1010 W. Jefferson Street | Commercial Space and Public Parking Facility, Boise, Idaho

Detailed Letter of Explanation

July 3, 2025

Design Narrative:

Overview :

1010 W. Jefferson Street Commercial Space and Public Parking Facility is a 6.5-story structured parking facility with active ground-floor commercial spaces, rooftop photovoltaic panels and capacity to support up to 20% electric vehicles. The ground floor is thoughtfully activated with a dynamic mix of commercial spaces and back-of-house support for the ground floor tenants. Situated on the southern half of the block bordered by W. State Street to the north, N. 11th Street to the west, N. 10th Street to the east and W. Jefferson Street to the south, this 429-stall garage and ground floor commercial space advances Capital City Development Corporation's mission to ignite diverse economic growth, build attractive urban centers, and promote healthy community design by catalyzing development through public parking and street-level activation in the Westside District.

The design approach serves to create a welcoming community hub through distinctive architecture. Key design elements, including the vertical circulation, façade treatments, and ground floor experience, work together to create a functional, comfortable space for the community. The overall building mass is monolithic with three primary design elements, enhancing the main function of the building as a parking garage. The primary design elements are a public plaza, a breezeway that offers visual and physical permeability, and a distinctive "lighthouse" stair tower that serves as a beacon guiding community members into the garage.

Lighthouse Stair Elements on 10th & 11th Streets:

The stair tower at 11th Street is expressed as a prominent architectural element, extending beyond the building massing to capture views of the foothills and serve as an easily identifiable visual marker. Its light, transparent design and generous glazing enhances safety and comfort, providing a highly visible and welcoming ingress and egress experience.

Façade:

Above the ground floor, the building façade will incorporate perforated metal paneling to create a light and open sense of the building and reinforce the project's distinct architectural goals. On the ground floor, a mix of materials including wood soffits in the breezeway will elevate the pedestrian experience. The outdoor play space at the Early Learning Center will be enclosed by fencing provided by the YMCA under separate tenant improvements at a later date.

Ground Floor Experience:

The western edge of the building is set back 35' along 11th Street to align with the adjacent YMCA building to the north, creating a welcoming public plaza that exceeds the standard 20' maximum setback.

The ground floor pedestrian experience draws inspiration from the adjacent Boise Plaza Building with a high first floor ceiling and "breezeway" that guides pedestrians inward toward the commercial spaces and Early Learning Center. This design strategy clearly distinguishes the street edge from the interior ground floor experiences, creating safety for parents dropping their children off at the Early Learning Center. The proposed design further activates the ground floor commercial spaces by separating the street and active interior environments.

Site and Landscape Narrative:

Site Character & Intent:

The development of the site aims to integrate the building architecture and purpose into the fabric of this evolving area of Downtown Boise. Recognizing the redeveloped property to the north and investment made by public agencies in surrounding public space, the project capitalizes on the opportunity to create a thriving community-focused gathering space that complements the function of the building and the public realm. A small plaza on the west side anchors the project to the emerging 11th Street Bikeway corridor.

Deviation from Streetscape Standards:

Along 11th Street, the streetscape improvements will generally match the downtown Boise standards for continuity with streetscape improvements proposed north of the alley. Additionally, the project will reinforce the standards established with CCDC's 11th Street Bikeway corridor improvements.

Along 10th Street, on-street parking will be replaced by an expanded sidewalk to provide additional space for ground floor commercial activation, bike parking, and pedestrian circulation. These landscape planters will separate sidewalk amenities from adjacent bike and vehicular travel lanes to promote public safety. To ensure the plant material within these areas is protected from foot traffic, short concrete curbs will edge the planter. Street trees within this frontage will be four-feet by four-feet tree grates in lieu of the eight-feet by four-feet standard in the Downtown Boise Streetscape Standards. Since the frontage uses the silva cell system to provide additional soil volume to support the trees'

growth, additional surface area is not needed. These are not needed since the tree grate will be converted to hardscape so it can better serve other public uses, such as tables, plantings, and bike racks.

