

Response Letter for Monday May 20th, 2024 Design Review Consultation

Here are the follow up items from the Design Review Meeting on Monday. Attached is an updated site plan with changes noted below.

The site plan was updated to provide direct access from the sidewalk on Glenwood to the leasing office on the east side. The previous layout had the entrance on the north side of the leasing office and not directly facing Glenwood.

The site plan was updated to include a plaza on the south side of the leasing office, which also aligns with the entrance to the building at that location. The incorporation of the plaza emphasizes that entrance as the primary entrance to the building from Glenwood St, as well as an amenity that is open to both residents within the building and the public at large. This area also creates an inviting transition area between the building and the public walkways for residents, guests and the public.

Sidewalks on Marigold and Glenwood are identified on the site plan. Additionally, the site plan was updated to provide a 7-foot sidewalk on Glenwood Street, along with a 8-foot landscape strip (without root barrier) between the sidewalk and the curb. In total, this creates a 15-foot landscape buffer between the street and the building. No modifications to the existing sidewalk along Marigold are proposed at this time.

Traffic impact studies:

ITD did not require the applicant to conduct a traffic impact study for the project. We provided ITD a traffic memorandum which was scoped directly with ITD and Kittelson & Associates, our traffic engineers. Attached is the Memorandum dated November 27, 2023 – attachment A is the email indicating that a traffic study was not required and shows the scoping parameters required by ITD. The Staff report indicates that a meeting was held on January 26, 2024 between the City, ITD, ACHD and Compass. ITD, ACHD or Staff have not required a TIS for the project. Staff's email dated February 6, 2024 requested that a joint traffic study be conducted "west of Glenwood" but provided no specific parameters for the areas to be studied. Upon follow up with ITD as to whether a broader traffic impact study was required, ITD was unable to provide any specifics or scoping requirements as to what would need to be studied and indicates such studies would be in the context of future corridor studies for Glenwood St. ITD has only identified Glenwood St as being the subject of a future corridor study, but has not begun the formal process of conducting the study. Compass also provided some information as to the potential impacts on Glenwood and Marigold, but when pressed on the content of their information, that such was provided for informational purposes only and was not a formal study of the potential future impact of the site. See our previous comments on the record in this regard. Requiring additional TIS requirements related to corridor studies and beyond what is required by ITD and ACHD for this specific project is placing a financial burden on a few projects, which should be borne by the City and public in general; clearly something that is not supported by Idaho statute and applicable case law. As with the proposed road, if the application was for annexation, platting, and subdividing the property, those requirements might be warranted, but not in the case of a project that is annexed and zoned under the City's code.

Staff has asked for careful consideration of whether the left turn in or out of the site from either Marigold or Glenwood should be allowed. The Idaho Transportation Department (which has jurisdiction over Glenwood St as a state highway) and Ada County Transportation Department (which has jurisdiction over Marigold St) have NOT recommended restricting access onto Glenwood St. or Marigold. Additionally, access is not currently restricted onto either street and the proposed project reduces traffic impacts onto both streets from the site. As such, future restrictions are unwarranted at this time. This type of access limitation would also force motorists traveling north on Glenwood St to make a U-turn at the corner of Glenwood and Marigold creating a serious safety concern at that intersection and would create additional congestion at the intersection. If those northbound Glenwood travelers turn left onto Marigold, such would force them to make a U-turn on Marigold to double back to the property entrance, thus creating additional safety issues and congestion directly on Marigold. Traffic exiting City Hall via River Point Dr would also be restricted on their access to Marigold as they would not be able to travel east bound on Marigold from Point Dr, which would create additional safety concerns from those motorists making U-turns to double back to those Marigold/Glenwood intersection and/or increasing traffic traveling westbound on Marigold. Restricting access from the proposed site is not required by ITD or ACHD and is not supported by the practical and safety implication that the restriction would have on Marigold, Point Dr, Glenwood, and the intersection of Glenwood and Marigold.


Electric Vehicle Charging Stations:


The Design Review Committee suggested adding electric vehicle (EV) charging stations to the site. We have chosen not to include EV charging stations at this time, but such could be added later at the discretion of the owners. EVs represent .25% of cars on Idaho roads at this time. Additionally, there is support that the owners of the .25% of those cars do not represent a demographic representative of the individuals and families that will be residents of the building. As such, committing the space and financial resources for EV charging stations is not supported at this time.

Fire Department Items:

Turnaround: The site plan shows that the turnaround for the fire department is located on the western edge of the project next to the dumpster. This item was agreed to by the Fire Department. The proposed dumpster does not encroach into the required turnaround per 2018 IFC Appendix D. Figure D103.1.

Southern property line: Attached is an email from Chief Bisagno confirming that the southern property needs to be lined with small bushes and shrubs (non-trees) to provide fire trucks access to the building via the fire lane on the property to the south.





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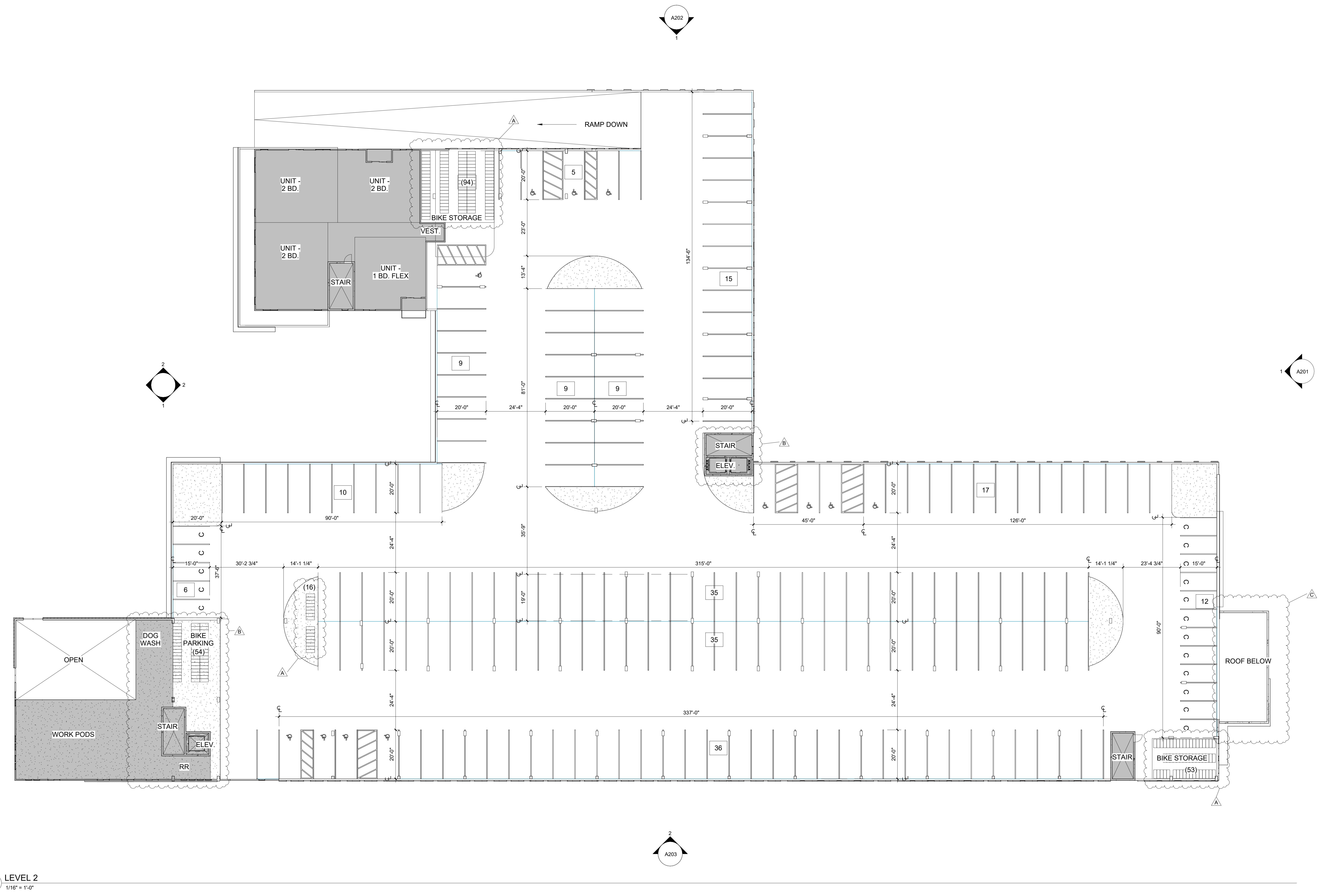
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REVISION: C CITY COMMENTS 6/05/2024

Project Status
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**PEDESTRIAN
CONNECTION
EXHIBIT**

