

# Development Services Staff Report for Design Review Committee

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**To:** Design Review Committee  
**From:** DS Staff: Erika Akin  
**Subject:** **DSRFY2016-7** – UPS Parking Lot Expansion and Site Improvements  
**Date:** March 21, 2016

**Summary:** **DSRFY2016-7 United Parcel Service:** represented by Ricardo Zavala of Quadrant Consulting, is requesting approval for the new parking facility to be located at the corner of East 43<sup>rd</sup> and Osage and streetscape improvements along East 42<sup>nd</sup> in front of the existing UPS building. The entire campus fronts on 116 East 42<sup>nd</sup> St. and covers lots reaching back to East 43<sup>rd</sup>. The parking lot site is currently vacant land, zoned C-2 and in the Mixed Use Commercial Comprehensive Plan Designation in the southwest corner of UPS. Sidewalks and street landscaping are proposed along the existing building fronting East 42<sup>nd</sup> St. The zoning use of expansion of a warehouse required approval of an conditional use permit through Planning & Zoning which was granted in February 2016 as well as Design Review Committee approval of the site circulation and landscaping.

## **Analysis:**

Staff has completed a preliminary review of the proposed use and plans. The following are items for 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:

### **East 42<sup>nd</sup> Street Improvements:**

- Garden City Code and conditions of CUP2015-00018 required the five foot detached sidewalks shown on 42<sup>nd</sup> St.
- Chanticleer Pears shown on 42<sup>nd</sup> St are listed in the Boise Tree Selection Guide as Class I. GCC allows substitution of two Class I for every one Class II or II required. Eight Class I are shown on the plans. Eight Class II or II are required.
- Has a license agreement been entered with ACHD to plant in the right of way?
- Has a pedestrian connection between the sidewalk and the front door been provided? How do customers and employees safely enter the building? Aerials seem to indicate a painted delineation for pedestrians, will this be maintained/repainted?
- Will the aprons of the vehicle access points be constructed to maintain consistent sidewalk elevation?
- What type of fencing is proposed for 42<sup>nd</sup> St or the existing fencing to remain?
- The plans currently show asphalt to concrete from the building facade to the sidewalk. Would the applicant consider breaking up this asphalt with landscaping? Possibly relocating some of the street trees into this area to increase the impact of green space?

### **Parking Lot addition on East 43<sup>rd</sup> Street:**

- The parking lot addition requires a ten foot landscape buffer between the vehicles and the public street.
- Wrought iron along Osage and 43<sup>rd</sup> and vinyl wrapped chain link fence on interior property lines are proposed on the plans for the parking addition. Has this changed?
- The plant choices along Osage are alternating columnar juniper and sweet gum trees while the landscaping along 43<sup>rd</sup> is more varied in height, scale and color. Consider mixing the two approaches to provide visual interest and variety on both sides.

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- Perimeter landscaping provisions (8-4I-5)
  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.
- Osage is seen by the City as a future pedestrian corridor. As such, GC would encourage the applicant introduce a safe zone or pull out point along the Osage frontage to house a bench or a large flat rock for pedestrian/cyclist shelter.
- What is the condition of the existing sidewalks on 43<sup>rd</sup>?

Other P&Z conditions of approval that need DR review:

- All perpendicular parking along 42<sup>nd</sup> St must be removed. Only parallel parking is allowed.
- Eight Class II or III Street trees were required along 42<sup>nd</sup>.
- No barb wire fencing allowed. Any existing must be removed.

Attachments:

- location map
- landscaping plan
- site plan