



**Roost – 401 S 5<sup>th</sup> Street**  
 Downtown Design Review Narrative  
 4/7/15

The Roost Project is an effort to deliver desirable urban, mixed-use housing that is essential for the continued development of Downtown Boise. Roost aims to bring density, vitality, sustainable design, and amenities to the area. It will jumpstart development in the district, set a precedent for this type of multifamily development in Boise.

### **Neighborhood Context**

The project site is located within the newly adopted Central Addition Master Plan (CAMP)'s "Energy Zone." This city plan calls for development patterns of increased density and urban character. Roost will address the vision of CAMP by providing high-quality density along with a variety of uses that will contribute to the urban vibrancy of the area and improve the pedestrian experience.

### **High-Quality Urban Development**

Roost is set at the property line with a mix of retail, residential lobby, and live/work spaces, all of which will help to revitalize the area. The ground-floor storefronts recall the scale of the local vernacular architecture, while the variation of heights and facades breaks up the base and provides visual interest for pedestrians.

A rich pedestrian-scale experience at the ground floor will be created with quality materials, varied storefront geometries, highlighted building entries, sidewalk café seating, landscaped live/work entries, and vegetated screen wall areas. Parking will be integrated into the building design and accessed from the alley to protect and enhance the pedestrian experience along Broad and 5<sup>th</sup> Streets. A communal courtyard provides a farm-to-table experience for residents with garden plots and cooking/dining areas.

### **Distinctive Design**

Above the articulated ground level, Roost's five housing levels are broken down in scale with the use of a curved, sculptural form. The design intent is to humanize the building with an organic, sinuous, and lyrical volume, expressed as a rippling wave in plan.

One single-loaded and one double-loaded corridor are articulated on the exterior as three separate bars of housing, further breaking down the scale of the building. Second-floor community spaces, as well as the ground-floor retail spaces, are also articulated on the exterior. Along Broad Street, a community open space and roof deck on the 2<sup>nd</sup> floor are visible from the ground floor and help to activate the street below.

Recessed apertures in the curving wall add depth and shade for residents, while adding to the residential nature of the building. The quiet color scheme accentuates the sculptural form of the building while unifying its distinct volumes. In shared community spaces, warm, natural materials are used to provide a welcoming atmosphere. High-quality materials include brick walls above a board-formed concrete or tile/stucco base; perforated metal screens and corten steel planters that provide privacy at ground-level units; wood decking; and wood accents in communal spaces.

### **Clear and Unified Design that Responds to the Site**

Roost's overall hierarchy of spaces presents a clear, unified design concept, while responding appropriately to the site and expressing its programmatic uses. Examples of this include the base volumes that step down to the corner at 5<sup>th</sup> and Broad; the similar composition on all three street-facing facades that contribute to a unified design; and strategic design moves that identify and differentiate commercial use, live/work use, and screened parking.

### **Sustainability**

The building aims to achieve LEED for Homes Gold, and to set a responsible and sustainable precedent for the future of mixed-use development in Downtown Boise. 100% of storm-water management through the use of bio-swales and sustainable landscape features at the street level. There is potential to harness Boise's geothermal heat, reducing the need for other heat sources. Additional sustainable strategies include improved exterior insulation, low-VOC materials, and high-efficiency LED light fixtures.