

**From:** [Robert Powell](#)  
**To:** [Jenah Thornborrow](#); [Christian Samples](#)  
**Subject:** FW: [EXTERNAL] FW: Sleepy Hollow Apartments - 9555 W State St  
**Date:** Thursday, November 21, 2019 9:28:38 AM  
**Attachments:** [image001.png](#)  
[U-Turn Movement at Ulmer.pdf](#)

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Jenah and Chris, I'm forwarding additional recent correspondence our civil engineer has had with ITD. See below. Her last response about the likelihood of the RIRO limitation and the requirement for the reverse curve is consistent with our recollection and notes from meetings and email correspondence months ago.

Let me know if you have any questions or want to talk.

Thanks.

**ROB POWELL** | *Architect*  
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**From:** Mike Bultman <[MBultman@kmengllp.com](mailto:MBultman@kmengllp.com)>  
**Sent:** Thursday, November 21, 2019 8:45 AM  
**To:** Robert Powell <[RobertP@devansconstruction.com](mailto:RobertP@devansconstruction.com)>  
**Cc:** Tom Schofield <[toms@devansconstruction.com](mailto:toms@devansconstruction.com)>  
**Subject:** FW: [EXTERNAL] FW: Sleepy Hollow Apartments - 9555 W State St

Rob,

See below from Erika at ITD. Sounds like they are OK with the attached U-Turn movement with no improvements to the Ulmer intersection.

Also, it sounds like the right-in, right-out requirement for our site could only be removed if we had a shared driveway across from Duncan, which doesn't work for us of course.

Hopefully we hear back from Erika on a meeting time for tomorrow.

Thanks

Mike Bultman, PE  
Project Manager

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**From:** Erika Bowen <[Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov)>  
**Sent:** Thursday, November 21, 2019 8:37 AM  
**To:** Mike Bultman <[MBultman@kmengllp.com](mailto:MBultman@kmengllp.com)>  
**Cc:** Ken Couch <[Ken.Couch@itd.idaho.gov](mailto:Ken.Couch@itd.idaho.gov)>  
**Subject:** RE: [EXTERNAL] FW: Sleepy Hollow Apartments - 9555 W State St

Hi Mike-

I'm comfortable with the u-turn movement utilizing a portion of the Ulmer Lane approach throat to complete the turn.

Yes, any type of commercial/apartment development at this point would trigger the RIRO requirement because the proposed access does not meet spacing. The only possible way for ITD to consider full access would be for a TIS to be submitted for review. But as we told this developer, it is highly likely that the TIS would state there's left turn conflicts between the approach and Duncan that result in safety concerns. For a commercial development to obtain a full access they would need to propose the access to be across from Duncan Lane and for the neighboring eastern parcel to close their approach and take access off the new one.

Let me know if you have other questions.

Thanks,

*Erika R. Bowen, P.E.*  
ITD District 3 Traffic Technical Engineer

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**From:** Mike Bultman <[MBultman@kmengllp.com](mailto:MBultman@kmengllp.com)>  
**Sent:** Tuesday, November 19, 2019 3:16 PM  
**To:** Erika Bowen <[Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov)>  
**Cc:** Ken Couch <[Ken.Couch@itd.idaho.gov](mailto:Ken.Couch@itd.idaho.gov)>  
**Subject:** RE: [EXTERNAL] FW: Sleepy Hollow Apartments - 9555 W State St

Erika,

I've got two more questions for you:

1. I've attached an exhibit for a large pedestrian vehicle making a U-turn at Ulmer Ln. I wanted to confirm with you that modifications to this intersection would not be needed. Can you please review the attachment?
2. Would any type of commercial/apartment development at this property trigger the requirement for a right-in/right-out driveway approach for our site, along with new curbing between Ulmer and Duncan? I wanted to make sure it wasn't just the apartment use that was triggering it.

We have a Council meeting on Monday, so we want to make sure we understand the requirement and can explain that to the residents that show up.

