



Sara M. Baker, President
John S. Franden, Vice President
Rebecca W. Arnold, Commissioner
Mitchell A. Jaurena, Commissioner
Jim D. Hansen, Commissioner

Date: November 12, 2013

To: Allen Dykman (via email)
Dykman, LLC
5 Mesa Vista Dr.
Boise, ID 83705

Subject: CVA13-00047
2505 S. Federal Way
The applicant is requesting a variance approval to modify the current front yard setback.

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has one site-specific condition of approval (see below) for this application at this time.

- **Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.
- **Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.
- **Staff Comments/Recommendations:** The applicant should be required to correct deficiencies and replace deteriorated facilities on Federal Way and Latimer Street, including the installation and reconstruction of pedestrian ramps, abutting the site.

A license agreement shall be required for all landscaping proposed within ACHD right-of-way or easement areas. The applicant should submit landscape plans prior to the signature of the final plat and/or approval of the civil plans.

A traffic impact fee may be assessed by ACHD and will be due prior to issuance of a building permit. Please contact ACHD Planning and Development Services at 387-6170 for information regarding impact fees.

Plans must be submitted to the ACHD Development Review Department prior to final approval.

Prior to the construction or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.) a permit or license agreement must be obtained from ACHD.

Prior to the construction or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.) a permit to work in the right-of-way must be obtained through ACHD Construction Services. For questions regarding the permitting process, please contact Construction Services at 387-6280.

The applicant shall also be required to meet the applicable ACHD Standard Conditions of Approval as well as ACHD Policies and requirements that may apply as noted below.

Please review the Applicant's Responsibilities and Development Process Checklist below.

If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,

Lauren Watsek

Planner I

Development Services

CC: Project file,
City of Boise (via email),
Cornel Larson (via email)

Traffic Information

This development is estimated to generate 156 additional vehicle trips per day and 21 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Federal Way	225 feet	Principal Arterial	760	Better than "E"
Latimer Street	108 feet	Local	N/A	N/A

* Acceptable level of service for a five-lane principal arterial is "E" (1,770 VPH).

Average Daily Traffic Count (VDT):

Average daily traffic counts are based on ACHD's most current traffic counts

- The average daily traffic count for Federal Way north of Malad Street was 16,296 on July 23, 2013.