

Development Services Staff Report for Design Review Committee

To: Design Review Committee
From: DS Staff: Erika Akin
Subject: **DSRFY2016-6** – Indoor Shooting Range
Date: April 4, 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.

Background: On March 7, 2016, Design Review Committee reviewed the pre application materials and requested the following:

- Submit a landscaping plan by a licensed landscape architect compliant with current code.
- Blank walls require articulation. Offsets must be at least 2 feet.
- Address rooflines to break up long expanses.
- Define the pedestrian connectivity through the site and especially from the parking lot to the door.
- Consider moving the parking area back to accommodate pedestrians.
- Show infrastructure of plaza, seating and shade.
- Improve the treatment of Stockton side both with landscaping and building articulation.
- Sign will require separate permits and review.
- How will the drainage for the site be addressed?

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:

- 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. *Not addressed.*
- Blank walls on all four sides are not code compliant. 8-4C *Partially addressed, articulation shown on two sides of the building.*
- Street trees- 250 linear feet along Chinden requires at least five trees. 8-41-4 *Addressed, five street trees shown on plans.*
- Internal landscaping not compliant as proposed. 8-41-6 *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 *Is the plaza minimum 500 square feet?*

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- 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 *Not addressed.*
- Is existing sidewalk in good condition? 8-1C-3 *Not addressed; see photos.*

New comments:

- *One Type B Loading zone is required for a commercial building between 1,000 and 36,000 square feet*
- *Grow Low Sumac along the rear of the new building (along Stockton frontage) do not appear to provide the treatment of Stockton discussed at the previous meeting. Tall plant screenings were proposed.*

Attachments:

location map
site plan
building elevations

Relevant Garden City Code sections:

GCC 8-4C-3

Design for Non Residential uses:

2. Street Setback: The maximum front setback is fifteen feet (15') from curb edge for a minimum of sixty percent (60%) of the length of the street frontage

b. The street setback may be increased when a plaza is provided with a minimum area of five hundred (500) square feet and meeting the criteria for public space as set forth in Section 8-4C-4D of this Chapter.

3. Street Frontage: Sixty percent (60%) of the street frontage along the front setback should be occupied by a structure or a plaza.

4. **First Floor Facades:** First floor facades visible from a public street should include surfaces in windows, showcases, displays, or pedestrian access elements as follows: for retail uses at least fifty percent (50%), for all other uses at least fifteen percent (15%).

5. Upper Story Facades: Upper story facades should be setback ten feet (10') where the location is adjacent to a residential district.

6. **Wall Plane:** Facades should have no wall plane wider than two and one-half times the height of the wall plane. If a new wall plane is required to achieve compliance with this requirement, it must be offset by at least six feet (6').

7. **Blank Walls:** No blank walls should front a public street. Any blank walls should be treated in one or more of the following ways:

- a. Installing a vertical trellis in front of the wall with climbing vines or plant materials; or

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- b. Providing a landscaped planting bed at least five feet (5') wide or raised planter bed at least two feet (2') high and three feet (3') wide in front of the wall, with plant materials that obscure or screen at least 50 percent of the wall's surface within three years;
- c. Providing artwork (mosaic, mural, sculpture, relief, etc.) over at least fifty percent (50%) of the blank wall surface.

3. Pedestrian Pathways:

- a. Pedestrian pathways should be designed to provide a direct connection between the main building entrance and the public sidewalk.
- b. Direct, convenient, and attractive pedestrian pathways should be provided that are clearly marked and connect all portions of the site.
- c. Pedestrian pathways should be functionally separate from parking lots and driveways except where they cross driveways.
- d. No access to a parking space should require a pedestrian to cross more than one drive aisle and two parking bays of parking. Pedestrian pathways that are flush or shared with driveways, or pathways that cross surface parking lots longer than one drive aisle and two parking bays in distance should be visually distinct from parking lot and driveway surfaces by either: (a) a distinct pattern and texture (e.g., brick pavers or stamped concrete) in paving materials; or (b) a raised surface.

4. Primary Entrance:

- a. The building closest to the street should have its primary entrance to the street and be clearly defined by the architectural design of the building.
- b. The primary entrance of all buildings should provide a covered pedestrian open space such as a building recess, an awning, canopy of marquee.
- c. Pedestrian amenities should be provided at the entrance including a minimum of one hundred (100) square feet of landscaping a, outdoor seating, plazas, courtyards, public art, fountains, special paving, bicycle racks, transit stop

E. Objective #5. The design of all buildings shall provide visual interest, support the vision for the area as articulated in the Comprehensive Plan and positively contribute to the overall urban fabric of the community.

1. Building Orientation. Buildings should be oriented to a prominent feature, such as a corner location, a plaza, a street or the river. Buildings and site design should provide inviting entry orientation. Buildings should not turn their backs to the street.

