

Development Services Staff Report for Design Review Committee

To: Design Review Committee
From: DS Staff: Erika Akin
Subject: **DSRFY2016-7** – UPS Parking Lot Expansion and Site Improvements
Date: April 4, 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 43rd and Osage and streetscape improvements along East 42nd in front of the existing UPS building. The entire campus fronts on 116 East 42nd St. and covers lots reaching back to East 43rd. 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 42nd 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.

Background: Design Review Committee reviewed the application on March 21, 2016. The following requests were made:

- Rework/remove the asphalt section in between East 42nd Street improvements and the building to show pedestrian connection and landscaping/greenspace.
- Connect the building to the street and create a stronger street presence.
- Intermix the proposed plant varieties for 43rd and Osage to create variety and add color on both streets instead of only 43rd.
- Provide written documentation from City of Boise arborist re-classifying pear trees as Class II street trees.
- Resubmit plans for future meeting

Analysis:

Staff has completed a review of the revised 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 42nd Street Improvements:

- Garden City Code and conditions of CUP2015-00018 required the five foot detached sidewalks shown on 42nd St. *Plans are compliant.*
- Chanticleer Pears shown on 42nd 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. *Chanticleer Pear have been replaced with Aristocrat Pears and an email from Boise has been submitted reclassifying pears as Class II street trees. Eight street trees total are provided on the plans, compliant with conditions and Code.*
- Has a license agreement been entered with ACHD to plant in the right of way? *Applicant has submitted Plans to ACHD for review.*
- 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? *Revised plans with a concrete sidewalk to the front door of the building and parking have been provided.*

Development Services Staff Report for Design Review Committee

- Will the aprons of the vehicle access points be constructed to maintain consistent sidewalk elevation? *Sidewalk will be constructed at a level grade without dips at the vehicle access points.*
- What type of fencing is proposed for 42nd St or the existing fencing to remain? *Existing fencing will remain but barb wire and supports will be removed.*
- 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? *Revised plans show the asphalt removed and replaced with landscaping. Two of the street trees have been relocated to these areas and switched to honey locust.*

Parking Lot addition on East 43rd Street:

- The parking lot addition requires a ten foot landscape buffer between the vehicles and the public street. *Compliant.*
- Wrought iron along Osage and 43rd and vinyl wrapped chain link fence on interior property lines are proposed on the plans for the parking addition. Has this changed? *No change, will be installed as submitted.*
- The plant choices along Osage are alternating columnar juniper and sweet gum trees while the landscaping along 43rd is more varied in height, scale and color. Consider mixing the two approaches to provide visual interest and variety on both sides. *Revised landscaping plans show this change.*
- Perimeter landscaping provisions (8-4I-5) *Compliant.*
 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. *Not addressed.*
- What is the condition of the existing sidewalks on 43rd? *Applicant states the sidewalk is in good condition with no damage.*

Attachments:

- location map
- revised landscaping plan
- site plan