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Planning & Development Services

September 15, 2016

Rusty Townsend
BVGCC Parcel B, LLC, an Idaho Limited Liability Company
P.O. Box 51298
Idaho Falls, ID 83405
rusty@bthmanage.com

RE: DRH16-00328 / 1101 W. Front Street

Dear Applicant:

This letter is to inform you of the action taken by the Boise City Design Review Committee on the request for approval to construct a five-story, 86,430 square foot hotel with related site improvements in a C-5DD (Central Business District with Downtown Design Review) zone.

The Committee, at their hearing of September 14, 2016, voted to approve your request. Based on the findings included in the Project Report, the Committee concluded your project complies with Section 11-03-04.12 C (7)(d) of the Zoning Ordinance, the Design Review Guidelines and the goals and policies of the Boise City Comprehensive Plan.

Enclosed is a copy of the Conditions of Approval, as well as the Findings of Fact, included in the Project Report. Please be advised detailed Findings can be reviewed in the Planning and Development Services Department on the 2nd floor of City Hall.

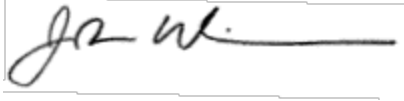
May we also take this opportunity to advise you of the following:

- a. This approval will not take effect until after the appeal period has lapsed.
- b. A Building Permit will be required from the Building Division prior to construction.
- c. If this Design Review Permit is not acted upon by the commencement of construction or extended, pursuant to the Boise City Code, within eighteen months, it will become null and void without further notification from this department.
- d. A decision or condition of a Committee Level Design Review may be appealed to the Planning & Zoning Commission within ten (10) calendar days from the date of the Committee's action. The Appeal must be written, accompanied by the appropriate fee, and submitted to the Boise City Planning and Development Services Department prior to the deadline set forth herein. Appeal Application Forms are available in the Planning Department on the 2nd floor of City Hall.

- e. A decision of the Planning and Zoning Commission may then be appealed to the Boise City Council. Once the Council makes a final decision, the landowner may request a regulatory taking analysis for that decision and/or conditions within 28 days following such final decision in accordance with Section 67-8003 of the Idaho Code.

If you have any questions, please feel free to contact me at 384-3772.

Sincerely,



Josh Wilson
Planner, Design Review
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

JW/nh

cc: Geoffrey Wardle / Spink Butler / gwardle@spinkbutler.com
Bruce Mackay / Harris Architecture / bruce@khaip.com
Logan Bingham / Owner | Project Director, Headwaters Construction / lbingham@headwaterscc.com
Tom Diggins / tm_diggins@yahoo.com

Attachments:

- Conditions of Approval
- Findings of Fact

Conclusion and Recommended Conditions

Boise City Planning and Development Services finds the project complies with Sections 11-03-04.12 C (7)(d) of the Zoning Ordinance, the Design Review Guidelines and the goals and policies of the Boise City Comprehensive Plan and would recommend **approval** subject to the following conditions.

Site Specific Conditions

1. Compliance with the plans and specifications submitted to and on file in the Planning and Development Services Department dated received August 10, 2016, except as expressly modified by the following conditions:
 - a. The applicant shall address specific concerns addressed below and submit revised building designs for approval at a future public work session:
 1. Provide further modulation and design interest on the north façade through one of the following additional building elements which engage Front Street and enhance the pedestrian experience:
 - Vertical modulation at least 20 feet deep and 30 feet wide;
 - Contrasting vertical modulated design component meeting all requirements of the guidelines; or,
 - A façade which employs building walls with contrasting articulation that make it appear as two buildings.
 2. Embrace the intersection of 13th Street and Front Street with one of the following:
 - Enhanced building elements that accentuate the street corner;
 - Provide a pedestrian-oriented space at the corner; or,
 - Install substantial landscaping at the corner including an architectural design element.
 3. A design element shall be added on the east elevation to prevent a blank, sterile wall and draw attention to the building entrance. This could consist of wall plane modulation, a covered entry, additional windows framing the doorway, or other appropriate design solutions.
 4. Provide additional perspective drawings from along Front Street and at the intersection of Front Street and 13th Street, detailing the revised building design which meets the conditions of approval.