On Jefferson Street, an ADA parking space and dedicated loading areas will support building operations in lieu of dedicated on-street parking. Since the project will significantly contribute to public parking availability within the area, the removal of on-street parking on Jefferson Street allows the sidewalk to expand, enhancing the pedestrian experience and safety, increasing bike parking capacity beyond the code minimum, creating opportunity for ground floor retail to activate the streetscape and invigorating the public experience in this redeveloping part of Downtown. Additionally, the expanded sidewalk permits the use of a double row of street trees, which helps recreate the natural buffer between active drivers and pedestrians that on-street parking provides. This strategy also provides desirable shade along the south-facing block face. To improve physical safety and the perception of wellbeing, planters are proposed along the back of curb along the existing bike lanes and vehicular travel lanes. Similar examples of sidewalk extension to the travel lane and enhanced streetscape landscaping can be observed on Grove Street between 10th Street and 12th Street, 1009 W Main Street, and Broad Street between 5th St and 6th St. Integrating site and streetscape into a cohesive public space, the project proposes extending some of the onsite paving geometries into the public right-of-way. Similar to the 10th Street frontage, the Jefferson frontage proposes four-feet by four-feet tree grates in lieu of the eight-feet by four-feet standard in the Downtown Boise Streetscape Standards to provide more functional sidewalk space.

Consistent with CCDC's mission to improve the public experience within its district boundaries, the project will expand improvements to the alley north of the site shared with the new Downtown YMCA project. Simple modifications to paving patterns and lighting, will shift the alley's character toward a pedestrian-oriented corridor, creating a welcoming, walkable connection rather than a purely utilitarian service drive. Vehicle access to the parking garage will be taken directly off 10th Street, reinforcing this pedestrian-focused strategy and supporting the alley as an engaging public passageway. To designate the shared use experience at the transition between the YMCA site and the project site on the 11th Street frontage, additional strategies are proposed. Bollard, directional tiles, and truncated domes line the alley right-of-way as it passes through the plaza space, notifying pedestrians, cyclists, and drivers, the primarily service drivers they are entering a shared space. Additionally, properties abutting the alley will be encouraged to schedule services and deliveries outside of peak business operations hours to minimize potential conflict between users.

Existing Trees:

There are 11 existing trees within the project boundary. Four honey locust trees, totaling 82 caliper inches, straddle the property boundary along the Jefferson frontage of the existing parking lot on the west end of the parcel. All of these trees are in poor condition due to age and the lack of adequate soil volume provided by their small planters. There are three flowering pear street trees, totaling 21 caliper inches, in the right-of-way along the 10th Street frontage that are in good or fair condition. There are three flowering pear and one honey locust street trees, totaling 21 caliper inches in the right of way on the eastern half of the Jefferson frontage that vary from poor to good condition. The City's forester

should verify the conditions of the existing trees, but it is anticipated maximum of 28 of the total 124 caliper inches will require mitigation. Should the City's arborists concur, the 47.5 caliper inches of proposed street trees should meet the requirements for mitigation.

Parking Narrative:

On-Street Parking:

To further promote catalytic development, ground floor activation, and alternative modes of transportation, this project plans to retain four on-street parking stalls on 11th Street, one ADA parking stall on Jefferson and a loading zone on Jefferson Street. All other existing on-street parking on 10th Street and Jefferson Street will be removed, which results in a reduction of seven on-street parking stalls around the parcel.

As proposed, there will be 13 on-street parking spaces on this block at completion of the project between those on the YMCA site to the north and the project site. One of the thirteen spaces, or 7.8%, will be an accessible parking space. The accessible parking space is offered on the Jefferson frontage in response to the City's Accessible Parking map, and to locate the spaces closer to all the proposed commercial space entries on the property.

