



Roost – 401 S 5th Street
 Downtown Design Review Application
 4/7/15

Boise Downtown Design Standard and Guidelines

Requested Departures and Design Review clarifications

Note: Standards listed below in ***Bold Italics*** indicate the standard requirements. The text that follows clarifies the proposal relative to each standard.

Chapter 2 Block Frontages & Urban Design Framework

2.1 Downtown Urban Design Framework Map

The proposed project is located long along South 5th Street, between W Broad St. and W Myrtle Street.

W Broad St. is designated as a Commercial/Mixed Use street and is designed as a “Storefront” block frontage, while S 5th St. and W Myrtle St. are designed as “Landscaped” block frontages.

For the purposes of this project S 5th St. is considered the “Front” façade, W Myrtle St. and W Broad St. are considered the “Side” facades, and the Alley is considered the “Rear” façade.

2.2 Block Frontages and Standards

W Broad St. & 86' of S 5th St - Commercial / Mixed Use Block Frontage (Storefront)

1. ***Ground Floor Land Use:***

Approval of a rezone to C-5 has been requested via Rezone Application # CAR15-00011. If the rezone is approved the Ground Floor Land Use will not require any departures from the Standards and Guidelines.

2. ***Ground Floor Retail space depth 30' minimum.***

The proposal is providing one retail space for lease at the corner of 5th and Myrtle that is approximately 86' deep and 33'-10" wide. However, to the west along Broad, there is retail space that is 26'-6" in total depth. This slightly narrower depth is a result of the space available due to the physical dimensions required to create the structured parking in the building and behind the retail space. This shallower space has an area of taller ceiling that gives it good street presence and we are confident it will be a viable size to insure active uses long term. We are requesting a departure for the 30' minimum requirements to allow for a 3'-6" reduction in depth for one of the retail spaces.

3. ***Weather Protection 5' average depth along 60% façade length:***

To maintain consistency of façade design along W Broad St., S 5th St., and W Myrtle St. a similar building language is composed on each frontage. This façade design proposes weather protection to highlight building entrances rather than a continuous awning for the majority of the frontage.

A departure is requested to reduce the standard for weather protection along W Broad St. to (45' = 33% of 138'). This would support the consistent design language of the ground floor storefronts and

the clarity of providing weather protection of at least 5' deep over entrances for both the commercial and residential uses.

Currently the building overhangs are a maximum of 5' deep (as opposed to an average), and cover an additional 72'-5" of building length along Broad, although are not included in the calculations.

The majority of the S 5th St. façade is designated as Landscape Block Frontage, however 86' of the S 5th St. façade is Storefront Block Frontage where the commercial space wraps the corner off of W Broad St.

A departure is requested to reduce the standard for weather protection along the Storefront Block Standard portion of S 5th St. to (9' = 10% of 86'). This would support the consistent design language of the ground floor storefronts and the clarity of providing weather protection of at least 5' deep over entrances for both the commercial and residential uses.

4. **Sidewalk Width:**

The R.O.W. width along the S 5th St. Storefront Block Frontage is: 19'-5"

The R.O.W. width along the W Broad St. Storefront Block frontage is: 18'-9 1/2"

- Downtown Design Standards and Guidelines Storefront Block Frontage Standard:
 - 16' feet minimum between curb edge and storefront.
- Per the Capital City Development Corp. (CCDC) Downtown Boise Streetscape Standards & Specifications Type 3 Urban Concrete (Wide):
 - 1'-6" concrete curb zone, 6'-0" tree grates/frames, remaining area for pedestrian walk zone
- Per the Boise Zoning Code Chapter 11:
 - 13.5' with 7.5' pedestrian zone.
- Per the Ada County Highway District Livable Street Design Guide: S 5th St. is considered a Town Center Arterial (no classification along W Broad St.) and should meet the following requirements:
 - 1'-6" clear zone, 4'-6" buffer zone, 8'-0" minimum walk zone recommended, 1'-0" frontage zone buffer from buildings.
- Along W Broad St. there is no specific classification from the ACHD Livable Street Design Guide

See L1.01 Landscape Plan for additional Streetscape Requirements, proposed design and dimensions.