5. Provide window details demonstrating windows are at least two inches in depth from the façade.
 6. Eliminate EIFS within two feet of the ground plane through the addition of a rainscot on all elevations of the building.
 7. Reduce the amount of EIFS on the east and west elevations to no more than 50% of the façade.
- b. Any trees within tree grates shall also use a suspended pavement system with a minimum soil volume of 500-600 cu ft. The soil used within the suspended pavement system will be required to meet City specifications which can be obtained from the Planning Team.
- c. Rooftop mechanical units shall be screened to full height by the parapet wall or through the use of screen walls utilizing materials found on the building exterior.

Revised plans indicating compliance with the above conditions shall be submitted to Planning Staff for approval in a work session with the Design Review Committee based upon 30 percent designs with the work session date determined by the applicant and the planning staff.

Responsible Agencies and Other Boise City Departments

2. A Building Permit approval is contingent upon the determination that the site is in conformance with the Boise City Subdivision Ordinance. Contact the Planning and Development Services Subdivision Section at 384-3998 regarding questions pertaining to this condition.
3. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW) for drainage (March 10, 2016), sewers (March 10, 2016), street lights (March 11, 2016) and pretreatment (March 14, 2016) comments as well as the memorandum from the Solid Waste/Ground Water Manager dated March 11, 2016. Please contact BCPW at 384-3900. All items required by BCPW shall be included on the plans/specifications that are submitted for a Building Permit. Please note that any changes or modifications by the owner to the approved Storm Water Plan must be resubmitted to BCPW for approval.
4. Prior to a Building Permit and prior to any construction on the site, an Erosion and Sediment Control Permit must be obtained from the Building Division of the Planning and Development Services Department.
5. A Building Permit is contingent upon approval from Boise City Community Forestry for tree planting within right-of-ways, per Title 9, Chapter 16, Section 09-16-05.2. Contact Boise City Community Forestry at 384-4083 with questions regarding this condition.

6. Compliance with the requirements of the Ada County Highway District (ACHD).
7. Compliance with the requirements of the Idaho Transportation Department (ITD) dated March 21, 2016.
8. Compliance with the Boise City Fire Department.

Standard Conditions of Approval

9. The applicant is encouraged to participate in a Transportation Demand Management Program which may include the following measures:
10. All loading activities and site maintenance (with the exception of snow removal) are limited to Mondays through Fridays between the hours of 7:00 a.m. and 10:00 p.m. and Saturdays and Sundays between the hours of 8:00 a.m. and 8:00 p.m.
11. All landscaping areas shall be provided with an underground irrigation system. Landscaping shall be maintained according to current accepted industry standards to promote good plant health, and any dead or diseased plants shall be replaced. All landscape areas with shrubs shall have an approved mulch such as bark or soil aid.
12. All landscape trees shall be pruned in accordance with the American National Standards Institute's Standard Practices for Tree Care Operations (ANSI A300 - latest edition). No trees on the site shall be topped, headed back, rounded over or otherwise disfigured. Contact Boise City Community Forestry at 384-4083 for information regarding tree care operations.
13. An approved protective curbing shall enclose all landscape areas where they are adjacent to parking areas or driveways.
14. Vision Triangles as defined under Section 11-07-02 (B) of the Boise City Code shall remain clear of sight obstructions.
15. In compliance with Boise City Code, anyone planting, pruning, removing or trenching/excavating near any tree(s) on ACHD or State right-of-ways must obtain a permit from Boise City Community Forestry at least one (1) week in advance of such work by calling 384-4083. Species shall be selected from the Boise City Tree Selection Guide.
16. Deciduous trees shall be not less than 2" to 2½" caliper size at the time of planting, evergreen trees 5' to 6' in height, and shrubs 1 to 5 gallons, as approved by the Design Review staff. All plants are to conform to the American Association of Nurseryman Standards in terms of size and quality.
17. All surface drainage shall be reviewed and approved by ACHD and BCPW. Perimeter