A100A



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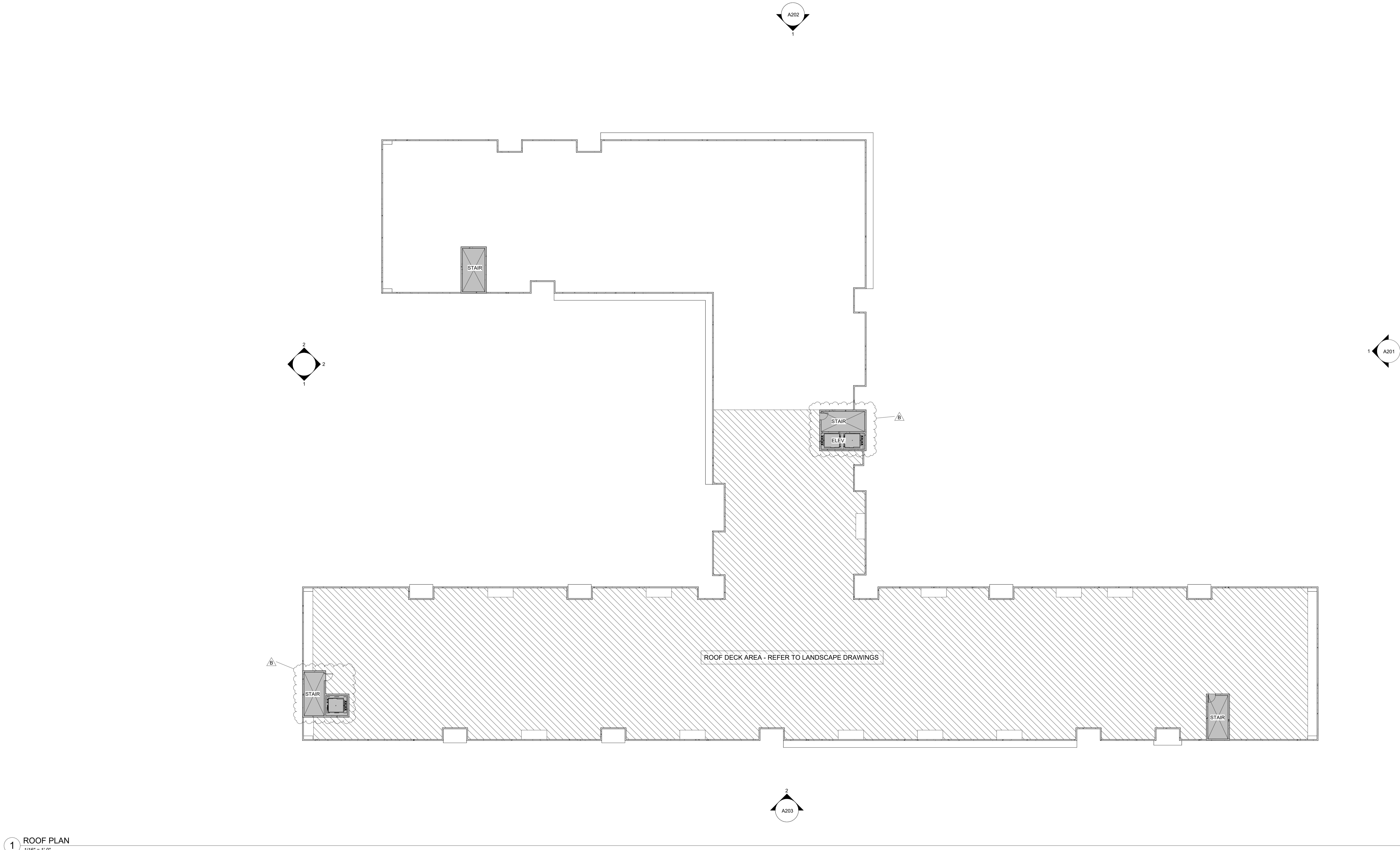
111 COMMENTS
111 COMMENTS

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DATE: 08/24/2023
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[REDACTED]

FLOOR PLAN - LEVEL 3

A 103

1 LEVEL 3
1/16" = 1'-0"

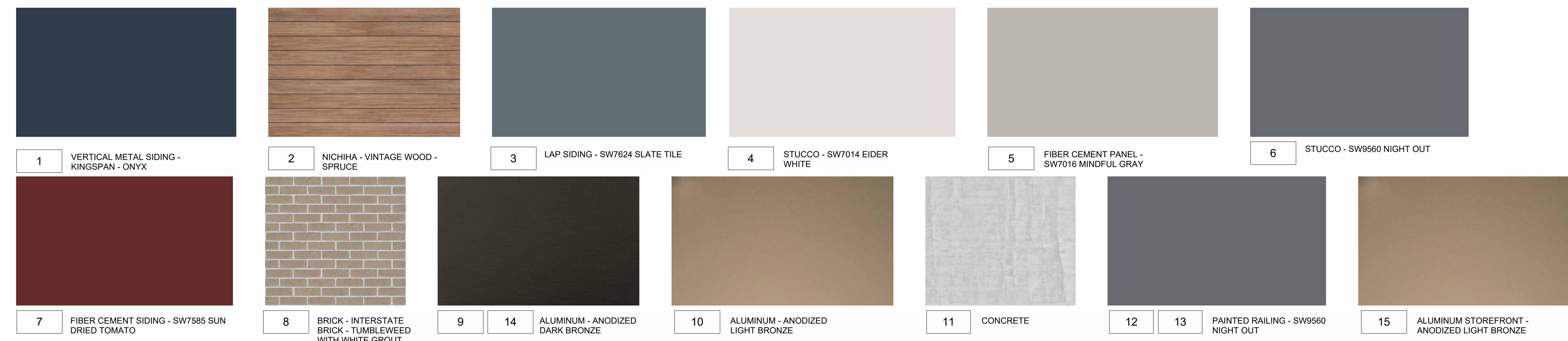
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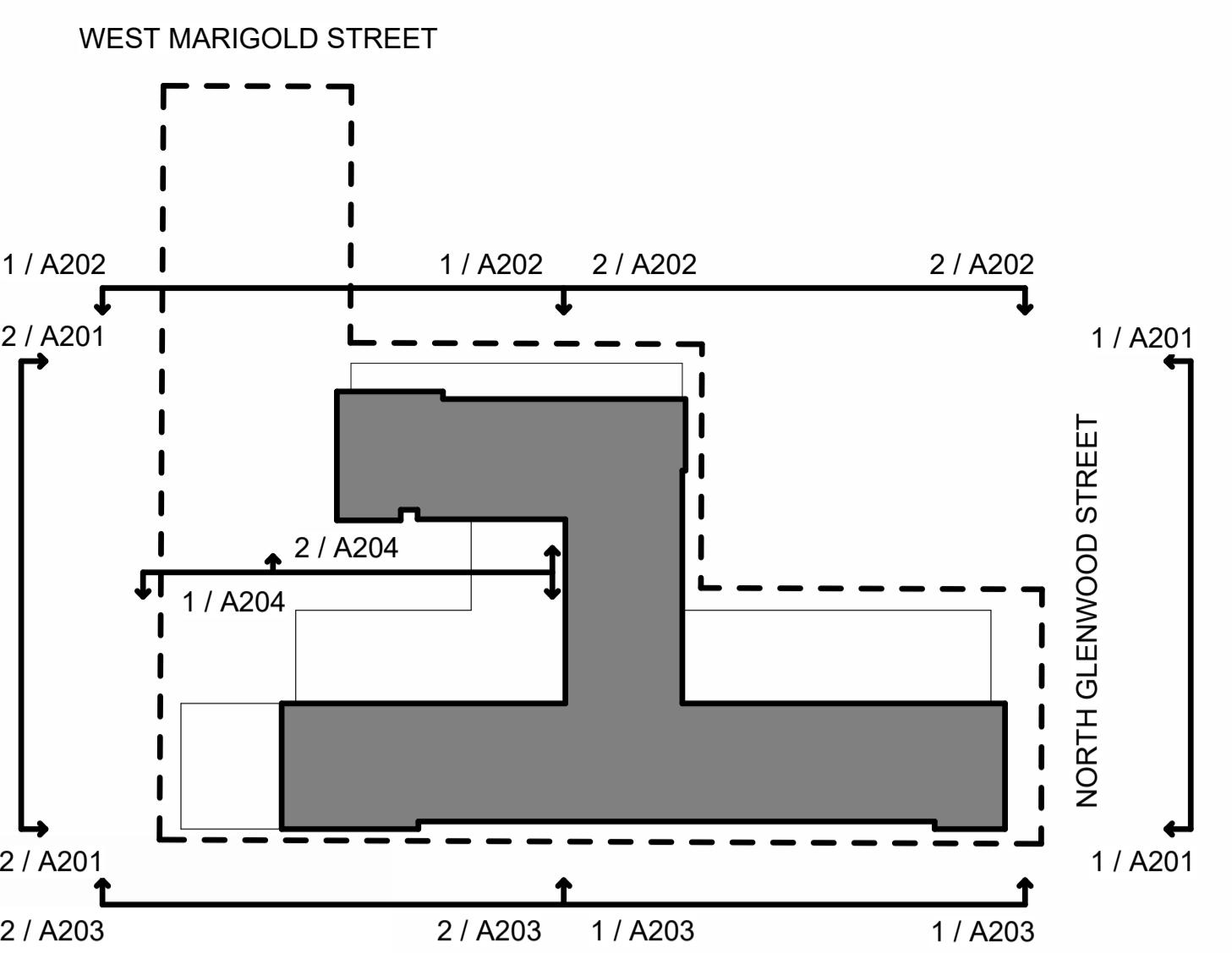
REVISION: 2/27/2024
B CITY COMMENTS