In place of the on-street parking stalls, the building will provide 429 structured public parking stalls including additional accessible parking spaces.

Jefferson Street Loading Zone:

The loading zone on Jefferson Street will serve the commercial tenants of the building with a large emphasis put on the Early Learning Center where the loading zone may be used for drop-off and pick-up.

Parking Garage Access off 10th Street:

Access to the parking garage will be located on 10th Street and will use a speed ramp up to gate arms at the top of the ramp to mitigate queuing on 10th Street. The goal of locating the entry/exit on 10th Street is to reduce traffic in the alley and 11th Street, creating a more pedestrian-friendly experience on the ground floor. In addition to creating a more pedestrian friendly experience, vehicle access off 10th instead of the alley provides better vehicle circulation and mitigates issues of tight turning radius as well as congestion due to two-way traffic in the alley. Maintaining its function as an access route for solid waste, the alley will also be transformed into an elevated experience featuring enhanced lighting, aligning with our project goals of catalytic development.

Parking Stall Count and EV stalls:

Of the 429 structured parking stalls, six stalls will be designated as EV stalls on opening day with an additional 82 stalls designed for future EV charging.

Parking Stall Size:

The City of Boise Development Code allows for 8'-6" wide stalls by 18' deep stalls in parking structures. Additionally, BDC no longer allows any encroachment of structure into parking spaces, nor does it allow

the use of compact stalls. The parking module selected by CCDC for the 1010 W Jefferson Street Commercial Space and Public Parking Facility will use 9'-3" wide stalls by 18'-0" deep stalls, with a 24'-3" drive aisle, resulting in a high user comfort factor. To achieve this high user comfort factor, the structure will overhang the southern property line on West Jefferson Street starting at level two. The structure between the ground floor and the underside of the will remain within the property line.

Floor to Floor heights & Building Overhang:

The first story is expected to have a 20'-6" floor-to-floor height, allowing for a minimum 17'-0" vertical clear height along West Jefferson Street. With a grade difference around the site, some areas may have slightly clearer height than others, but the minimum will be maintained along West Jefferson Street. The second story will have a floor-to-floor height of 12'-0", which provides a minimum vertical clear height of 8'-6" for ADA parking stalls that require a minimum clear height of 8'-2". All the other stories above will have a floor-to-floor height of 11'-6", providing a minimum vertical clear height of 8'-0".

Bike Parking:

A 705-square foot BikeBOI space will provide secure, convenient, street-level parking for up to 34 bicycles. On street bike parking will be provided with 18 racks and 44 spaces, exceeding the requirement of twenty short-term parking spaces.

Solid Waste Narrative:

Storage and Concealment:

The design provides (2) 3-yard dumpsters and (2) residential style recycling bins per commercial space for a total of (8) 3-yard dumpsters and (8) residential style recycling bins. Each compactor will be located in the Trash rooms noted on the drawings with access off the alley. The project provides 489-sq feet for the commercial spaces. Staging is not applicable to compactors.

In addition to the solid waste management for the building, the YMCA recreational facility has requested trash storage. This additional storage space will be provided off the back of the alley within the building footprint. While it will be open to air, there will be a fence and gate to enclose the trash storage.

PLANNING AND DEVELOPMENT SERVICES
BOISE CITY HALL: 150 N. CAPITOL BLVD | MAIL: PO BOX 500, BOISE ID 83701-0500
CITYOFBOISE.ORG/PDS| P: 208-608-7100 | F: 208-384-3753|TTY/TTD: 800-377-3529

STATEMENT OF LEGAL INTEREST

I, John Brunelle, CCDC Executive Director
Name

The Urban Renewal Agency of Boise City, dba Capital City Development Corporation, 121 North 9th Street, Suite 501, Boise, Idaho 83702
Address, City, State, Zip Code

state that I am the owner of record of the property described on the attached, and:

(If Owner of Record is also the Applicant, skip to B)

A. I grant my permission to KPFF, Inc, 412 East Parkcenter Blvd., Suite 200 Boise, Idaho 83706
Name & Address
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold Boise City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

I declare under penalty of perjury under Idaho law that the foregoing is true and correct.

