

# Development Services Staff Report for Design Review Committee

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**To:** Design Review Committee  
**From:** DS Staff: Erika Akin  
**Subject:** **DSRFY2016-6** – Indoor Shooting Range  
**Date:** May 2 , 2016

**Summary:** **DSRFY2016-6 Indoor Shooting Range at 3933 Chinden** –Ryan Drew of Larson Architects representing the owners of the property, is requesting formal Design Review approval for construction of a new indoor shooting range, conversion of an existing building for reception and retail sales of firearms and required site and landscape improvements. The site is currently developed with an existing commercial structure which housed “The Dive Bar” and asphalt parking areas. The 0.86 –acre site is located at 3933 W. Chinden Blvd and is within the C-1 Highway Commercial Zoning District. The project is in the Green Boulevard Corridor and Mixed Use Commercial area of the Comprehensive Plan. Due to health and safety concerns, the project will also be required to obtain approval of a conditional use permit through Planning and Zoning Commission. Application for Conditional Use permit will be heard by P&Z on May 18, 2016.

**Background:** On April 4, 2016, Design Review Committee reviewed the application materials and requested the following:

- Revise landscaping along Stockton. Incorporate both evergreen and deciduous species for strong year long visual interest. Incorporate height and color spectrum.
- Revise Stockton building elevation to relieve the blank wall facing a public street.
- Consider signage and tree placement as integrated parts of the whole frontage. Balance the perceived needs of signage with boulevard street trees.
- Place high branching street trees evenly along Chinden to achieve the boulevard effect desired by the City.
- Show pedestrian connection from parking spaces to building across one drive aisle (closest to the building). Treatment can be materials or paint.
- Overlay a code compliant loading zone on the plans showing the potential to convert parking spaces to loading for a future use.
- Investigate the possibility of obtaining Class II or III 3 inch caliper or greater trees from City of Boise Laura Cunningham Nursery.
- Extend plaza on building frontage to include the front entry way and door.
- Submit/Explain the building finish treatment on the northwest side (facing Lesch’s RV) to the Committee for review. Will the columns and linear scoring proposed for the elevation be continued?
- DRC requests to see color palette with elevations
- Meet with the Committee with revisions.

**Analysis:**

Staff has completed another review of the revised plans. The following are items for Design Review discussion and while some of them may not relate directly to the Committee’s purview, they may present challenges for implementing ordinances pertaining to design review:

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## *Original Staff Review Comments:*

- Property lines are shown cutting through building footprints on plans. Have the lots been consolidated? IBC *Not addressed.*
- Treatment of Stockton should be addressed. 8-4C. *Building elevation addressed; landscaping partial.*
- Blank walls on all four sides are not code compliant. 8-4C *Addressed.*
- Street trees- 250 linear feet along Chinden requires at least five trees. 8-4I-4 *Addressed, five street trees shown on plans.*
- Internal landscaping not compliant as proposed. 8-4I-6 *Addressed, seven internal parking lot trees required by code. Seven provided.*
- Plaza requirements per Code, does the proposed plaza meet the requirements? 8-4C-4 *Square footage requirement addressed, listed as 800-900 square feet. Without clear delineation of the space and use, is it a plaza?*
- Consideration of pedestrian movement within the site appears limited to sidewalk along building and Chinden sidewalk, how will pedestrians safely cross the parking area? 8-4E-7 *Addressed, Striped walkway shown on revisions*
- Is existing sidewalk in good condition? 8-1C-3 *Not addressed; see photos.*
- *One Type B Loading zone is required for a commercial building between 1,000 and 36,000 square feet. Addressed, Loading zone outlined on plans.*

## *April 4th Committee Comment Review:*

- Revise landscaping along Stockton. Incorporate both evergreen and deciduous species for strong year long visual interest. Incorporate height and color spectrum. *Partially addressed- row of arborvitae on revised plans.*
- Revise Stockton building elevation to relieve the blank wall facing a public street. *Revised elevations submitted. Stucco pattern and scoring wrapped around the building.*
- Consider signage and tree placement as integrated parts of the whole frontage. Balance the perceived needs of signage with boulevard street trees. *Not addressed.*
- Place high branching street trees evenly along Chinden to achieve the boulevard effect desired by the City. *Partially addressed, street tree placement modified, type unchanged.*
- Show pedestrian connection from parking spaces to building across one drive aisle (closest to the building). Treatment can be materials or paint. *Addressed, shown on revised plans.*
- Overlay a code compliant loading zone on the plans showing the potential to convert parking spaces to loading for a future use. *Addressed, shown on revised plans.*
- Investigate the possibility of obtaining Class II or III 3 inch caliper or greater trees from City of Boise Laura Cunningham Nursery. *Not addressed.*
- Extend plaza on building frontage to include the front entry way and door. *Addressed, shown on revised plans.*
- Submit/Explain the building finish treatment on the northwest side (facing Lesch's RV) to the Committee for review. Will the columns and linear scoring proposed for the elevation be continued? *Not addressed.*
- DRC requests to see color palette with elevations *3-D color rendering submitted.*