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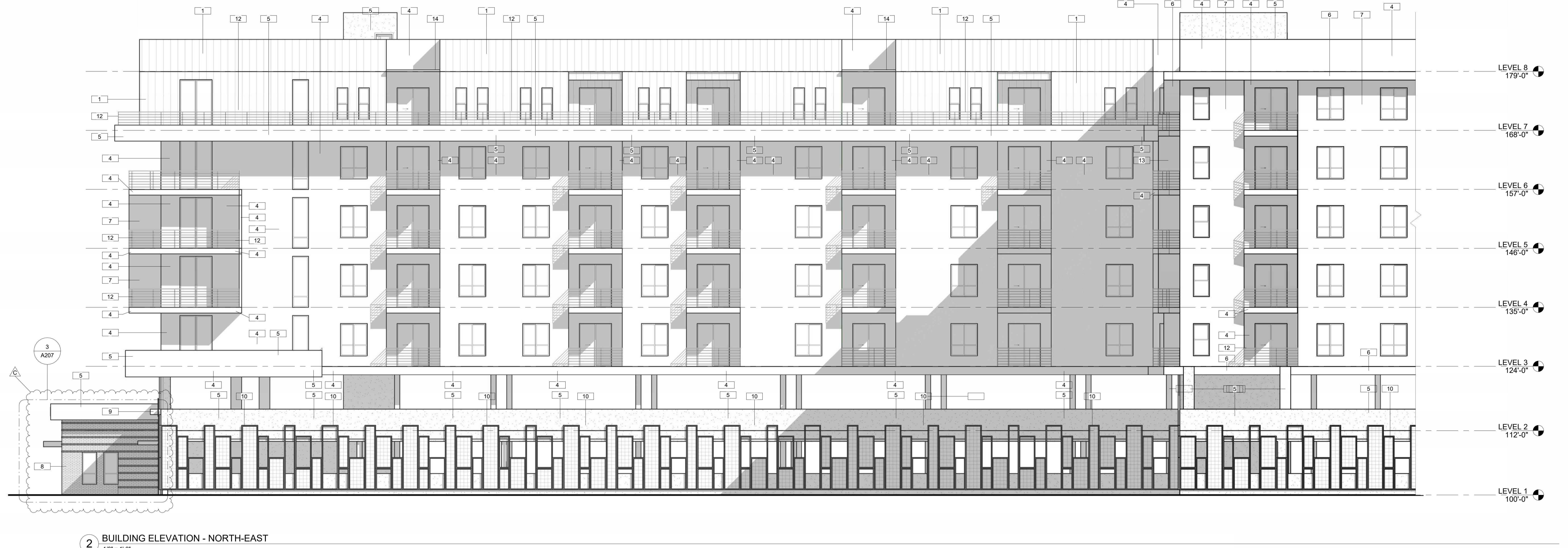
MATERIALS LEGEND



EXTERIOR FINISH KEYNOTES	
Key Value	Keynote Text
1	VERTICAL METAL SIDING - 16' SPACING - KINGSPAN - ONYX COLOR
2	FIBER-CEMENT SIDING - NICHIBA VINTAGE WOOD - SPRUCE
3	FIBER-CEMENT SIDING - SW7624 SLATE TILE
4	STUCCO - SW7014 EIDER WHITE
5	FIBER-CEMENT PANEL - SW7016 MINDFUL GRAY
6	FIBER-CEMENT PANELING - SW9560, NIGHT OUT
7	FIBER-CEMENT PANELING - SW7585, SUN DRIED TOMATO
8	BRICK - INTERSTATE BRICK - TUMBLEWEED WITH WHITE GROUT
9	ALUMINUM CANOPY - ANODIZED DARK BRONZE
10	ALUMINUM STOREFRONT - ANODIZED LIGHT BRONZE
11	HSS RAILING - STEEL PT. SW9560, NIGHT OUT
12	GLASS-PANEL RAILING - STEEL PT. SW9560, NIGHT OUT
13	PRE-FORMED ALUMINUM CANOPY - PT. ANODIZED DARK BRONZE
14	



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EXTERIOR
ELEVATIONS -
NORTH

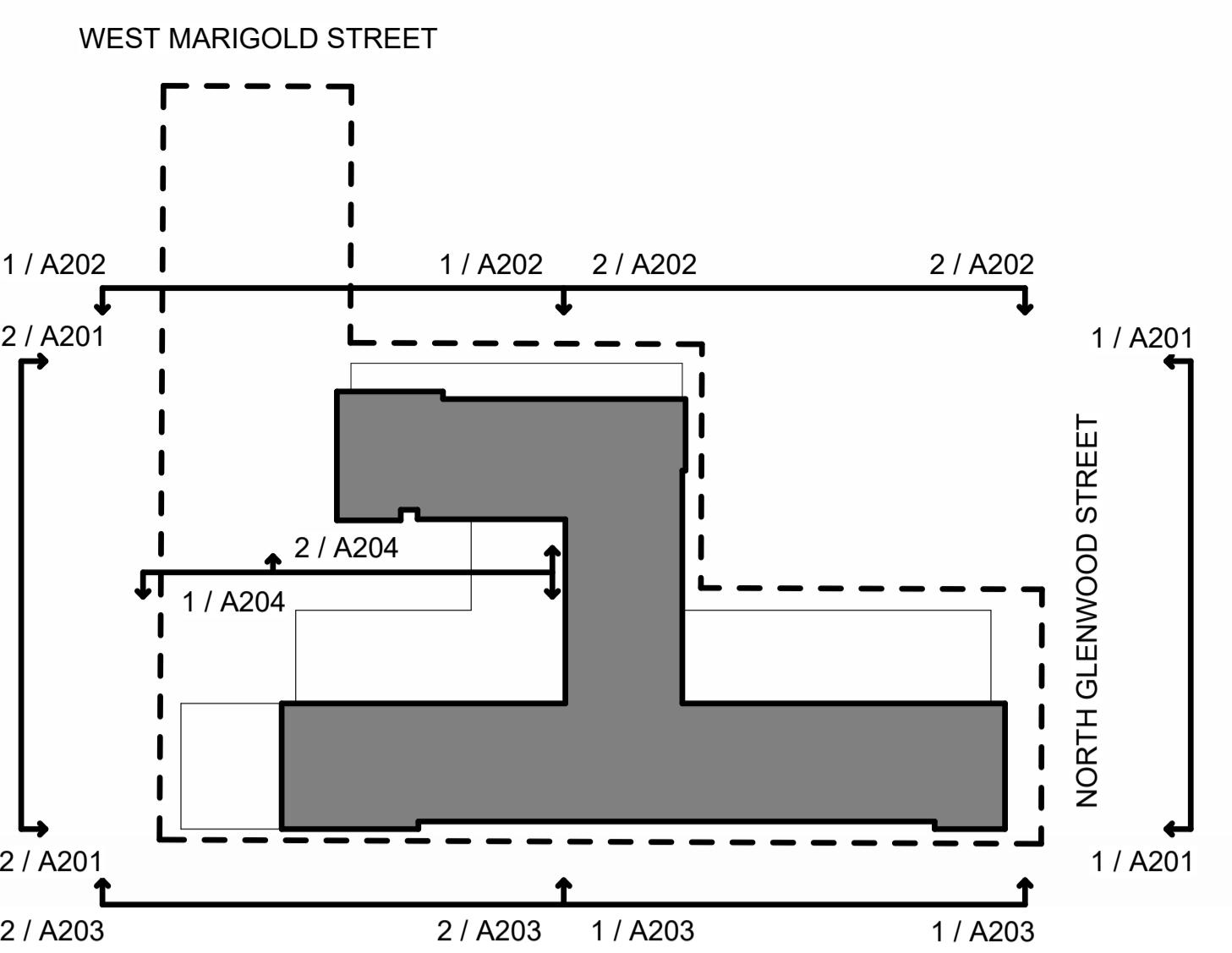
A202



MATERIALS LEGEND



EXTERIOR FINISH KEYNOTES	
Key Value	Keynote Text
1	VERTICAL METAL SIDING - 16' SPACING - KINGSPAN - ONYX COLOR
2	FIBER-CEMENT SIDING - NICHIA VINTAGE WOOD - SPRUCE
3	FIBER-CEMENT SIDING - SW7624 SLATE TILE
4	STUCCO - SW7014 EIDER WHITE
5	FIBER-CEMENT PANEL - SW7016 MINDFUL GRAY
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14	