Dated this 26th day of June, 2025

Signature

VEOLIA WATER IDAHO, INC
8248 W Victory Road
Boise, ID 83709
(208) 362-7320
vwidengineering@veolia.com

TO: Fire Flow Reviewing Authority

DATE: **June 30th, 2025**

SUBJECT: **1010 Jefferson St.**

COMMENTS:

Our records indicate the following water pressure and volume at:**1010 Jefferson St.:**

Pressure at average demand is 50 PSI
Flow of 3500 GPM at 20 PSI residual pressure
At hydrant 57114 at the corner of 10th St. & Jefferson St.

This information represents the water system under maximum-day conditions. The pressures and flows are subject to change, however, depending on system demand and changes in system operations. This document shall be attached to the architectural plan sets, both for "Fire Department reviewed" and "Construction Approved" sets. It is provided for uniformity in fire sprinkler design criteria.

If you have further questions or need information on the volume of water for a conditional use application or design review, please feel free to call.

Sincerely,

VEOLIA WATER IDAHO, INC

Part II – Assured Water Supply Application B

Applicants seeking AWS for Development within a DWP's Service Area

FOR CITY OF BOISE USE ONLY			
City of Boise Planning and Development Services 150 North Capital Blvd. Boise, ID 83702		Date Received:	
Application No.			

This Assured Water Supply Application B is intended for developers, owners, and individuals (Applicants) seeking an AWS Certification for a proposed development or redevelopment within a DWP's Service Area, if choosing to utilize water service from the DWP. The applicant must coordinate with the DWP regarding the water service and must obtain a "will serve" letter or an Approved Water Service plan from the DWP. Additionally, the Applicant may be required to coordinate with the DWP to answer some of the questions throughout this application.

The Applicant shall include the "will serve" letter or an Approved Water Service plan as an attachment to AWS Application B. Additionally, the DWPs existing AWS Certification must demonstrate with reasonable likelihood that an AWS is available for the development or redevelopment referenced in this application.

AWS Application B must be submitted to PDS with or prior to any submittal of an application for administrative approval or any public hearing before Planning and Zoning Commission or City Council, as it may be relevant to the application type. Note that the DWP may also request a copy of the AWS Application B.

Please contact the City of Boise ((208) 608-7100) for additional support with this application including pre-application support and submittal details.

Section A – Applicant Information

SECTION PURPOSE: Section A includes general information about the Applicant and what the Applicant is seeking.

1. Did the Applicant obtain a Planning & Licensing Number (PLN) from the City of Boise Planning and Development Services? If yes, please provide PLN.
   ☐ Yes
   ☐ No

PLN:	

2. Applicant type:

■ Developer/Architect/Engineer ☐ Landowner ☐ Other

If other, please explain:

3. Contact person for questions regarding this application:

Contact Person Name:	LACIE MYERS
Title/Organization:	PROFESSIONAL ENGINEER
Email:	LACIE@THELANDGROUPINC.COM
Phone:	208-939-4041
Mailing Address:	462 E SHORE DR, SUITE 100
City:	EAGLE
Zip Code:	83616
State:	IDAHO

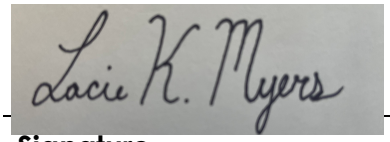
4. This Application pertains to:

☐ New Development
☒ Redevelopment of Existing Development
☐ Single-Family Residence
☐ Other

If other, please explain:

By signing this document, I certify that:

☑	**The information contained in this application and all accompanying information is true and correct to the best of my knowledge and belief.**
☑	**I intend to be bound to the information and representations herein and will require any successor in interest to also be bound.**
☑	**I am the Applicant or am authorized to sign on behalf of the Applicant.**

LACIE MYERS	PROFESSIONAL ENGINEER
Printed Name	**Title**
	06.25.2025
Signature	**Date**

This concludes Section A – Applicant Information of the Application.