- grading shall be designed to match the existing grade of the adjoining properties.
18. All parking areas and driveways shall be paved and striped. All handicapped spaces and approved compact spaces shall be clearly marked and signed as required. Bicycle parking, as required by Section 11-07-03 (6) (a) of the Boise City Code, shall be provided.
 19. All Americans with Disabilities Act (ADA) requirements shall be met.
 20. Any outside lighting shall be reflected away from adjacent property and streets. Exterior light fixture details shall be submitted to the Design Review staff for approval prior to issuance of a Building Permit. Impacts on residential areas shall not be permitted.
 21. Boise City Fire Department requires water mains, fire hydrants and temporary Fire Department access to be installed, inspected and approved by the Fire Department prior to commencement of combustible construction. Note: Temporary water and temporary access during construction may be permitted upon request to, and approval by, the Fire Department.
 22. No obstructions (landscaping, signs, fences or other elements) shall encroach upon any required fire access or fire facility.
 23. All signs will require approval from the Planning and Development Services Department prior to installation.
 24. Trash receptacles and on-grade and rooftop mechanical fixtures and equipment shall be concealed from public view by use of an approved sight-obscuring method. All screening materials shall be compatible with the building materials/design.
 25. Utility services shall be installed underground.
 26. No trees within street right-of-ways shall be removed or pruned without approval from Boise City Community Forestry in compliance with Boise City Code. No trees within the property, as shown on the plans and approved by the Design Review Committee or the Design Review staff, shall be removed without the approval of the Design Review Committee or the Design Review staff and in compliance with Boise City Code.
 27. In the event a tree is removed without prior approval, the tree shall be replaced with a tree with trunk caliper 1.5 times the one removed or with a sufficient number of trees, as approved by the Design Review Committee or the Design Review staff, with a trunk caliper not less than 4" and a total cumulative caliper area equal to 1.5 times the caliper area of the tree(s) removed. Caliper shall be as measured by the American Nurseryman's Association standards. For example, if a 12" caliper tree is removed, it must be replaced with either one 18" caliper tree or three 6" caliper trees or five 4" caliper trees. The replacement requirement may be modified upon a showing made to the Design Review Committee or the

Design Review staff of disease or death of the tree which was not caused by neglect.

28. An Occupancy Permit will not be issued by the Planning and Development Services Department until all of these conditions have been met. In the event a condition(s) cannot be met by the desired date of occupancy, the Planning Director will determine whether the condition(s) is bondable or should be completed, and if determined to be bondable, a bond or other surety acceptable to Boise City will be required in the amount of 110% of the value of the condition(s) that is incomplete.
29. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his authorized representative and an authorized representative of Boise City. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Boise City.
30. Any change by the applicant in the planned use of the property, which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant, or successors of interest, advise Boise City of intent to change the planned use of the property described herein, unless a variance in said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.