Thanks for the help,

Mike Bultman, PE  
Project Manager

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**From:** Mike Bultman  
**Sent:** Tuesday, November 19, 2019 2:23 PM  
**To:** Erika Bowen <[Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov)>  
**Cc:** Ken Couch <[Ken.Couch@itd.idaho.gov](mailto:Ken.Couch@itd.idaho.gov)>  
**Subject:** RE: [EXTERNAL] FW: Sleepy Hollow Apartments - 9555 W State St

Erika,

Does ITD have the power to restrict their access to right-in/right-out? If the owner of that property does not want this to happen, is this something that ITD can still legally do, since they have another full access point off Ulmer?

Thanks

Mike Bultman, PE  
Project Manager

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**From:** Erika Bowen <[Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov)>  
**Sent:** Tuesday, November 19, 2019 1:11 PM  
**To:** Mike Bultman <[MBultman@kmengllp.com](mailto:MBultman@kmengllp.com)>  
**Cc:** Ken Couch <[Ken.Couch@itd.idaho.gov](mailto:Ken.Couch@itd.idaho.gov)>  
**Subject:** RE: [EXTERNAL] FW: Sleepy Hollow Apartments - 9555 W State St

Hi Mike-

Although ITD has found what you've described to be acceptable at other locations, we have concern for midblock u-turn movements at this location. It is safest for the residents of Sleepy Hollow Apartments to make u-turns at either Duncan or Ulmer, where there are already vehicles making left-turns.

As for the parcel to the west. They have full access off of Ulmer Lane. Once I have your civil drawings, ITD will reach out to them and let them know that their access will be restricted to right-in, right-out to address ITD's safety concerns with this portion of the corridor.

Thanks,

*Erika R. Bowen, P.E.*  
ITD District 3 Traffic Technical Engineer

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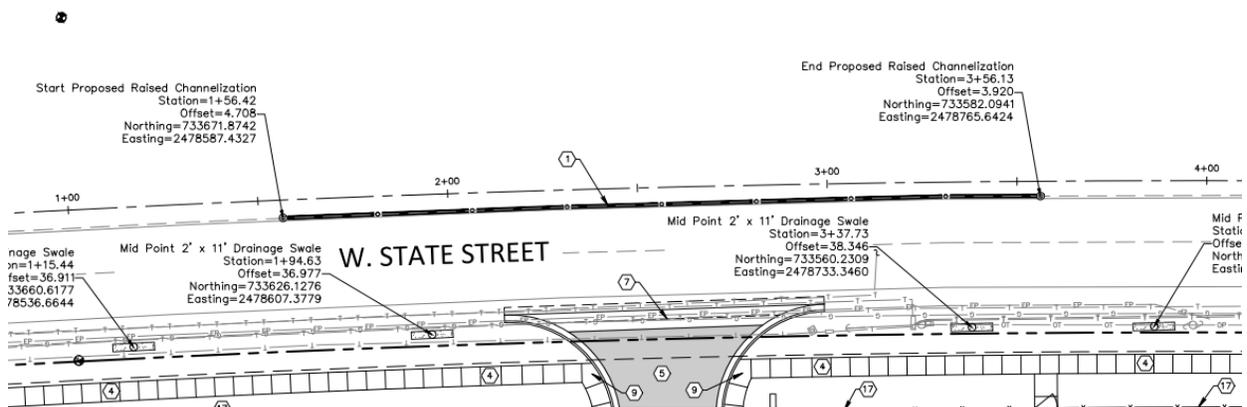
**From:** Mike Bultman <[MBultman@kmengllp.com](mailto:MBultman@kmengllp.com)>  
**Sent:** Tuesday, November 19, 2019 10:47 AM  
**To:** Erika Bowen <[Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov)>  
**Subject:** RE: [EXTERNAL] FW: Sleepy Hollow Apartments - 9555 W State St

Hi Erika,

One of the comments from ITD regarding the Sleepy Hollow Apts site was to "install a reverse curb spanning from North Ulmer Lane to Duncan Lane in order to restrict the approach to right-in, right-out". See the attached comments. This would block an existing approach off State Street for the adjacent site to our west.