Section B – Development Information

SECTION PURPOSE: Section B includes general information about the development.

NOTE: The term "Development" in this section hereafter means new development, redevelopment, or single-family residence.

1. Name and location of Development:

Name of the Development (if applicable):	CCDC Parking Garage
City:	BOISE
County:	ADA
Township:	3 NORTH
Range:	2 EAST
Section(s):	3
Government Lot and/or Public Land Survey System (PLSS) Quarter-Quarter description	SE 1/4 OF SW 1/4
County Parcel ID number	R1013004558

Provide a site location map showing the zoning of the Development **as "Exhibit B-1"**

2. Owner of the property or developer (if applicable) (attached additional sheets, if necessary):

Owner:	CAPITAL CITY DEVELOPMENT COORPORATION
Mailing Address:	121 N 9TH ST, SUITE 501
Email:	kbrown@ccdcboise.com
Phone:	(208) 384-4264

Developer (if applicable):	Same as Owner
Mailing Address:	
Email:	
Phone:	

3. Provide a general explanation of the Development area where water service will be provided:

New structured parking garage with active ground-floor commercial space and a public bicycle storage facility.

4. Development size and lot information:

How large is the Development (in acres)?	0.841
How many lots are in the Development?	1
How many single-family dwelling units are located or will be located within the Development?	0
How many multi-family dwelling units are located or will be located within the Development?	0
How many square feet of commercial?	20,000
How many acres of outdoor irrigation?	0.101

5. Please provide the area distribution (in acres) of the Development:

Zoning District	Area (in acres)
Open Land (A-1, A-2)	
Residential (R-1A, R-1B, R-1C, R-1M, R-2, R-3)	
Mixed Use (MX-1, MX-2, MX-3, MX-4, MX-5, MX-U)	0.841/MX-5
Industrial (M-1, M-2, T-1, T-2)	
Planned Unit Development (PUD)	
Other	

6. What is the predominant landscaping type planned in the Development?

   ☒ Low Water Use Landscaping (Xeriscape, Native & Drought Tolerant Species)
   ☐ Turf
   ☐ Not Landscaped; Not Irrigated
   ☐ Other, Please Explain

7. Will the development have a pressurized irrigation system separate from the public water system?
   ☐ Yes ☐ No

If yes, please provide the supply source of irrigation water.

This concludes Section B – Development Information of the Application.

Section C – Basic Water Supply Information

SECTION PURPOSE: Section C includes information about the planned water supply to the Development.

This Section shall be completed and signed by the Applicant who will obtain either a Will Serve Letter or an Approved Water Service Plan from a DWP who has obtained AWS Certification for the area of the Development.

Note this form is for water service commitment for properties, developments, and lands located within a DWP's Service Area having an existing AWS Certification. Properties, developments, and lands outside a DWP's AWS Certification Area are not eligible to submit an AWS Application B until the DWP obtains AWS Certification from the City of Boise.

This application must include a site plan drawn to scale and showing all existing and proposed improvements. Show utility easements, water mains and water system appurtenances, water service connections, etc. Provide as "Exhibit C-1."

DWP Information:

Designated Water Provider:	VEOLIA

1. Has the Applicant obtained a Will Serve Letter or an Approved Water Service Plan from the DWP? Provide as "**Exhibit C-2**."
   ■ Yes
   ☐ No

2. Provide a preliminary demand estimate worksheet showing the estimated water demands for the Development. Provide as "**Exhibit C-3**."