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ARCHITECT
AK-987604
SCOTT W. DAVIS
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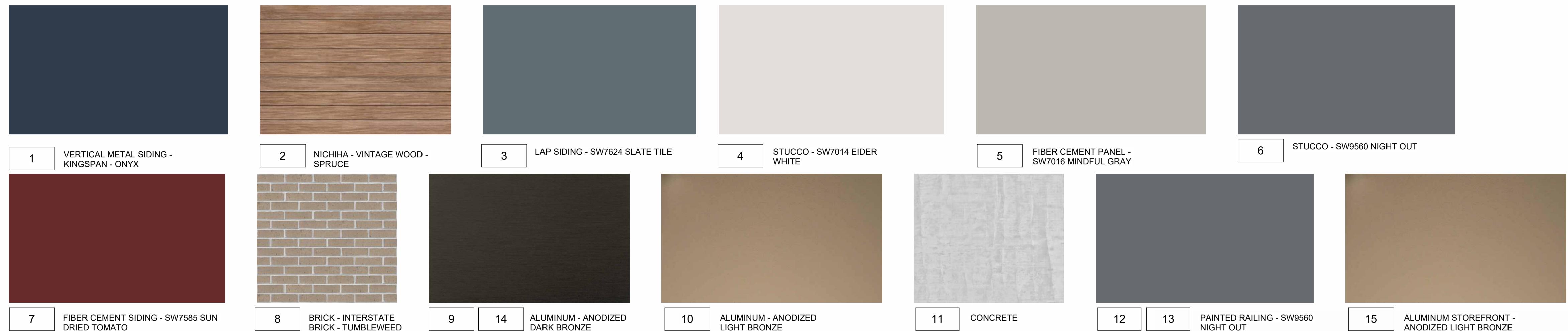
Project Status
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EXTERIOR
ELEVATIONS -
SOUTH

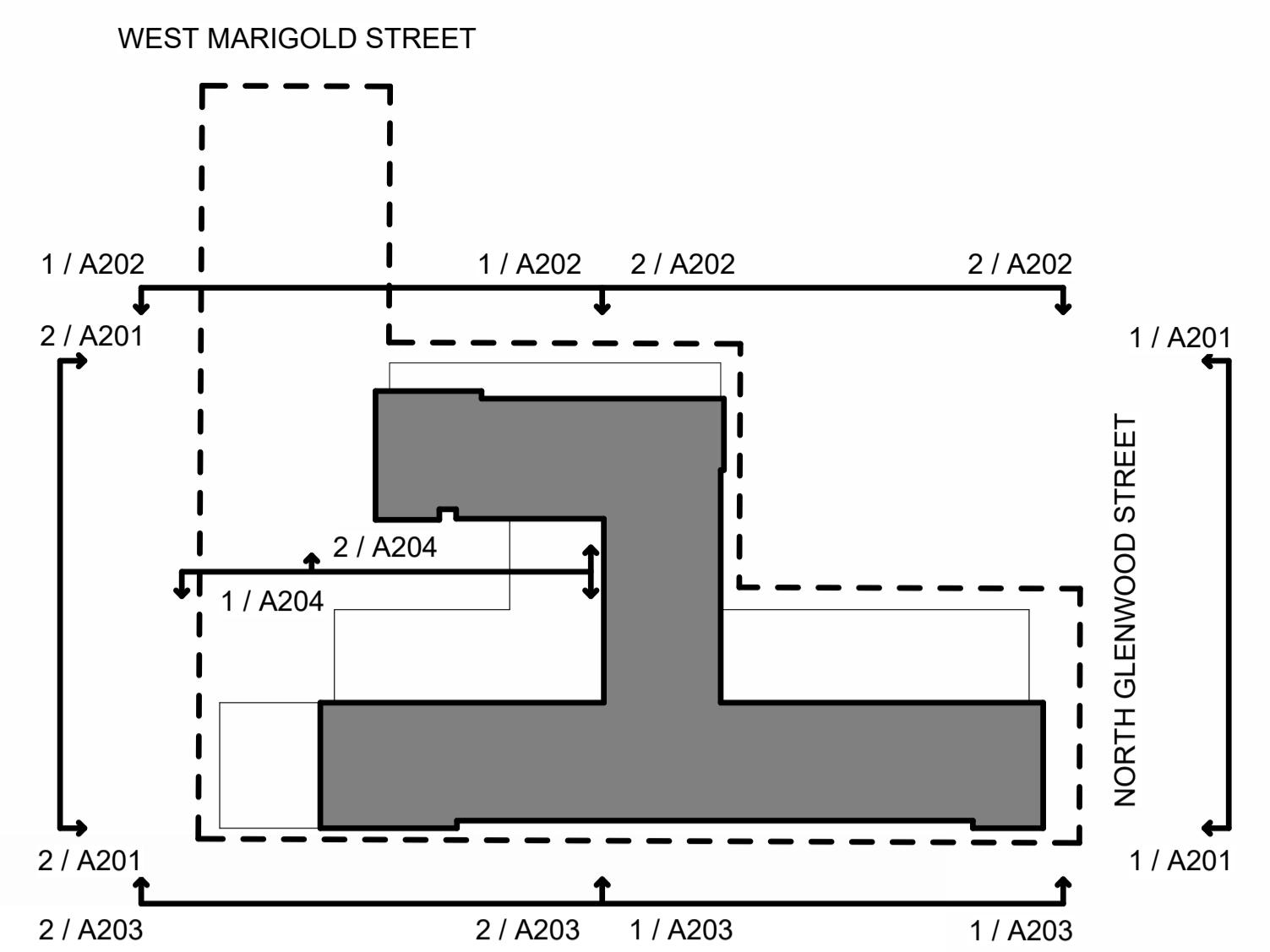
A203

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Contact:

MATERIALS LEGEND



EXTERIOR FINISH KEYNOTES	
Key Value	Keynote Text
1	VERTICAL METAL SIDING - 16' SPACING - KINGSPAN - ONYX COLOR
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14	ALUMINUM CANOPY - ANODIZED DARK BRONZE



② BUILDING ELEVATION - COURTYARD - NORTH



① BUILDING ELEVATION - COURTYARD - SOUTH

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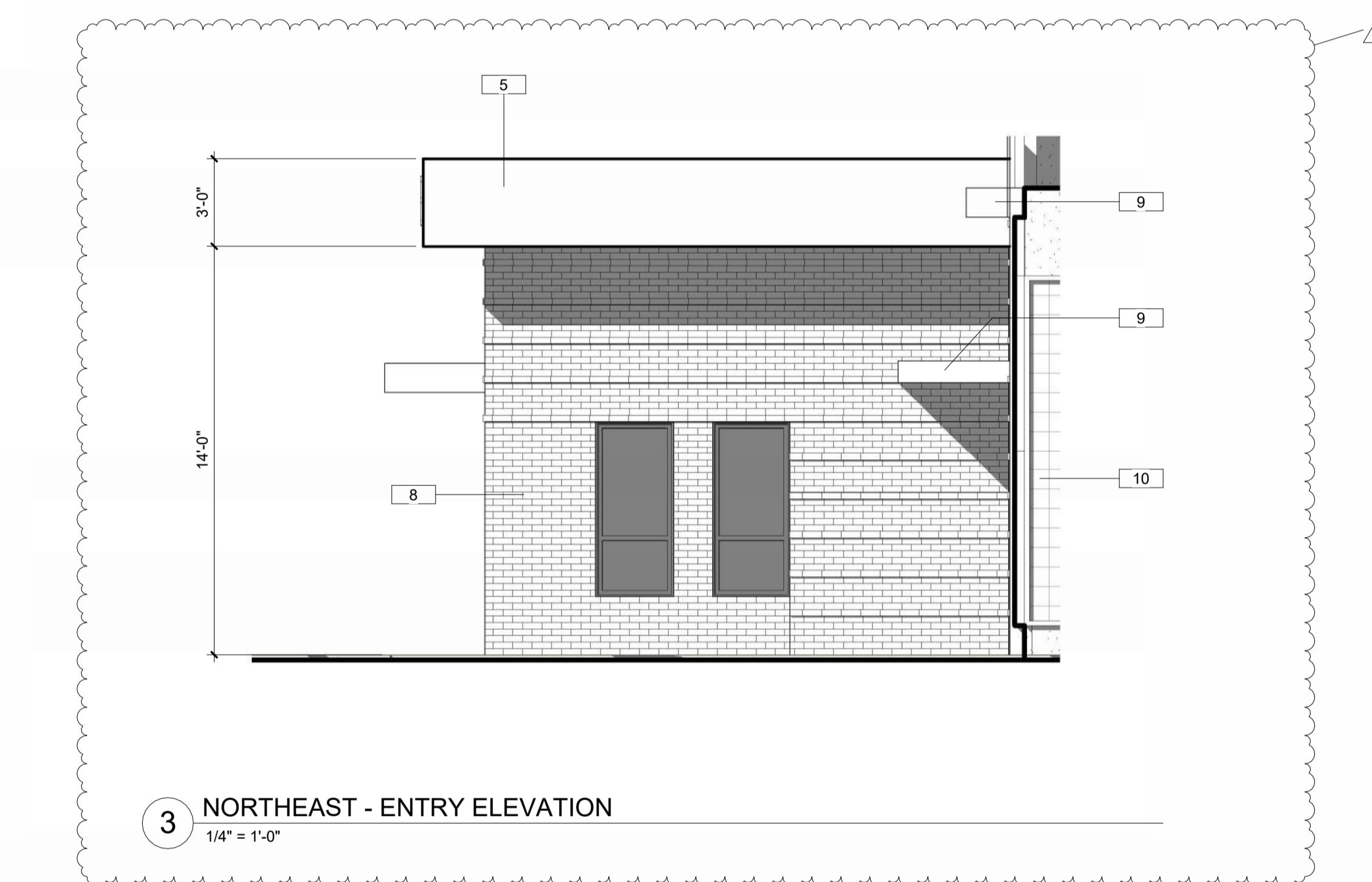
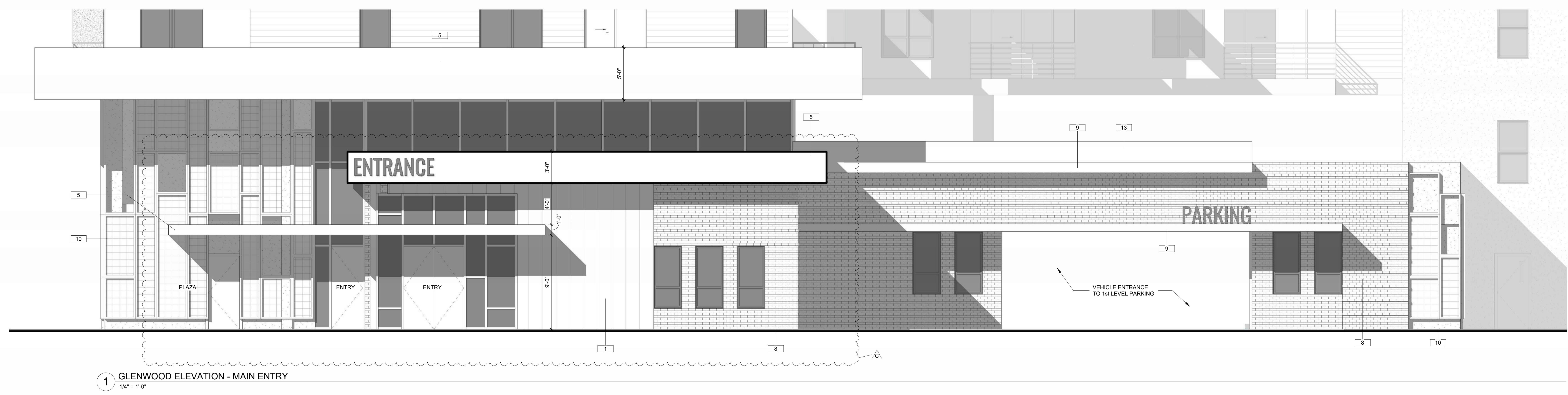
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EXTERIOR
ELEVATIONS -
COURTYARD

