



January 15, 2015

Dear City of Boise Planning and Zoning and Boise City Council Members:

We are writing to discuss the recent purchase and potential development of the old Franklin School property located at the Franklin/Orchard Sts. intersection. After the loss of the Franklin School the Central Bench has been struggling to regain and improve the character, identity and livability of the neighborhood. The intersection at Orchard and Franklin is highly trafficked and has the potential to become a valuable neighborhood focal point. In fact the City of Boise's Comprehensive Plan (Blueprint Boise) considers this intersection to be a Community Activity Center. As outlined in "Blueprint Boise", one of the desired characteristics of a Community Activity Center is to provide a "range of commercial/retail services not currently available in the immediate neighborhood". Considering that our neighborhood has several gas station/convenience stores within its boundary and the immediately surrounding areas of our neighborhood, the CBNA board was very disappointed to see that Maverik Inc. had purchased this property to develop yet another gas station/convenience store. However, we are hopeful that, together with the City of Boise and Maverik, we can ensure the development does not detract from the idea of a Community Activity Center prioritized by the City and supported by the CBNA. To assist with this process, we are respectfully submitting the following requests regarding the future Maverik development:

1. Zoning: We would like to ensure that the most strict zoning be applied to the future Maverik development and surrounding properties regarding pedestrian and biking accessibility. This not only ensures pedestrian and cyclist safety but also matches the communal space of the coming park and promotes neighborhood livability.
2. Structure orientation: The Maverik convenience store should be set at a 45° angle to the Franklin/Orchard intersection. This would accommodate a small plaza between the building and the intersection, adding pedestrian space as well as visual aesthetics to the development. Some seating & landscaping should be provided to make this a pleasant experience for the customers and a pleasant view from the intersection. An example of a plaza is at Vista & Overland, however we expect greater effort to make this plaza visually appealing and user friendly.
3. Traffic mitigation: Franklin-Orchard is a high capacity intersection and should require some barrier between the sidewalk and Maverik development, especially around the proposed plaza. A hip-height stone wall with appropriate pedestrian pass-throughs is one suggestion.
4. Fueling Canopy: The canopy covering the gas pumps should be positioned behind the building, reducing visibility from Franklin & Orchard streets and be of minimal height necessary to decrease visibility.

5. Lighting: Light pollution created by twenty-four hour lighting is a significant concern to the surrounding neighbors. Lighting should be designed to point downward and only light the necessary areas.
6. Signage: A huge “Maverik” marquee is not going to be very attractive for the intersection. Any codes that minimize neon signage should be applied.
7. Saving Mature Trees: In accordance with the City of Boise’s Comprehensive Plan, all efforts should be made during the design and planning process to preserve the existing mature trees on the property.
8. Undeveloped Space: It is anticipated that Maverik’s proposed development may only use roughly one acre of the four acre parcel, potentially leaving three acres of bare dirt for an extended number of years. We would like some requirement for at least minimal landscaping on any undeveloped part of the property.

We appreciate your willingness to collaborate to find the best development for the Central Bench neighborhood and for Boise. If you have any questions, please don’t hesitate to contact us at centralbenchna@gmail.com.

Sincerely,

The Central Bench Board of Directors