Findings

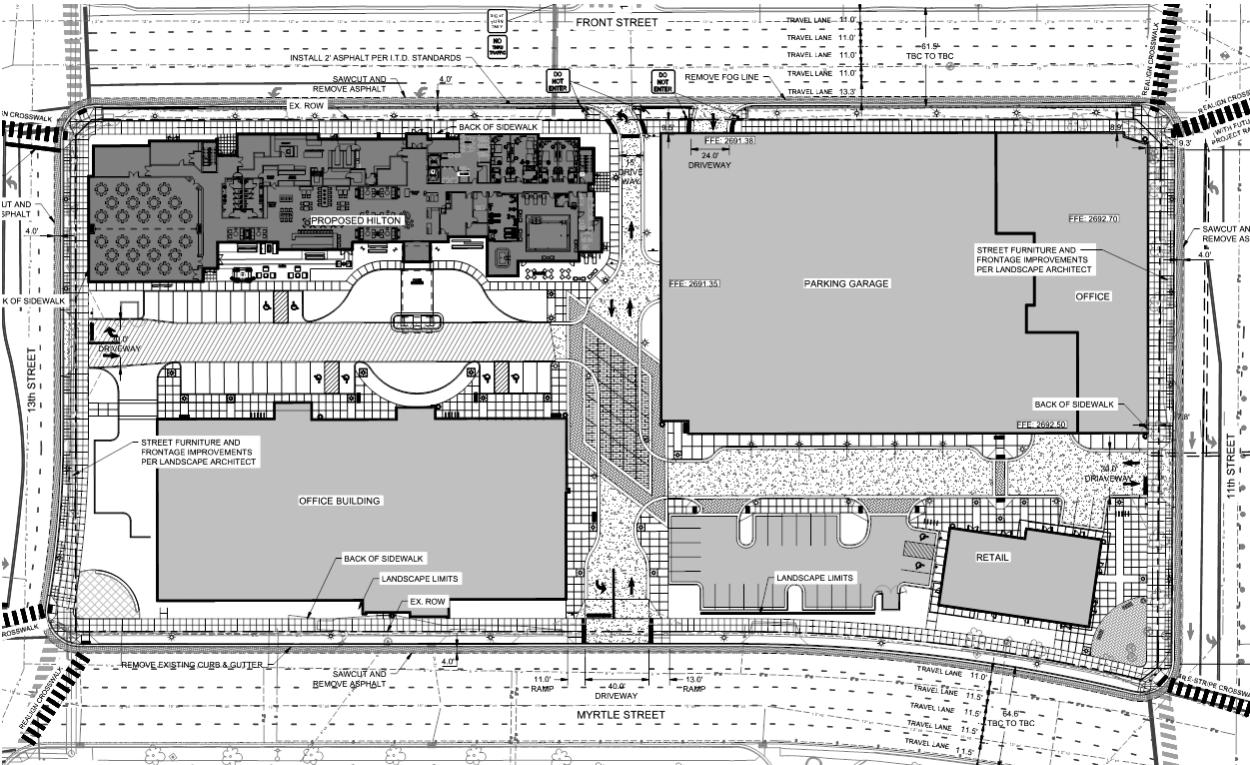
Zoning Analysis

The property is zoned C-5DD (Central Business with Downtown Design Review). The hotel is an allowed use in the zone with a maximum floor area ratio (FAR) of 4.0 for all buildings on the site. Floor area ratio of 4.0 means 4 times the site square footage is allowed for the building square footage. Certain uses such as landscape features (5:1), plazas (12:1), residential (4:1) and parking structures (4:1- below grade, 1:1 – above grade) provide a bonus for additional square footage. (B.C.C. Section 11-07-06.3)

Amenity	FAR	Area SF	Square Footage Allowed
Base	4	160,000	870,400
Structured Parking			
Above Grade	1	215,300	215,300
TOTAL			1,085,700

The building square footage for all four proposed structures on site is approximately 461,730 square feet above grade. This is well below the over 1 million square feet allowed on the property and this calculation doesn't include plaza space.

Site Design



The overall site design proposes a 6-story, 145,000 square foot office building on the southwest corner; a 1-story, 5,000 square foot retail building on the southeast corner; a 4-story, 611 stall parking structure with 10,000 square feet of commercial space on the northeast corner; and the current proposal for a 5-story 86,430 square foot hotel building on the northwest corner. As part of the overall project an access drive will be installed aligning with 12th Street to the north and south. The access point on 11th Street also aligns with the access point on the Simplot Corporate Headquarters Building below grade parking to the east. This will allow for better access management along the roadway.

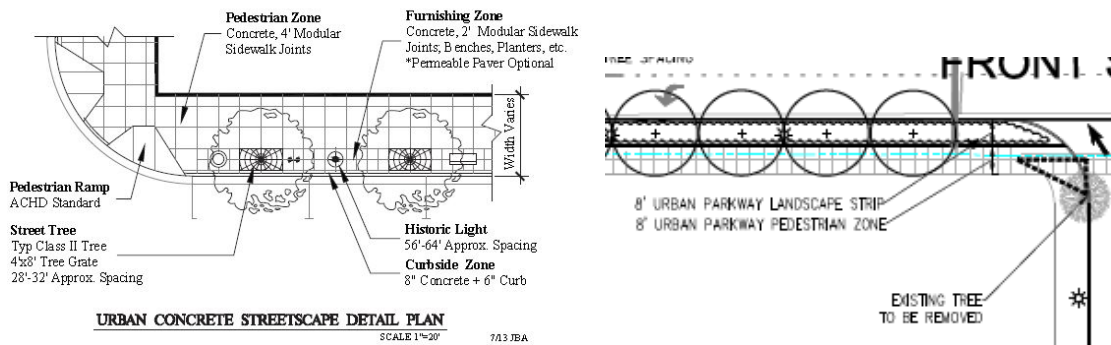
The east-west access drive is broken into two offset segments with the east section accessing primarily the retail building surface parking and the western portion accessing the office surface parking area. Both the east-west and north-south drives also allow for entry/exit to the parking structure located on the northeast corner of the site. The internal access drives are designed with a strong pedestrian corridor including street trees within tree grates along the curb line and wider sidewalks to allow for gathering space and access. Stamped-concrete textured pedestrian crossings have been provided at key points on the access drives and at the intersection of the drives in the center of the project.

The project has previously received approval with conditions from the Ada County Highway District (ACHD) and the Idaho Transportation Department (ITD) when the prior development application was submitted (DRH16-00079). ITD has stated the trees will be allowed within the right-of-way on Front and Myrtle Streets per the agreement with the City of Boise, provided that the face of the tree shall be no nearer than 4 feet to the face of the curb at full growth.