Annual Water Demand at Buildout	3,699,640	Gallons per Year
Average Day Water Demand at Buildout	10,136	Gallons per day
Winter Day Water Demand at Buildout	6,746	Gallons per day
Maximum Day Water Demand at Buildout	18,612	Gallons per day

*The calculation of demand estimates herein does not obligate the Designated Water Provider to meet the identified demand nor does it supersede the provisions of a Will Serve Letter or an Approved Water Service Plan between the Applicant and the Designated Water Provider.

3. Please provide the estimated number of water service connections (excluding fire service connections) within the Development?

1

Through coordination between the Applicant and the DWP, the Applicant attests to the following:

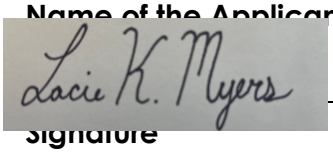
1. Applicant has obtained a Will Serve Letter or an Approved Water Service Plan from a DWP with an existing AWS Certification.

2. Applicant acknowledges that City will confirm, during review of the application, that project is located in DWPs approved Service Area and included in the associated AWS certification.

3. Applicant has received confirmation from the DWP that the DWP agrees to provide the Development sufficient water to satisfy the potable and/or non-potable water demands of the Development.

4. Applicant attests that the individual executing the application, as applicable, has any and all required authorizations to submit the materials.

5. The information is true and complete to the best of the signor's knowledge.

LACIE MYERS	PROFESSIONAL ENGINEER
Name of the Applicant's Authorized Agent	**Title**
	06.25.2025
Signature	**Date**

This concludes Section C – Basic Water Supply Information of the Application.

Section D – AWS Certificate

Application No.	
AWS Certification No.	

For City of Boise Staff Use Only

☐ Approved ☐ Approved with Conditions Below

Pursuant to Code 11-04-010, notice is hereby given that the subsequent application has been reviewed and an AWS Certificate has been approved given the following conditions:

Special Conditions	
1.	EXAMPLE: The following technical requirements pursuant to Code 11-04-010
2.	EXAMPLE: Approval of "New Water Rights" not secured at this time.
3.	

Printed Name **Title**

Signature **Date**

Section E – Application Checklist

SECTION PURPOSE: Section E includes a checklist (to be completed by the Applicant) to ensure the Applicant completed the appropriate sections and attached the required exhibits.

General Checklist for Submission		
☑	1.	Did the Applicant complete all sections of the application form?
☑	2.	Did the Applicant include a signed "Will Serve" Letter?

Required Exhibits			
☑	B-1	Did the Applicant provide a site location map showing the zoning of the Development area as Exhibit B-1?	Required
☑	C-1	Did the Applicant provide a site plan drawn to scale and showing all existing and proposed improvements. Show utility easements, water mains and water system appurtenances, water service connections, etc. as Exhibit C-1?	Required
☑	C-2	Did the Applicant obtain and attach a "will serve" letter from an AWS certificated DWP as Exhibit C-2?	Required
☑	C-3	Did the Applicant provide a completed demand estimate worksheet showing the estimated water demands for the Development as Exhibit C-3?	Required

This concludes Section E – Application Checklist of the Application.

City of Boise - Assured Water Supply - Water Demand Calculator Tool for AWS Application B and Application C

Mar-25

Instructions: This water demand calculator tool can be used to aid developers in calculating the water demand for their developments based on the number of customers (i.e water meters). To use this tool, simply input the number of customers (Residential or Commercial/Industrial) that will exist at full build-out of the proposed development. The water demand calculator tool will output the predicted water demand. ADD = Average Daily Demand. MDD = Maximum Daily Demand

Projected Number of Residential Customers	0	
Residential ADD	0	gallons per day
Residential MDD	0	gallons per day
Residential Winter ADDw	0	gallons per day
Residential Winter MDDw	0	gallons per day