A204



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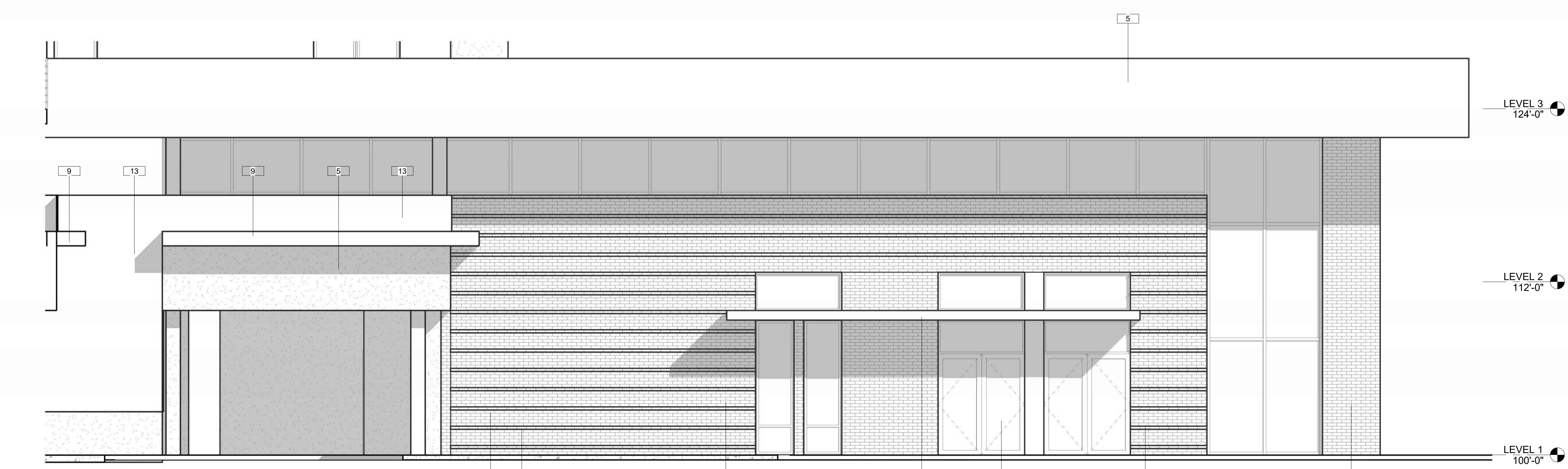
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ENLARGED ELEVATIONS

A207



② TENANT AMENITY ENTRY

① TENANT AMENITY ENTRY
1/4" = 1'-0"

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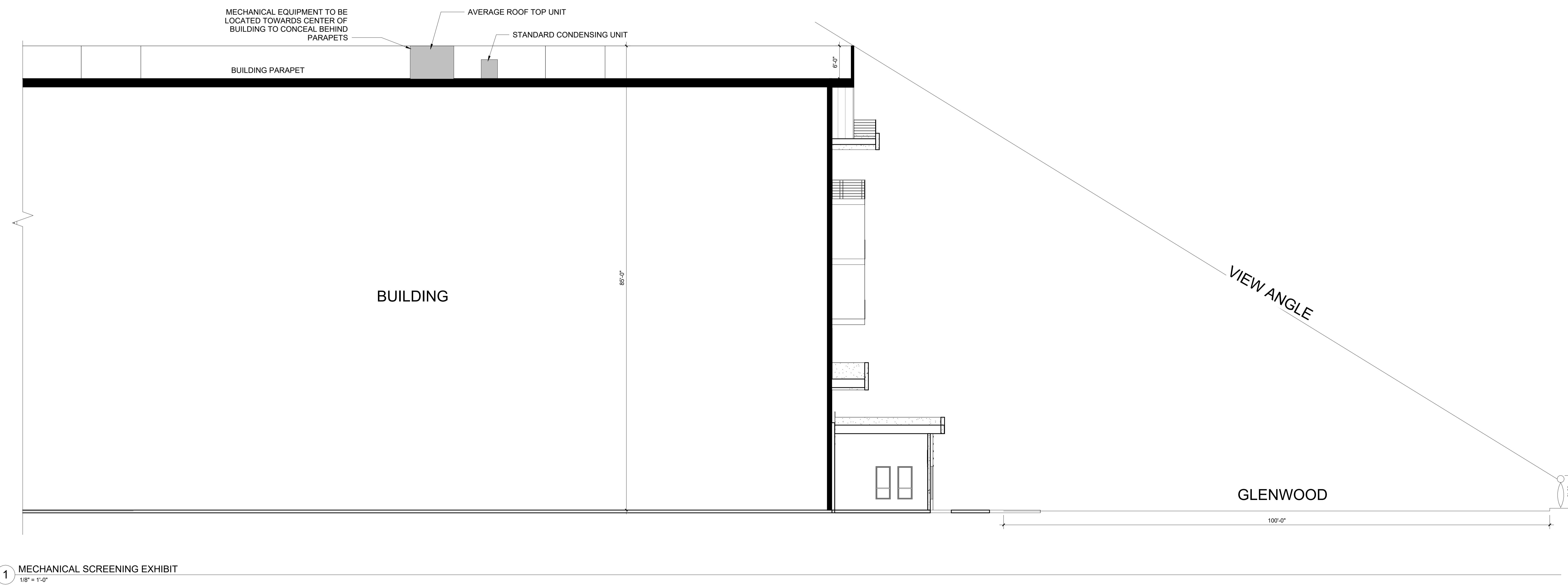
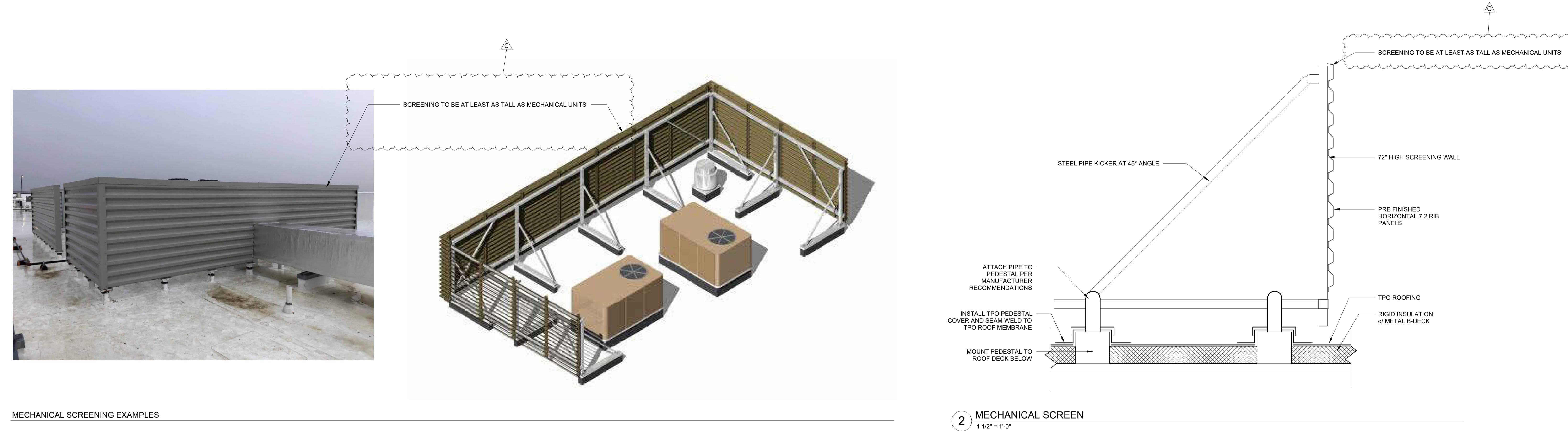
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ENLARGED ELEVATIONS
A208