S 5th St. - Landscaped Block Frontage

1. **Ground Floor Land Use:**

Approval of a rezone to C-5 has been requested via Rezone Application # CAR15-00011. If the rezone is approved the Ground Floor Land Use will not require any departures from the Standards and Guidelines.

2. **Building Placement 10' minimum setback. The area between the street and building shall be landscaped, pedestrian-oriented, or private patio space. Departures allowed:**

Approval of a rezone to C-5 has been requested via Rezone Application # CAR15-00011. If the rezone is approved the Ground Floor Land Use will not require any departures from the Standards and Guidelines.

The proposal has been designed to meet the Intent of the Landscaped Block Frontages in Fig. 2.2. Accessibility requirements will not allow us to create raised stoops as suggested, but the proposal has been designed to emulate the look and function of a stoop at grade. Fin walls, planted areas, setback entries, and glazing create weather protection, street facing entries, transparency and landscaping as requested. This design also provides visual interest to the pedestrian and increased

privacy at ground floor residential use. The landscaped areas extend 4'-6" over the property line and a departure is requested from the 10' minimum standard given the zero (0') lot line placement of the project and the desire for an urban street environment. The area between the sidewalk and the building is "landscaped, pedestrian oriented space" which is consistent with the goals of the Landscaped Block Frontage standards.

3. ***Sidewalk Width:***

The R.O.W. width along the S 5th St. Landscaped Block frontage is: 19'-5"

The Downtown Design Standards and Guidelines indicated that the Sidewalk Width standard is prescribed by the Livable Street Design Guide and the applicable Downtown Plan.

- Per the Ada County Highway District Livable Street Design Guide: S 5th St. is considered a Town Center Arterial and should meet the following requirements:
 - 1'-6" clear zone, 4'-6" buffer zone, 8'-0" minimum walk zone recommended, 1'-0" frontage zone buffer from buildings.
- Per the Capital City Development Corp. (CCDC) Downtown Boise Streetscape Standards & Specifications S 5th St. is considered a Type 4 Neighborhood:
 - 1'-6" concrete curb zone, a lawn strip, 6'-0" sidewalk, and a landscaping zone
- Per the Boise Zoning Code Chapter 11:
 - 13.5' with 7.5' pedestrian zone.

See L1.01 Landscape Plan for additional Streetscape Requirements, proposed design and dimensions.

W Myrtle St. - Landscaped Block Frontage

1. ***Ground Floor Land Use:***

Approval of a rezoning to C-5 has been requested via Rezone Application # CAR15-00011. If the rezone is approved the Ground Floor Land Use will not require any departures from the Standards and Guidelines.

2. ***Façade Transparency of 25% from 4'-8' above sidewalk:***

The proposal is a structured parking garage within the larger mixed-use development, and provides openings for required ventilation using a perforated metal screen. In this condition, openings would preclude screening of the parking garage from the pedestrian experience and therefore a departure is requested. In the current design opening are not provided in order to enhance the pedestrian experience. "Transparency" is still achieved in the façade overall and the intent of the design is to unify the Myrtle street design with the other street facing facades.

3. ***Parking and Driveways. Structured areas limited to 50% of the street frontage and setback 10'.***

The proposal provides much needed structured parking for the building and the neighborhood. The design of the building has prioritized the frontages along Broad and 5th by placing uses that are not parking in front of the garage area to fully separate it from these important streets. This required that the parking use extend to the edge of the building at Myrtle and as a result this frontage is 60% of the length. As stated above, the design of the building wall on this façade uses modulation and a consistent building facade composition to mitigate this condition and create special definition to the street and a landscaped experience for the pedestrian. Approval of a rezoning to C-5 has been requested via Rezone Application # CAR15-00011 and if approved allows for a zero (0) setback from the property line. A 10' setback is provided. A departure is requested to allow for a 10% increase in structured parking linear frontage that is screened by a perforated metal design. There is a landscape strip in front of the building wall along W Myrtle St. and the intent is to landscape that area with vegetation which can grow vertically on the façade. If considered in the context of the full

building wall at Myrtle the area of structured parking is appropriate in scale and proportioned in a way to support the building design.

