

October 8, 2014

Boise City Planning and Development Services
150 North Capitol Boulevard
Boise, ID 83701

Re: Detailed Letter of Explanation
Proposed 4th and Broad Retail/ Office Building
CSHQA Project No. BD080.016

To Whom It May Concern:

This letter is in regard to the Design Review application for the proposed retail/ office building located on the parcels of land bound by 4th street on the west, Broad Street on the north, Myrtle Street on the south and the alley between 3rd Street and 4th Street on the east. This is a proposed 154,355 square foot, six-story mixed-use build with retail, office and structured parking on the ground floor, structured parking on the second and third floor, and office on the fourth, fifth, and sixth floors.

The site is zoned Residential Office (R-ODD) to encourage mixed-use office and residential development in the area. Broad Street has also been identified as a pedestrian corridor and the design of the building and site should reinforce and energize pedestrian activity along Broad Street. The building is designed in accordance with the R-O zone and provides a pedestrian friendly street frontage on 4th Street and Broad Street with retail opportunities on the ground floor. By incorporating structured parking into the design, open surface parking is eliminated so interactive pedestrian spaces can exist on the street level, including multiple storefront entry points and space for outdoor plazas on Broad Street.

The street front facades on Myrtle, 4th Street, and Broad Street, build from a pedestrian scaled storefront level with brick veneer masonry detailing, transparent aluminum storefront window system and canopy overhangs with transom window openings. The second and third floor structured parking decks are clad in brick veneer masonry walls with punched openings that are screened with decorative steel framing and wire mesh grilles. The parking level materials and detailing are architecturally integrated with the ground floor level to create a three story mass that sets back at the 4th floor to reduce the perceived scale of the building. Modulations in precast concrete and metal panel wall materials including a combination of offset wall surfaces, punched openings, and ribbon windows at the 4th, 5th, and 6th floor levels, break up the building mass in a way that relates to the scale of the surrounding R-ODD district. Inset balconies and projecting sun shade louvers at the 6th floor level break up the roof line and accentuate the modulation of wall surfaces to give the building a unique and distinct appearance.

All mechanical equipment is located at the center of the roof and will be enclosed in a penthouse structure or screened from view by metal louver screen walls. Refer to the roof plan for more information. The trash enclosure and utility connections will be located along the alley and screened

from view as indicated on the site plan. Storm water drainage is retained on the south side of the site in a landscaped infiltration swale. All landscaping and historic street lighting will be in compliance with the Boise City Ordinance. Refer to the site plan for more detailed information.

A Conditional Use Application has also been submitted to Planning and Zoning for this project to request a building height variance, building setback variance on 4th Street, and conditional use approval for retail and restaurant uses on the ground floor. It is understood that approval of the Design Review application will be contingent on approval of the Conditional Use application.

Your time and consideration in review of this application is appreciated. Please contact us if you have any questions regarding this application.

Sincerely,

CSHQA



Danielle Weaver, AIA

DW:aj

Enclosures