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REVISION:
A CITY COMMENTS 11/1/2023
C CITY COMMENTS 6/05/2024

Project Status
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MECHANICAL
SCREENING
EXHIBIT

A311
05/2023 4:00 PM

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CITY CODE

SITE: 5% SHALL BE INTERNAL LANDSCAPING WITH 1 TREE PER 1000SF & 1 SHRUB PER 150SF:
7,645 SF PROVIDED, 7 TREES & 50 SHRUBS PROVIDED

STREET BUFFER:

CLASS	STREET NAME	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
• MARICOPA	90	3	3	3
• GLENWOOD	132	4	4	4

PERIMETER BUFFER:

*TREE CANOPIES TOUCHING, SHRUBS 6'Hx6'W

EXISTING TREES:
*ANY EXISTING TREES SHALL BE MITIGATED PER ARBORIST REPORT, PLAN AMENDED OR AGREEMENT WITH CITY SHALL FACILITATE MITIGATION

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
TREES						
	Acer ginnala 'Flame' / Flame Amur Maple	B&B	2"		3	20'H x 20'W, CLASS I
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		5	35'h x 30'w
	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	B&B	3"		44	35'H x 15'W
	Malus x 'Spring Snow' / Spring Snow Crabapple	B&B	2.5"		39	20'H x 20'W
	Picea omorika 'Bruns' / Bruns Spruce	B&B		7'-8"	4	30'H x 8'W
	Prunus x cerasifera 'Cripolizam' / Crimson Pointe Flowering Plum	2"	B&B		6	20' TALL X 5' WIDE, CLASS I
	Tilia americana 'Sentry' / American Linden	B&B	2"		2	Class II, 45'H x 30'W
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35'H x 25'W, Class II
EVERGREEN TREE						
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	1	20'-25' tall & 10'-15' wide
SYMBOL BOTANICAL / COMMON NAME CONT FIELD2 SIZE QTY REMARKS						
SHRUBS						
	Artemisia frigida / Fringed Sage	2 gal		64	30'h X 30'W	
	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal		229	6'h x 2'w	
	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	3 gal		49	4'H x 4'W	
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal		113	30'H x 30'W	
	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	5 gal		24	8'H x 8'W	
	Ligustrum x vicaryi 'NCLX1' TM / Golden Ticket Privet	5 gal		79	8'H x 8'W, Regular Pruning to 4 H & 5 W	
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal		58	6'H x 8'W	
	Rhamnus frangula 'Fine Line' / Fine Line Buckthorn	5 gal		48	7'H x 3'W	
	Rhus trilobata 'Gro Low' / Skunkbush Sumac	5 gal		50	30'H x 8'W	
	Rhus typhina 'Laciniata' / Cutleaf Staghorn Sumac	5 gal		35	8'H x 8'W	
	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal		39	6'H x 8'W	
	Yucca filamentosa 'Color Guard' / Adam's Needle	5 gal		59	3'h x 4'w	