2. Articulation. Buildings should be articulated to reduce the apparent scale. Architectural details that are used to articulate the structure may include reveals, battens, and other three dimensional details that create shadow lines and break up the flat surfaces of the facade. The following are ways to achieve building articulation:

a. **Window Treatments.** Provide ample articulated window treatments in facades visible from streets and public spaces for architectural interest and human scale. Windows should be articulated with mullions, recesses, etc., as well as applying complementary articulation around doorways and balconies.

b. **Architectural Elements.** The mass of long or large scale buildings can be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, and/or columns.

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c. **Rooflines.** A distinctive roofline can reduce perceived building height and mass, increase compatibility with smaller scale and/or residential development, and add interest to the overall design of the building.

i. Change the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.

ii. Roofs that incorporate a variety of vertical dimensions such as multi-planed and intersecting rooflines are encouraged.

iii. Flat-roofed designs should include architectural details such as cornices, and decorative facings to provide interest to the roofline.

8-4C-4 SPECIAL PROVISIONS FOR SPECIFIC NON-RESIDENTIAL DEVELOPMENT:

A. Large Scale Non-residential Structures.

1. Facades longer than fifty feet (50') (measured horizontally along the facade) should incorporate relief to perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief. The doorways on buildings abutting or within three feet (3') of the sidewalk should be recessed in order to avoid conflicts with pedestrians.

2. Rooflines exceeding fifty feet (50'), should incorporate relief to the perceived building mass by providing roofline variation. Roofline variation should be achieved using one or more of the following methods: (a) Vertical offset in ridge line; (b) Horizontal offset in ridge line; (c) Variations in roof pitch; (d) gables; and (e) dormers.

C. Plaza Requirements.

1. To qualify as a pedestrian plaza, an area should have:

a. Pedestrian access (including handicapped access) into the plaza from the public right-of-way.

b. Paved walking surfaces such as concrete, brick pavers, or other type of pavers on level, stepped, or gently sloping (less than 3% grade).

c. One linear foot of seating per perimeter linear foot of the plaza.

d. Security lighting on site or building mounted.

e. A minimum size of 500 sf with the shorter dimension of a plaza less than three times the height of surrounding buildings.

f. Buildings on plazas should promote and accommodate outdoor activity with balconies, arcades, terraces, decks, and courtyards for residents' and workers' use and interaction.

g. Distributed trash containers around the plaza.

h. Direct access to occupied indoor space.

i. Located so that the build provides buffering from street noise when the location is on a major arterial.

2. A pedestrian plaza is encouraged to have:

a. Site furniture.

i. Seating may be on planters, rails, benches, retaining walls and other raised surfaces.

ii. Cluster and moveable seating for informal gathering and outside eating areas.

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iii. Locate seating for sun exposure, where views can be taken advantage of, and near to activity centers of a site such as at building entrances and at the intersection of walkways.

b. Artwork, or amenities such as fountains, kiosks.

i. Interactive art, sculpture, and fountains which people can touch and move.

ii. Fountains for visual attraction, to screen traffic noise, and for cooling effects.

3. A pedestrian plaza should not be located adjacent to unscreened parking lots or blank walls without wall treatment as set forth in Section 8-4C-3A.7 of this Article.

Landscaping 8-4I

B. Landscaping for Townhouse, Two-Family Duplex, and Multi-Family Dwelling Units; Manufactured and Mobile Homes and All Non-Residential Uses.

1. A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.

2. A minimum of one (1) Class III or Class II tree shall be planted in the frontage and every adjacent street side. An additional Class I tree shall be planted in the corresponding setback for every increment of fifty (50) feet linear feet of frontage.

a. Trees shall be selected from the from the City's approved list of appropriate tree species contained in the "Garden City Design and Construction Guide".

b. Trees shall be distributed throughout the site.

c. Shrubs shall be grouped and distributed throughout the site.

3. Trees may be substituted for up to one-half (1/2) of the required shrubs at the rate of one (1) tree for ten (10) shrubs and vice versa.

4. Class II or Class III trees can be substituted at the rate of two (2) Class I trees for every one (1) Class II or Class III trees unless otherwise specified by an adopted street design or master plan.