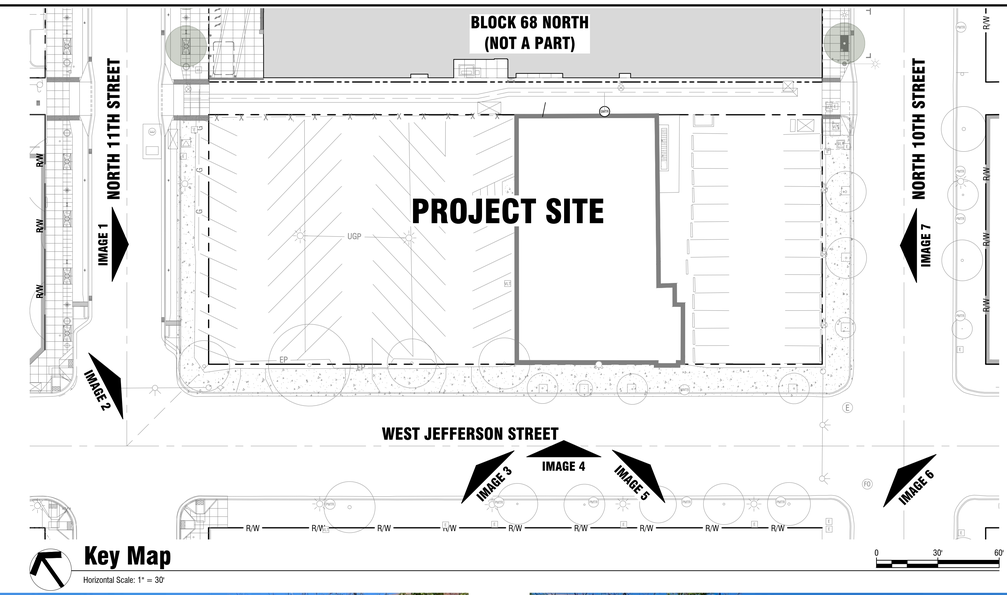
Projected Number of Commercial/Industrial Customers	6	
Commercial/Industrial ADD	10,136	gallons per day
Commercial/Industrial MDD	18,612	gallons per day
Commercial/Industrial Winter ADDw	6,746	gallons per day
Commercial/Industrial Winter MDDw	12,387	gallons per day

Total Development Average Day Water Demand (ADD) =	10,136	gallons per day
Total Development Max Day Water Demand (MDD) =	18,612	gallons per day
Total Development Average Winter Day Water Demand (ADDw) =	6,746	gallons per day
Total Development Max Winter Day Water Demand (MDDw) =	12,387	gallons per day