4. **Sidewalk Width:**

The R.O.W. width along the W Myrtle St. Landscaped Block frontage is: 17'-8"

The Downtown Design Standards and Guidelines indicated that the Sidewalk Width standard is prescribed by the Livable Street Design Guide and the applicable Downtown Plan.

- Per the Ada County Highway District Livable Street Design Guide: W Myrtle St. is considered a State Mobility Corridor and should meet the requirements of that zone.
- Per the Capital City Development Corp. (CCDC) Downtown Boise Streetscape Standards & Specifications W Myrtle St. is considered a Type 3 Urban Parkway:
 - 8'-0" Lawn Strip, 8'-0" sidewalk, and a landscaping zone
- Per the Boise Zoning Code Chapter 11:
 - 13.5' with 7.5' pedestrian zone.

See L1.01 Landscape Plan for additional Streetscape Requirements, proposed design and dimensions.

Chapter 4 Building Design

4.2 Building Massing & Articulation

4.2.1 Tower Massing

1. **Maximum Floorplate Width: 180' maximum in the general east-west direction**

With the "general East-West direction above the sixth floor" measured along Myrtle, the overall building width is 138'. This is less than the allowed 180' width. If the building is viewed exactly in the East-West direction (not with the mountain backdrop) the building width is wider.

- Departure not requested, anticipate the standard is met.

2. **Minimum Tower street setback: 10' from the front property line along storefront frontages**

The intent of a setback along the front property line (S 5th St) above the 6th floor per the Downtown Design Guidelines and Standards is to "break up the building mass, provide visual interest, allow more light to the street, help to articulate a base...". The design proposes a sinuous expression of the front façade which steps back in its curve over the extent of the façade, but does not specifically step back 10' along the 86' frontage on the north side of the façade along S 5th St. (Storefront Block Frontage) above the 6th floor. A departure is requested from the standard as the current design better meets the intent of the code by expressing a unique and interesting building form which helps to articulate the building base, provides visual interest at the pedestrian level as well as the roofline and unifies the building design.

4.2.2 Maximum façade width

1. **Maximum Façade Width: when wider than 122' must have articulation:**

At the upper floors along S 5th St. the project design meets intent of the standards through an undulating curve that is employed to both create a distinctive and original design (per 4.1.2), a unique roofline modulation (per 4.2.2-2D). The distinct curve will be constructed of high quality materials (including brick) and will modulate and break down the scale of the building along 5th as it is perceived three-dimensionally. This technique does not present itself in 2D drawings of the elevations, but the perspective views clearly show the modulation on the upper floors.

- Departure not requested, anticipate the standard is met.

4.2.6 Façade Articulation

1. ***Cornice / roofline design:***

The proposed building has a flat roof, yet employs a unique curving façade design to establish a distinctive rooflines for the building. This “distinctive façade and roofline treatment” meets the intent of the Downtown Design Standards and Guidelines by employing a “distinctive sculptural form that will contribute to Boise’s Downtown skyline”.

- Departure not requested, anticipate the standard is met.

4.6 Blank Wall Treatments

1. ***Blank Wall Treatment Standards:***

The only location where a blank wall dimension exists is along the Alley. At the corners where the Alley meets the street the solid wall surface is constructed from a high quality material (board formed concrete, tile) and serves to reinforce the geometry of the various storefront volumes. The team recognizes that this length exceeds the Blank Wall Standards and is looking at the possibility of a trellis/screen wall feature (4.6.2.3) or a wall modulation that would allow for special building detailing (4.6.2.5).