SYNTHETIC TURF IN PLAY AREA WITH SOFTFALL MATERIAL BELOW

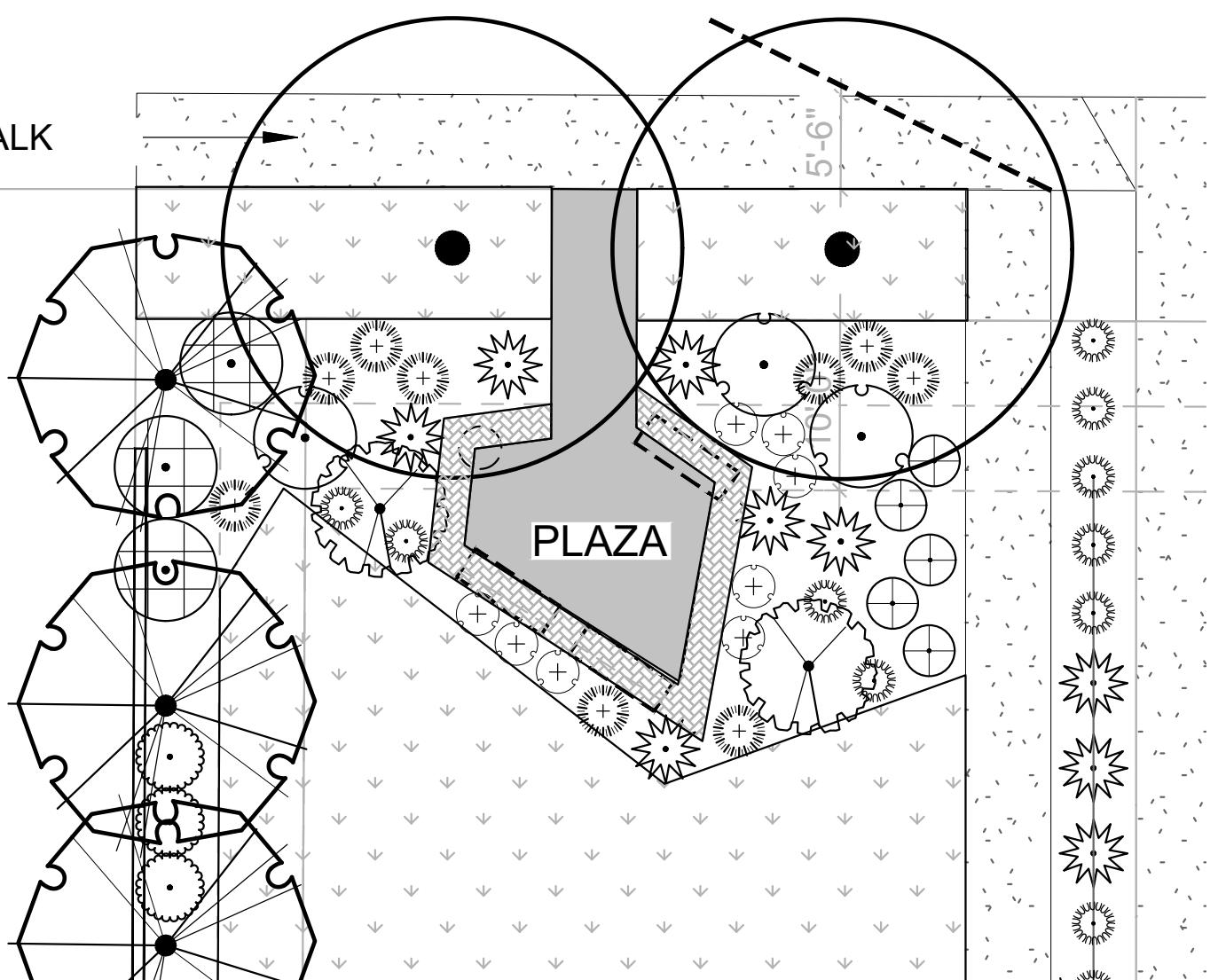
SYNTHETIC TURF IN GATHERING AREA

DOG RUN, SURFACING MEDIUM GRIND BARK MULCH OR APPROVED OTHER

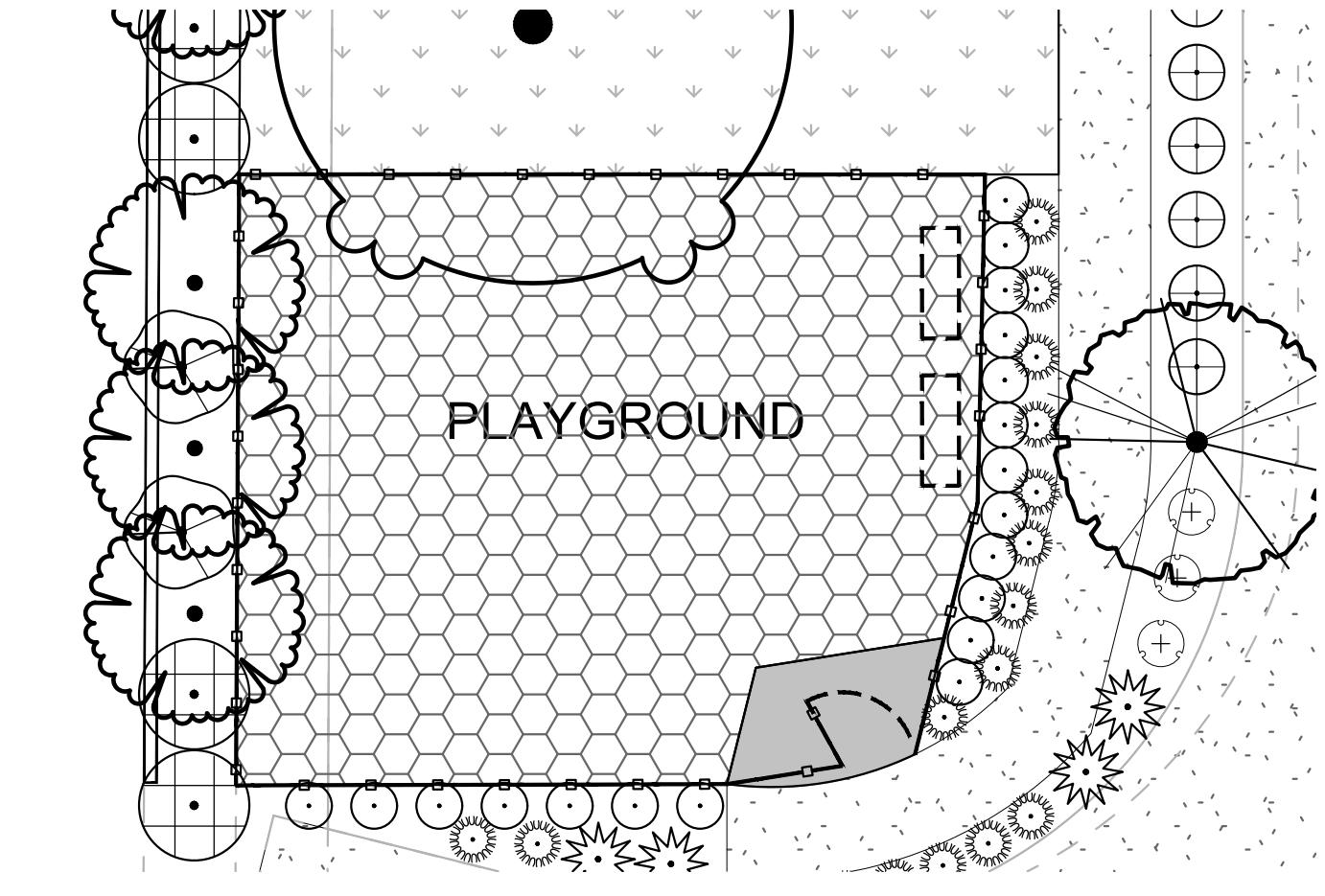
EXISTING TREE

NORTH
SCALE: 1" = 20'
feet

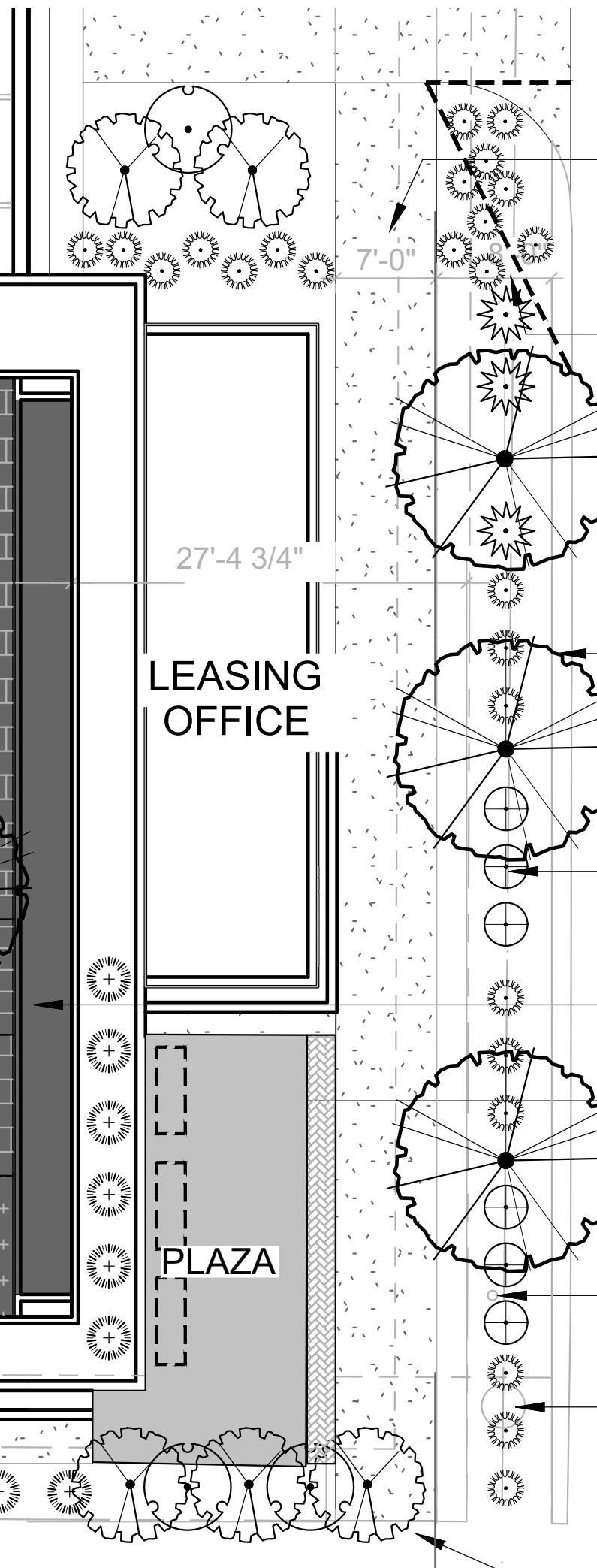
PUBLIC PLAZA (NORTH WEST SIDE)



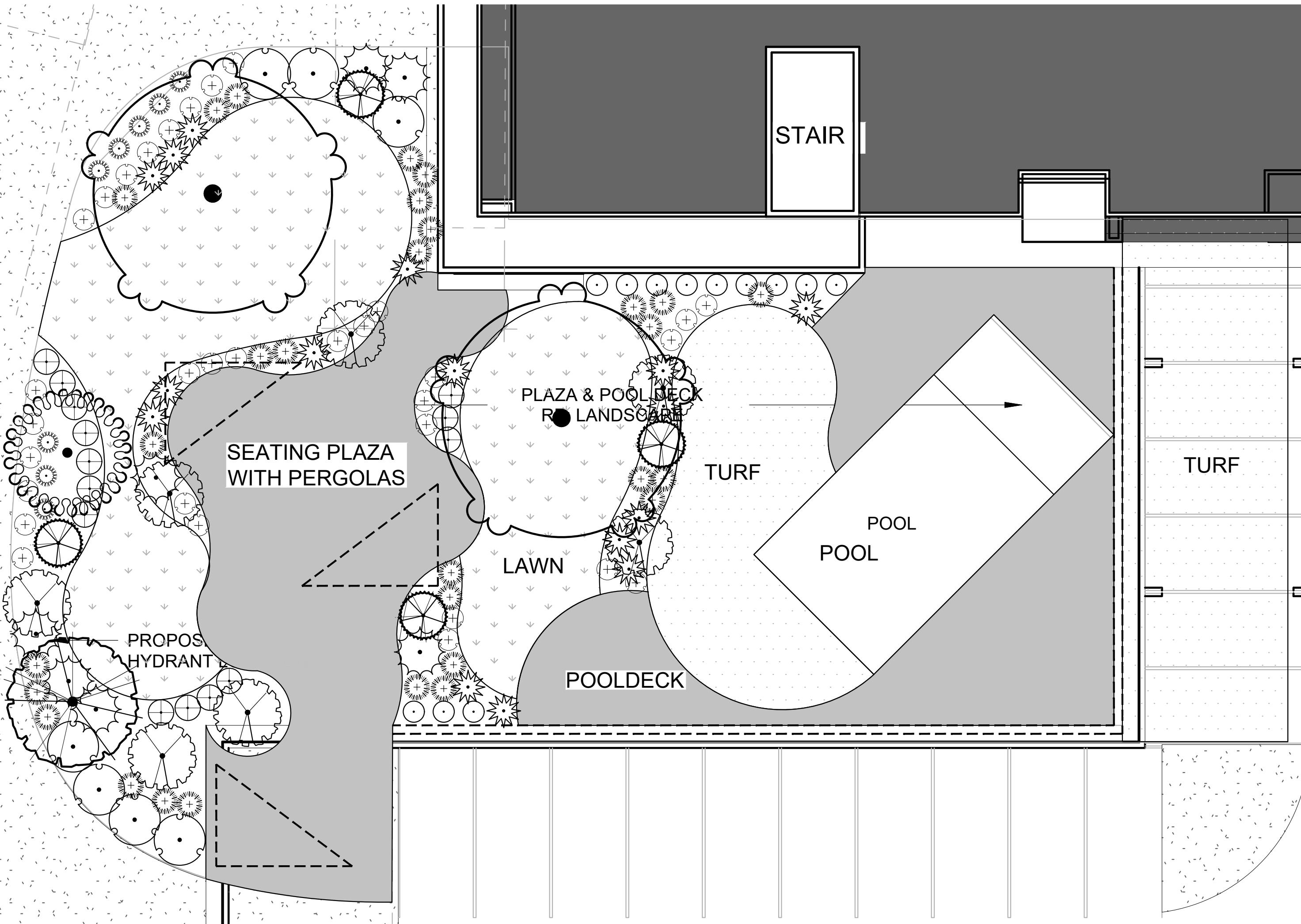
PLAY AREA (WEST SIDE)



GAMES & PLAZA (EAST SIDE)



PLAY AREA (WEST SIDE)

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REVISIONS		
MRK	DATE	Description
⚠	**	**