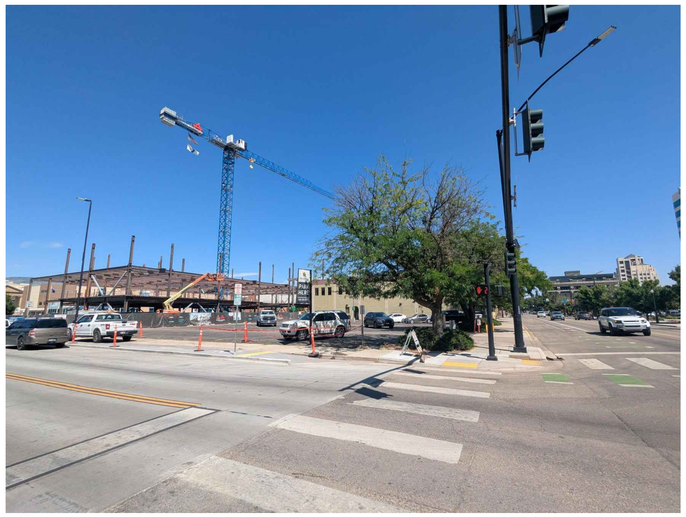
Legend

Input
Calculation
Output

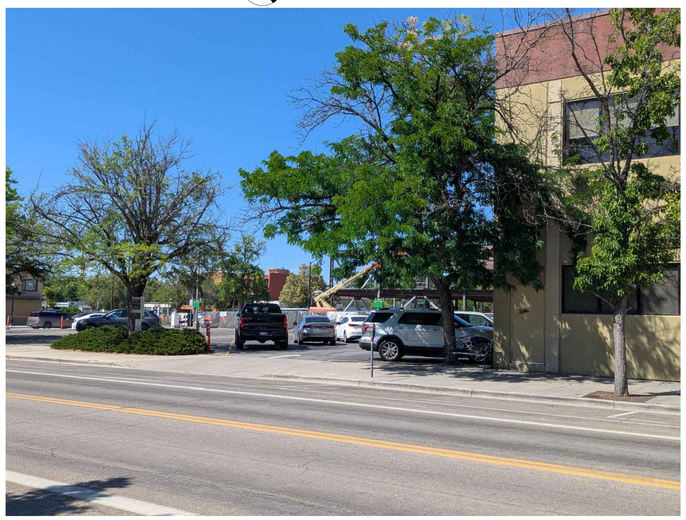
1 **Image 1**
Scale: NTS



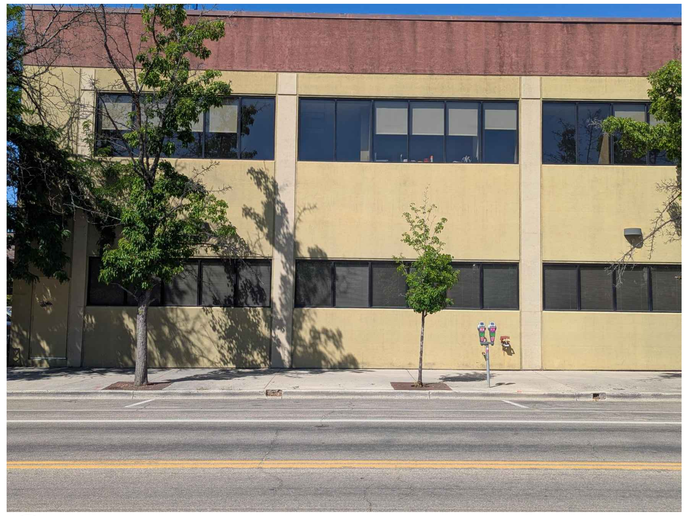
Key Map
Horizontal Scale: 1" = 30'



2 **Image 2**
Scale: NTS



3 **Image 3**
Scale: NTS



4 **Image 4**
Scale: NTS

5 **Image 5**
Scale: NTS

6 **Image 6**
Scale: NTS

7 **Image 7**
Scale: NTS

kpff
412 E. Parkcenter Blvd.
Suite 200
Boise, ID 83706
208.336.6985
www.kpff.com

Project
1010 W. Jefferson St.
Commercial Space & Public Parking Facility

Project Address
1010 W. Jefferson St. Boise ID, 83709

Prepared For
Capital City Development Corp

CAPITAL CITY DEVELOPMENT CORP
PARKBOI

In Association with

pivot north
116 S 6th St.
Boise, ID 83702
(208) 690-3108

CATOR | RUMA & ASSOCIATES, CO.
420 S Orchard St, #1238
Boise, ID 83705
(208)343-3863

THE LAND GROUP
462 E. SHORE DR. SUITE 100
EAGLE, IDAHO 83616
(208) 939-4041

OKLAND
101 S Capitol BLVD Suite 504
Boise, ID 83702
t+1208 576 6077
www.okland.com

Key Plan

Professional Seals

NOT FOR CONSTRUCTION

No.	Description	Date

Project No: 25-004
KPFF Project No: 10212400187
Drawn By: DRW
Checked By: CHK
Date: 07/02/2025
Phase: DESIGN REVIEW

Sheet Title
Existing Conditions Site Photos

Sheet Number
C1.50