

Date: December 29, 2016

To: Diana Sanders
Ada County Development Services
200 W. Front Street
Boise, Idaho 83702

Re: Master Application / Petition Request
Detailed Letter of Proposed Project
Hazel Wood Marketplace
6225 S. Five Mile Road & 10785 W. Lake Hazel Road
Boise, Idaho

Diana,

Our proposed project is located in a C1 zone on the SW corner of S. Five Mile & W. Lake Hazel Roads (approx. 3.5 acres in area) behind the current Jackson's Convenience Store. The intent of the development is to build in phases with the first building shell (Pad 1) located at the south side of the site with centralized parking. Site access is proposed on both Lake Hazel and Five Mile Roads and pedestrian access is proposed in the first phase to connect Pad 1 to W. Lake Hazel.

The area of the Pad 1 building is proposed to be 9627 sq. ft. (6% of site), phase one landscape (3% of site) and phase one pavement & walks (25% of site). We are not requesting a Conditional Use as a part of this application, but will in the future to allow the future drive-thru along the east side of the Pad 1 building. The required automobile parking for the Pad 1 building is 39 spaces + 2 handicap spaces ($9627 / 250 = 38.5$). The phase one site development plan provides 4 handicap spaces, 75 standard spaces and 12 compact car spaces. Two bike parking spaces are also required and there are 5 bike parking spaces provided.

The proposed hours of operation for the Pad 1 building will be between 8 am & 9 pm, 7 days a week with approx. 25 employees (once full tenant occupancy of the building is achieved). The maximum number of patrons for this first phase building is anticipated at approx. 125 per hour (peak). No outdoor speaker system is planned for this Pad 1 building. Water and sewer services will be extended underground from the city of Boise along with pressurized irrigation.

The Pad 1 building varies in height from 19'-0" to 24'-0" with parapet construction to shield roof top mounted HVAC units. The exterior finishes are comprised of a combination of integral color split and smooth face cmu, stucco and pre-finished metal canopies. Fenestration covers approx. 25% of the north face of the building, comprised of light tinted glazing with bronze anodized aluminum storefront framing.

Kindest regards,



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