdoor trash receptacle shall be provided.*
  - **See updated Site plan**
- *A restroom shall be provided for patrons. Floor plans not provided.*
  - **See floor plan**
- *ITD has recommended removal of the existing W. Chinden access upon redevelopment.*
  - **The existing access from W. Chinden on the subject property will be removed.**
- *Fences within the front yard setback shall be a maximum of 3.5' or fences greater than three and one-half feet (3.5') shall be set back to be flush or behind the building frontage. The site plan shows a 4'-6" high Gabion wall within the front setback along W. Chinden Blvd. This is not code compliant. The fence is too tall. AND: No fences higher than three feet (3') from the lowest adjacent street grade are permitted in the clear vision triangle. This requirement is more strict than the 3.5' height maximum of GCC 8-4A as discussed previously in this report.*
  - **All Gabion walls not within a vision triangle have been shortened to 3.5', and all Gabion walls within a vision triangle have been shortened to 3'.**
- *A plaza has been provided; however, the square footage is not shown on plans.*
  - **See the updated Site Recap on the site plan.**
- *The south elevation faces W. Chinden Blvd and appears to provide at least 15% glazing and pedestrian elements. However, percentages are not given on the schematics. The east elevation facing E. 52<sup>nd</sup> Str. Appears to provide glazing and pedestrian elements at 15% or more. Calculations were not provided.*
  - **See the glazing calcs on the elevation sheets in this presentation.**
- *Objective 3: Buildings shall be designed and constructed of quality materials. Discouraged Materials: Metal Siding.*
  - **Metal siding is typical of Starbucks' establishments, and it exhibits a similar aesthetic to other Starbucks in the area.**

## Staff Comments – Design Provisions

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- *Objective 6: The site development should support and be consistent with the adopted streetscape. The streetscape along E. 52<sup>nd</sup> St. does not appear to be compliant with ACHD landscape buffer width requirements. The City and ITD have a streetscape agreement in place requiring 7' wide detached sidewalks and 7' wide furniture/planting zoning. Coordination with ACHD and ITD will be required.*
  - **We will coordinate with ITD and ACHD on the required streetscape.**
- *The building's eastern and western façade and roofline are longer than 50'. Facades longer than fifty feet (50') (measured horizontally along the façade) should incorporate relief to perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief. Rooflines exceeding fifty feet (50'), should incorporate relief to the perceived building mass by providing roofline variation.*
  - **See the elevations and renderings showing visual reliefs along the facades.**
- *Terminal views within the site should be provided for landscaping, landmarks, or significant site features. The current site design shows the trash enclosure as a portion of the terminal view; however, this location is not viable for pick up services by Republic Services which will result in a change of site plans and terminal views.*
  - **As mentioned previously, the trash enclosure has been moved. The terminal view now looks toward parking and landscaping beyond.**
- *Handicap and Compact parking spaces: Stall width and depth unknown.*
  - **See the updated site plan indicating dimensions of handicap and compact space dimensions.**
- *Bike parking facilities do not meet the code requirements. 1' wide by 3' tall shadow sun rack surface mounts are proposed. Code requires that bike parking spaces shall be a minimum of 6' long by 2' wide. And within 50' of the building's entrances.*
  - **The bike parking has been moved closer to the entrance of the building to be within 50' of the entrance, and the parking space size has been shown at 6' by 2'-6".**
- *Loading zone not identified on plans. Except for an alley, loading areas shall be designed so vehicles shall not back out into the street or project into the public right-of-way or setback area. Loading zones may not impede bicycle lanes, multiuse paths, sidewalks, or motor vehicular travel on public roads.*
  - **Loading shall be done in off-hours in a standard parking stall.**
- *There is a general condition of approval requiring that all streets and driveways shall adhere to the standards of a clear vision triangle at all times. The clear vision triangle was not depicted on the submitted plans. It is possible that the Gabion wall and raised planter beds at the southwest corner could be within the clear vision triangle of the proposed exit lane.*
  - **Clear vision triangles have been added to the landscape plan, and, as mentioned previously, the Gabion walls within the clear vision triangle have been shortened to 3'-0".**
- *Site Plans do not show the width of the proposed landscape buffer, nor do they show the required street trees per GCC 8-4I. It is unclear how wide the planting zone proposed is. Two trees along the frontage are not identified.*
  - **See the updated landscape plan indicating the landscape buffer widths and required street trees.**

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FW: Starbucks 52nd Street New Trash Enclosure Location

McDannel, Konrad <KMcDannel@republicservices.com>

Mon 9/16/2024 3:10 PM

To: Sam Kreitzer <sam@hatchda.com>

 1 attachments (466 KB)

Starbucks 52nd St Site Plan-A-1.0.pdf;

Hi Sam,

We are good with this design. Thank you.

**Konrad McDannel**

Municipal Marketing Coordinator

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Boise, ID 83713

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o 2084078290

w [RepublicServices.com](http://RepublicServices.com)



Sustainability in Action

## Republic Services' Approval Email

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Thank you for your time.

Questions?

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