We are currently proposing that we install a raised channelization curb that spans 200 feet, centered on our approach off State Street. See below. We have done this on similar projects along ITD roads. Would this be acceptable?

Thanks, Mike



The Idaho Transportation Department (ITD) reviewed the referenced design review application and has the following comments:

1. This project abuts the State highway system.
2. Applicant is working with ITD to approve an access to SH-44. If the applicant wishes to construct an approach to SH-44 as shown on the proposed site plan, ITD will require the following:
  - A reverse curve shall be installed spanning from North Ulmer Lane to Duncan Lane in order to restrict the proposed approach to right in, right out.
  - Westbound to eastbound u-turns must be accommodated for passenger vehicles at the intersection of SH-44 and Ulmer Lane. Applicant shall provide turning movements. If needed, applicant will be required to make any necessary modifications to the southeast corner of the intersection.
  - Applicant must apply for and receive an approved right-of-way use permit prior to doing any work or activity within the highway right-of-way. Please have the applicant contact Shona Tonkin at 208- 334-8341 for this permit.

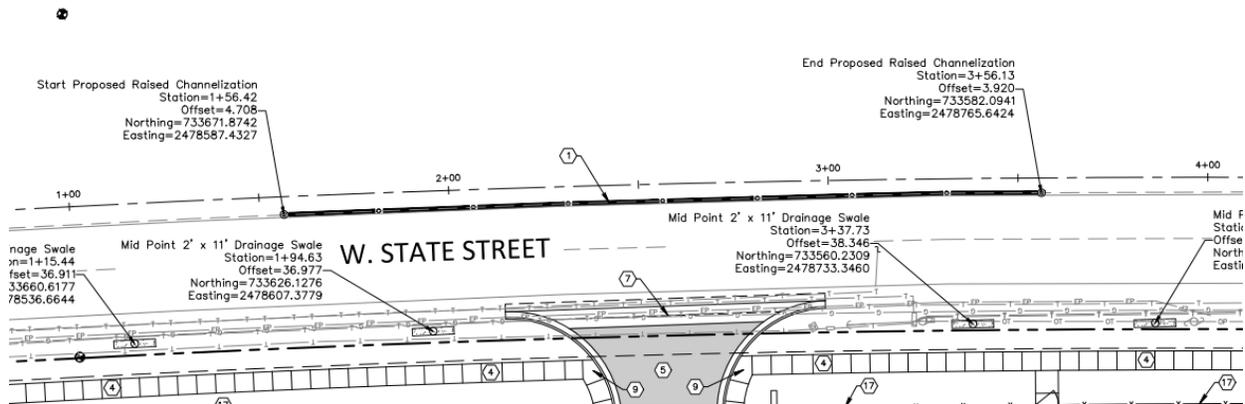
Mike Bultman, PE  
Project Manager

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**From:** Mike Bultman  
**Sent:** Friday, September 13, 2019 10:48 AM  
**To:** Erika Bowen <[Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov)>  
**Cc:** Shona Tonkin <[Shona.Tonkin@itd.idaho.gov](mailto:Shona.Tonkin@itd.idaho.gov)>  
**Subject:** RE: [EXTERNAL] FW: Sleepy Hollow Apartments - 9555 W State St

OK thanks Erika. With the amount of utilities in place within the ITD ROW, it may be difficult to build in swales without impacting all of those utilities. Let me know when you hear back from the other engineers.

Also, we are proposing to install a raised channelization that is 200' long to limit the turning movements for this site to right-in, right-out on State St. See below. This was one of the initial ITD comments. If you see any issues with this, just let me know.



Mike Bultman, PE  
Project Manager

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**From:** Erika Bowen <[Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov)>  
**Sent:** Friday, September 13, 2019 10:16 AM  
**To:** Mike Bultman <[MBultman@kmengllp.com](mailto:MBultman@kmengllp.com)>  
**Cc:** Shona Tonkin <[Shona.Tonkin@itd.idaho.gov](mailto:Shona.Tonkin@itd.idaho.gov)>  
**Subject:** RE: [EXTERNAL] FW: Sleepy Hollow Apartments - 9555 W State St

Hi Mike-

I can help you on some of it, but I can't answer all of your questions.