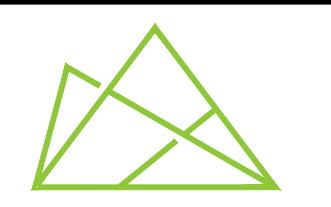
JOB NO:
23-xxxx
DATE:
09.08.2023
DRAWN BY:
JB
CHECKED BY:
JB

DRAWING TITLE

AMENITY
SPACE
ENLARGEMENTS
SITE LEVEL

SHEET NUMBER

L101



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GROUP
LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

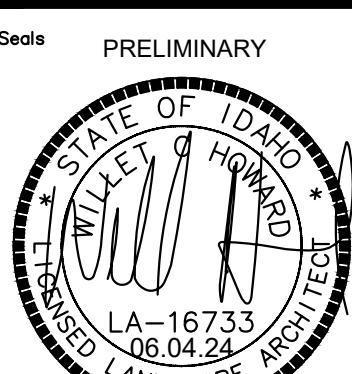
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PLANT SCHEDULE

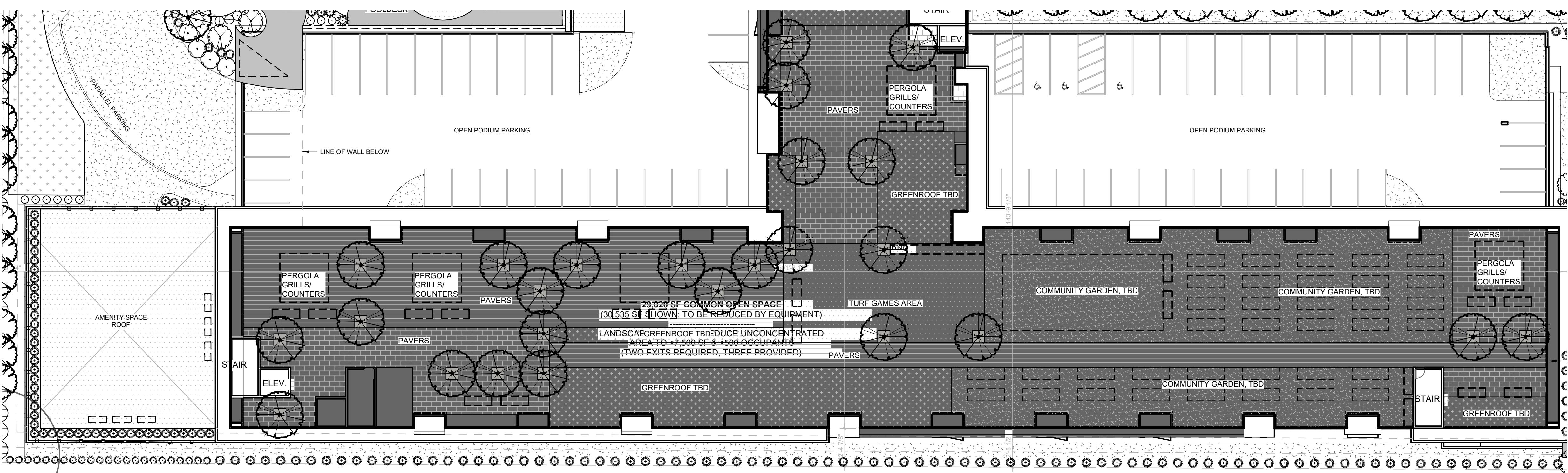
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	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		5	35'h x 30'w
	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	B&B	3"		44	35'H x 15'W
	Malus x 'Spring Snow' / Spring Snow Crabapple	B&B	2.5"		39	20'H x 20'W
	Picea omorika 'Bruns' / Bruns Spruce	B&B		7'-8'	4	30'H x 8'W
	Prunus x cerasifera 'Cripeizam' / Crimson Pointe Flowering Plum	2"	B&B		6	20' TALL X 5' WIDE, CLASS I
	Tilia americana 'Sentry' / American Linden	B&B	2"		2	Class II, 45'H x 30'W
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35'H x 25'W, Class II
EVERGREEN TREE						
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	1	20'-25' tall & 10'-15' wide

SHRUBS					
	Artemisia frigida / Fringed Sage	2 gal		64	30'h x 30'W
	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal		229	6'h x 2'w
	Cornus stolonifera 'Arctic Fire' / Arctic Fire Dogwood	3 gal		49	4'H x 4'W
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal		113	30'H x 30'W
	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	5 gal		24	8'H x 8'W
	Ligustrum x vicaryi 'NCLX1' TM / Golden Ticket Privet	5 gal		79	8'H x 8'W, Regular Pruning to 4'H & 5'W
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal		58	6'H x 8'W
	Rhamnus frangula 'Fine Line' / Fine Line Buckthorn	5 gal		48	7'H x 3'W
	Rhus trilobata 'Gro Low' / Skunkbush Sumac	5 gal		50	30'H x 8'W
	Rhus typhina 'Lacinata' / Cutleaf Staghorn Sumac	5 gal		35	8'H x 8'W
	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal		39	6'H x 8'W
	Yucca filamentosa 'Color Guard' / Adam's Needle	5 gal		59	3'h x 4'w

SYNTHETIC TURF IN PLAY AREA WITH SOFTFALL MATERIAL BELOW

SYNTHETIC TURF IN GATHERING AREA

DOG RUN, SURFACING MEDIUM GRIND BARK MULCH OR APPROVED OTHER



PASTRY
GARDEN CITY, ID

REVISIONS		
MRK	DATE	Description
⚠	**	**

JOB NO: 23-xxxx
DATE: 09.08.2023
DRAWN BY: JB
CHECKED BY: JB

DRAWING TITLE

AMENITY
SPACE
ENLARGEMENTS
ROOFDECK
LEVEL

SHEET NUMBER

L102

0 20 40 60
feet
NORTH
SCALE: 1" = 20'

[Quoted text hidden]

Jorre Delgado <jorre@jdplanningandconsulting.com>
To: Amanda Bidwell <amanda.bidwell@evstudio.com>
Cc: Cory Schrack <corys@nasland.com>, Gene Dane <gene.dane@evstudio.com>, Jesson Jene Buster <jesse@stackrockgroup.com>, Matt Svoboda <matt.svoboda@evstudio.com>, Mike Nasland <miken@nasland.com>, Wade Thomas <wade@realmventuregroup.com>

Thu, Oct 26, 2023 at 4:59 PM

I am open anytime tomorrow for a call.

Thanks Amanda!

[Quoted text hidden]

Wade Thomas <wade@realmventuregroup.com>
To: Amanda Bidwell <amanda.bidwell@evstudio.com>
Cc: Cory Schrack <corys@nasland.com>, Gene Dane <gene.dane@evstudio.com>, Jesson Jene Buster <jesse@stackrockgroup.com>, Jorre Delgado <jorre@jdplanningandconsulting.com>, Matt Svoboda <matt.svoboda@evstudio.com>, Mike Nasland <miken@nasland.com>

Thu, Oct 26, 2023 at 4:59 PM

I am open after 2:00.

Wade

On Thu, Oct 26, 2023 at 4:58 PM Amanda Bidwell <amanda.bidwell@evstudio.com> wrote:

[Quoted text hidden]

Jorre Delgado <jorre@jdplanningandconsulting.com>
To: Mike Bisagno <MBisagno@cityofboise.org>

Thu, May 23, 2024 at 9:05 AM

Hi Mike,

We met with the City again on this project on Monday and we discussed having only shrubs along the southern property line and no trees to allow for fire to easily be able to get into the site and not have to navigate around trees if there were a fire. The Southern property line with shrubs only also allows for a fire truck to get in and have clear aerial access to the building.

We discussed this a while ago with you on a zoom but the city is wanting to see something in writing to confirm that shrubs are what need to be along that side of the building and not trees.

Thank you!

On Thu, Oct 26, 2023 at 2:15 PM Mike Bisagno <MBisagno@cityofboise.org> wrote:

[Quoted text hidden]

[Quoted text hidden]

 **Pastry Landscape .pdf**
2592K

Mike Bisagno <MBisagno@cityofboise.org>
To: Jorre Delgado <jorre@jdplanningandconsulting.com>

Thu, May 23, 2024 at 3:29 PM

Jorre,

You remembered correctly that we need to have shrubs along the Southern property line so that we have access to the Southern face of the building with both ground ladders and hoselines. Please use this email as my confirmation that shrubs are required for adequate fire access.



Mike Bisagno

Division Chief - Fire Marshal

Boise Fire Department

Office: (208)570-6573

mbisagno@cityofboise.org

Creating a city for everyone.

From: Jorre Delgado <jorre@jdplanningandconsulting.com>
Sent: Thursday, May 23, 2024 9:05 AM
To: Mike Bisagno <MBisagno@cityofboise.org>
Subject: [External] Re: DSRFY2023-0010 5855 N Glenwood St - Boise Fire Comments

Caution: This email came from outside the city. Use caution before clicking on links, opening attachments, or responding.

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Jorre Delgado <jorre@jdplanningandconsulting.com>
To: Mike Bisagno <MBisagno@cityofboise.org>

Thu, May 23, 2024 at 3:30 PM

Thank you Mike!

JD Planning & Consulting LLC
Jorre Delgado
661.742.4967