



II. INTRODUCTION

This application package includes a narrative, graphics, and additional documentation in support of a Design Review application. The site includes two (2) parcels zoned M-2 (Heavy Industrial) approximately 78.2 acres total located just north of the existing WinCo Foods Distribution Center (2390 Freight Street, Boise, ID 83716). There is no improved access to the subject site, future access will be provided by extension of E. Winco Court and E. Freight Street, which will be known as S. Warehouse Way.

The intent of the Design Review application is to provide the City of Boise material evidence that the proposed site plan and buildings meet the applicable development code requirements. The site plan includes 1,190,280 building gross square feet area across seven (7) warehouse buildings. The site will be developed to support warehouse use, with each building providing a bank of dock doors, parking, tractor trailer storage and circulation adequate for semi-truck traffic and employee parking. The project will extend the full right-of-way of S. Warehouse Way and E. Winco Court within the boundary of the site.

The intent is the development the site in two separate phases. Phase I includes the improvement of S. Warehouse Way, construction of buildings E, F and G, along with the 50' perimeter buffer. Phase II includes a subdivision application to dedicate E. Winco Court and construct buildings A, B, C and D.

Site Description

The site is within the Urban Growth Boundary and City of Boise limits. The site is currently undeveloped; there are no existing structures or utilities on the site. The current extent of E. Winco Court borders the southeast boundary of the site, providing connection to S. Eisenman Road. E. Freight Street currently terminates at the southwest corner of the subject site. S. Warehouse Way which has already been dedicated as right of way will extend north through the site and terminate at the southwest corner of Blue Valley (residential mobile home community to the north). The northeast project boundary is adjacent to a mobile home community. Along the southern boundary is a Winco distribution warehouse within the M-2 zone, a like use to the proposed project. The parcels east and west of the site are undeveloped; the western boundary is colinear with the City Limit line. The site is generally flat with some areas of gentle slopes, generally the high area along the south portion sloping down to the north. The site is within the Airport Influence Area "B".