It appears from your landscape plans that all trees are outside of ITD's R/W and back behind a sidewalk. We don't have concern with the placement of trees as shown on the landscape plans.

I'm not a drainage expert, so I don't have an answer for you on that topic. I need to reach out to one of the other engineers. What I'm assuming they'll tell me is that you need a drainage report to show that the drainage swales will adequately capture ITD's water. I believe the drainage report is then specific to the location and size of them. So let me get back to you with an accurate answer to your drainage question. Hopefully I can find someone today with the expertise.

Thanks,

*Erika R. Bowen, P.E.*  
ITD District 3 Traffic Technical Engineer

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**From:** Mike Bultman <[MBultman@kmengllp.com](mailto:MBultman@kmengllp.com)>  
**Sent:** Friday, September 13, 2019 7:14 AM  
**To:** Erika Bowen <[Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov)>  
**Subject:** [EXTERNAL] FW: Sleepy Hollow Apartments - 9555 W State St

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Hi Erika,

Would you be able to help me out with this? I've been trying to connect with Shona on a few questions we had on this new apartments site at 9555 W State St. Not sure if she is out of the office.

In summary, we just need to know the following:

1. Where should we place the sand windows/swales along State St? Site plan is attached.
2. Where can we place trees along State St? Landscape plan is attached.

The City is requiring us to install a 12" watermain as well along the length of our property along State St. This is planned to be between our sidewalk and property line. With the sand windows shown on our attached site plan, there are a number of utilities in the way, which barely gives us any room for sand windows, let alone swales.

If we need to have a meeting to discuss, please let me know. I'm pretty open.

Thanks

Mike Bultman, PE  
Project Manager

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**From:** Mike Bultman  
**Sent:** Wednesday, September 11, 2019 5:34 PM  
**To:** Shona Tonkin <[Shona.Tonkin@itd.idaho.gov](mailto:Shona.Tonkin@itd.idaho.gov)>  
**Subject:** Sleepy Hollow Apts (9555 W State St) - Landscaping Along State St

Hi Shona,

As a follow up to my drainage questions yesterday for this project, please see our attached landscape drawing. We are currently showing trees within our property along State St to meet City Code, but we want to make sure we are placing them in the correct locations. We would prefer to keep them far enough away from the utilities located in the ITD ROW, which is what we currently show.

Will ITD need to utilize the landscape strip between the sidewalk and property line for any ITD drainage? I know drainage from the ITD ROW typically needs to stay within the ROW, but I wasn't sure how this would work, as there isn't much room for swales within the ITD ROW due to the number of existing utility lines.

If ITD does not want any swales located within the landscape strip between our sidewalk and the property line, would you still recommend that we keep trees outside of it (further away from the existing utilities)?

Thanks,

Mike Bultman, PE  
Project Manager

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**From:** Mike Bultman <[MBultman@kmengllp.com](mailto:MBultman@kmengllp.com)>  
**Sent:** Tuesday, September 10, 2019 5:12 PM  
**To:** Shona Tonkin <[Shona.Tonkin@itd.idaho.gov](mailto:Shona.Tonkin@itd.idaho.gov)>  
**Subject:** Sleepy Hollow Apartments - 9555 W State St

Hi Shona,

We're working on a new apartments project at 9555 W State St in Garden City. ITD has reviewed our Design Review application, and the comments are attached. We'll work on addressing these.

One comment not addressed on here are the ITD drainage requirements. Will ITD be require swales with sand windows along our State Street frontage? As you can see in our current drainage layout, we're planning to install a few swales on the north side of our property, but these will only be capturing our roof drainage runoff.

If ITD does requires swales, will they need to be within the ITD ROW? There appear to be a number of telephone and gas lines within the area we'd normally place our swales. How would you like us to handle this? Will they need to relocate utilities in order to install the sand windows if there isn't enough room?

Thanks,

Mike Bultman, PE  
Project Manager

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