

March 10, 2015

Design Review Committee and Staff  
Planning and Development Services  
City of Boise  
150 North Capitol Boulevard  
Boise, Idaho 83701

Re: Inn at 500 Capitol Entitlement  
500 South Capitol Boulevard  
Boise, Idaho  
Project No. 14215.000

To Whom It May Concern:

On behalf of Obie Development LLC, we are pleased to submit the above referenced project to the City of Boise for Design Review approval.

The Design Review request is associated with a seven-story Boutique Hotel infill project located in a C5-DD zone. The design intent of the project is to construct 104 guest rooms with a contemporary design mixed with a warm classic European influenced charm.

The proposed project is located on the southeast corner of Capitol Boulevard and Myrtle Street on two existing vacant lots with a combined area of 0.746-acre, currently in use as a parking lot. The proposed development consists of a seven-story (plus a basement) Hotel structure of approximately 101,400 total square feet.

The ground floor consists of the hotel lobby, future restaurant and lounge space, hotel-guest bicycle area, enclosed trash and recycling area, and supporting mechanical and electrical support spaces. The second floor includes large meeting rooms with access to a second level plaza, a private Wellness Center and workout room. The second through seventh floors consist of a variety of King Rooms, Double Queen Rooms, and Suites with a seventh floor penthouse.

The proposed structure is to be a concrete podium to the second level with a metal framed structure above. All of the structure is to be fully sprinkler-ed.

The block designation for development along Capitol Boulevard is defined by the existing Capitol Boulevard Design District Standards and Myrtle Street per the Downtown Design Standards and Guidelines is listed as Landscaped Block Standards. The proposed plans suggest a hybrid between the two Block Frontage standards to provide a visually interesting character for the pedestrian along Capitol Boulevard and Myrtle Street. The proposed Capitol Boulevard streetscape follows the outlined requirements with brick dry-laid pavers and landscape planters with low steel fencing. The proposed

Myrtle streetscape is a continuation of the brick paver to the east from Capitol Boulevard to the existing alley in order to provide a continuity of finish materials that wrap the intersection corner. From the alley east to Sixth Street, a landscape planter streetscape is proposed which matches the existing streetscape east of the site as well as the existing streetscape directly across Myrtle Street.

At the intersection of Capitol Boulevard and Myrtle Street, a special pedestrian area is proposed which includes low seat walls, special landscaping and a proposed public art sculpture. The proposed sculptural art is reminiscent of an abstract grove of cottonwood trees and is proposed to be constructed of various metals and translucent panels with ground mounted lighting to provide visual interest throughout the day as well as throughout the year. Decorative meandering paver patterns below the sculpture allude to the Boise River. Final design will be coordinated with the City of Boise and ACHD.

Special design constraints exist for the site, which include the relatively narrow depth of the lot, setback requirements along Myrtle due to the presence of existing 138 kilovolt overhead power lines that run the length of the building and the utilization of existing vehicular access points off Capitol Boulevard and Myrtle Street. The proposed design solution is to set the building back slightly from the corner to allow sufficient room and safety between the hotel balconies and the power lines. This also provides the opportunity to develop a special entry drive of decorative stamped concrete adjacent to the sidewalk. This will act much like an urban plaza with the use of decorative colored concrete paving flanked with decorative landscaping and oversized planter pots filled with colorful flowers and foliage.

The proposed structure facade will utilize timeless architecture form and a distinctive roofline with metal panel roofing in a copper patina color. At the ground level, fabric awnings are proposed for shade and weather protection and a discernable building entry feature facing the intersection of Capitol and Myrtle with a grand metal and translucent porte cochere identifying the hotel's main entry. Above the hotel entry on the second level is a grand terrace area, which can be accessed via the second floor meeting rooms, the fitness center as well as the common hallway for hotel guests. Daily activities, meeting room groups and special events on the terrace bring a heightened level of activity and interest to the corner.

The exterior façade treatment of the building utilizes a marriage of traditional and modern building materials to provide a structure that respects the historic nature of the adjacent community while providing modern feel. Along the street ground and second levels, the building utilizes high-level materials including stacked sandstone rock, stone tile and brick veneer. The use of warm colors, rich materials, and balconies or window seats in all guest suites, work in unison to provide modulation to the building while providing a welcoming presence with a hint of European charm.

Proposed parking is located on the ground level below the Myrtle wing of the building east of the alley. Parking will be partially screened from view through the use of green screen landscape panels. At the ground level, the Myrtle wing of the building base will be softened with the addition of landscape plantings and climbing vines to cover the green screen. The result will create a visually interesting experience for the pedestrian, while screening the parking from direct view and allowing adequate code required ventilation.

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The proposal includes the structure extending over the existing alley space to connect the two lots. Maintain a minimum clear space of seventeen feet under this portion of the building. Construction over the existing alley will include coordination with the City of Boise and ACHD for a permanent easement. Relocate existing utilities currently running overhead along the alley, underground.

Thank you for your consideration of this proposed development. Please feel free to call if you have any questions or concerns.

Sincerely,

CSHQA

  
James Marsh

JM:aj