8-4I-5 PERIMETER LANDSCAPING PROVISIONS:

A. **Purpose.** The perimeter landscaping shall provide the following benefits:

1. To provide a visual barrier between different land uses;

2. To enhance the streetscape;

3. To provide privacy; and

4. To protect uses from wind, dust, noise, traffic, glare, visual disorder, and harmful or noxious effects.

B. **Applicability.** Required perimeter landscaping meeting the standards set forth in paragraph C of this section is required in the following situations:

1. Between a new or substantially all new or substantially altered non-residential use and a residential use or vacant residentially zoned property where such uses are not separated by an arterial street;

2. Along the common property line between an adjacent nonresidential use and a residential use or vacant residentially zoned property;

3. Along the common property line between a multi-family residential use and a single family or two-family residential use or vacant single family or two-family zoned property;

4. Between a non-residential or multi-family use and a public park;

5. Between a loading or utility service area, vehicle repair bay, or vehicle fueling area and all property lines;

6. Between other paved vehicular use areas, including driveways, and vehicle storage areas and all property lines;

7. Between a carport for five (5) or more vehicles serving a residential use and an adjoining lot with a residential use or vacant residentially zoned property.

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C. Standards.

1. A perimeter landscaping area shall be at least ten feet (10') wide measured from the property line to the interior of the lot;
2. A screen consisting of vegetation shall be at least six feet (6') wide and six (6) feet (6' X 6') in height at maturity;
3. At least one tree shall be planted for every fifteen (15) linear feet of perimeter length (or as appropriate to the selected species) to quickly establish continuous canopy coverage.
4. Additional standards for parking lots and carports are set forth in 8-4I-6 PARKING LOT LANDSCAPING PROVISIONS of this Article.
5. Structures less than 120 square feet, including but not limited to trash enclosures and storage sheds may encroach into the perimeter landscape area.
6. Perimeter landscape areas shall provide for pedestrian access from residential development to abutting commercial districts and vice versa.

8-4I-6 PARKING LOT LANDSCAPING PROVISIONS:

A. **Purpose.** Landscape areas shall be distributed throughout a parking lot to soften and screen parking lot edges, reinforce circulation routes, create pleasant pedestrian conditions and maximize shade and stormwater benefits.

B. **Applicability.** The provisions of this section shall apply to all parking lots of five (5) spaces or more.

C. Standards.

1. Landscaped areas in large parking lots shall be consolidated to enhance tree and plant material growing conditions.
 2. Landscaped areas shall be designed to accommodate the following:
 - a. Trees shall be planted with access to at least (5) five square feet of area and three (3) in depth of quality soil prepared to the specifications set forth in "Garden City Design and Construction Guide".
 - b. High-branching, deciduous shade trees planted evenly at fifteen foot (15') intervals (or as appropriate to the selected species) to quickly establish continuous canopy coverage.
 3. Plant materials for parking lot landscape areas shall be selected for suitability in that environment:
 - a. Native and non-native plant species that are hardy, drought tolerant, and resistant to the stresses of compacted soils and weather exposure shall be used;
 - b. Suitable native species shall be included where possible and appropriate;
 - c. Invasive species shall not be planted near the Boise River Greenbelt and other natural areas;
 - d. Monocultures which can be susceptible to disease shall be avoided;
 - e. Consideration to the sun, shade and irrigation requirements shall be made; and
 - f. A variety of deciduous and coniferous trees and shrubs for year-round interest, texture, shape and seasonal color shall be planted.
 4. Landscape areas shall be coordinated with the location of light standards and other utilities.
- D. **Perimeter Landscaping and Screening Standards.**
1. Edge- treatments along streets and other public spaces shall visually screen parked vehicles, but not completely obstruct views into and out of the parking lot for the purpose of supporting pedestrian safety and security.
 2. Solid masonry or wood fencing a minimum of six feet (6') in height with landscaped screening shall be provided between parking lots and residential uses or vacant residentially zoned properties.
- E. **Internal Landscaping Standards**
1. Landscaped areas, including islands, medians, and stormwater retention area shall be designed within the parking lot to define major vehicle and pedestrian routes, provide shade and break up the expanse of paved areas.

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2. Internal landscaped areas shall be designed with a curb to prevent damage from vehicles, to separate planting areas from pedestrian pathways, and to prevent soil and other landscape material from spreading over adjacent surfaces.

a. Taller or shorter curbs are permitted where vehicle overhang and door clearances are not an issue.

b. Curb cuts are permitted to the extent needed to support accessibility and stormwater initiatives.

3. Plant high-branching deciduous trees throughout the parking lot interior to provide shade for pedestrians, vehicles and surfaces.

a. Internal shade trees shall be provided at a minimum ratio of one (1) tree planted for every five (5) parking spaces supplied.

b. Internal shade trees shall be planted such that no parking space is more than one hundred feet (100') from a tree.

c. On small or narrow sites, shade trees provided in non-street facing perimeter planting areas can be counted toward the internal tree requirement, provided that the maximum distance from a parking space (100') is met.

4. Include landscaped islands with at least one (1) tree at the beginning and end of each parking row and to break up longer rows or highlight special features.

5. A continuous landscape median at least ten feet (10') in width shall be provided every three banks of parking (a bank is two rows of parking and a drive aisle).