Pedestrian Access

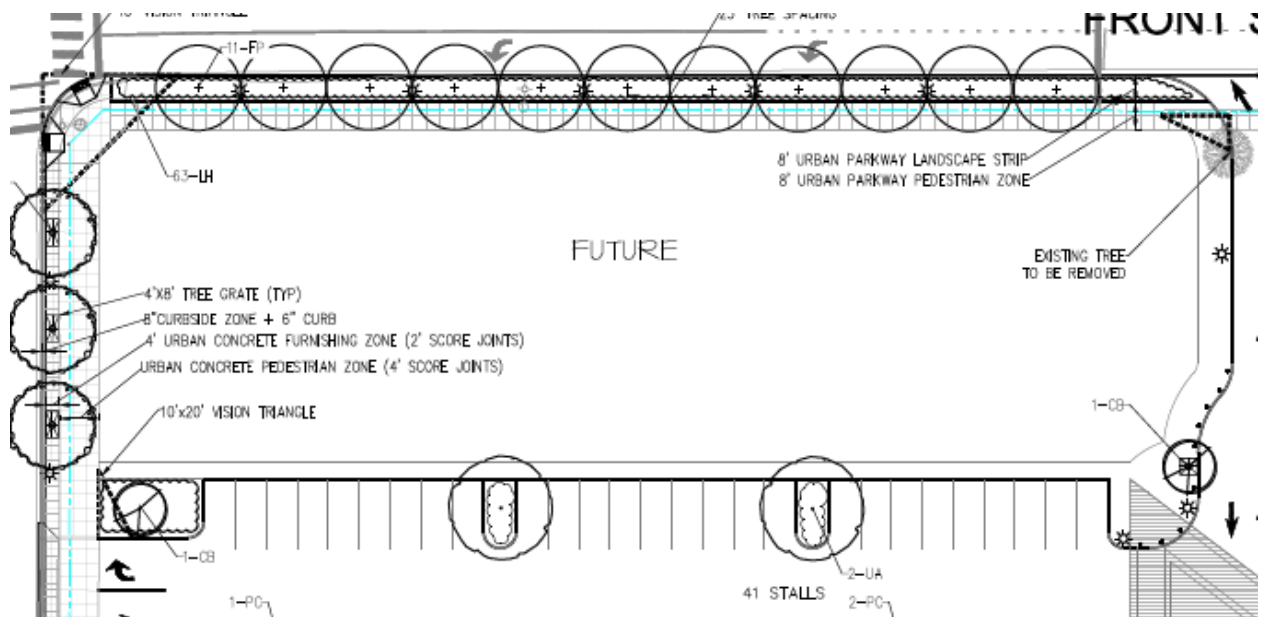
The streetscapes for the entire block were approved with the previous application (DRH16-00079), and are detailed below.

There is an 8-foot sidewalk that runs the full length of Front Street. The designated streetscape for Front Street is the Urban Concrete and the street section is shown below next to the proposal:



Though the design being installed along Front Street does not comply with the adopted guidelines, it does provide consistency from block to block. It also provides a better environment for the street trees to mature and have a strong root structure with the additional soil provided in the planter beds. The proposed streetscape creates a protected pedestrian area along the major roadway.

11th and 13th Streets are designated as Urban Concrete, as shown above. The project will match the designated standards and the sidewalks required, as seen below in the approved plan from DRH16-00079.



B.C.C. Section 11-03-04.12.C.7.d Findings states:

A. Traffic Impact: That traffic impact is minimized and the pedestrians and cyclists have been provided for through the use of sidewalks, pathways, landscaping, and safe parking lot design.

The project will comply with the finding based on the analysis above and the recommended conditions of approval. The pedestrian has been provided for with a public sidewalk system along the perimeter of the property in compliance with the streetscape requirements established by CCDC and adopted by Boise City in the Downtown Design Standards and Guidelines. The access from the parking structure to the proposed hotel building is well defined along the internal access drives to allow for safe pedestrian locations.

Landscape Design

As an urban development, the landscape for the property is minimal and limited to the streetscape improvements, the street trees provided along the internal access drives, foundation planter beds along the structures, and a landscape area along the parking lot. The street trees along Front Street are ‘Cimmaron’ Ash trees with the planters filled with a variety of shrubs and perennials, including Variegated Lilyturf, Crimson Pygmy Barberry, Little Henry Sweetspire, and Mediterranean White Heather. The trees along 13th Street are ‘Green Mountain’ Linden. These species have been chosen and approved by the City Forester.

B.C.C. Section 11-03-04.12.C.7.d Findings states:

B. Landscaping, Stabilization, and Screening: That landscaping screens buffer adjacent uses, and screen or conceal unsightly areas.

The landscape plan proposes foundation planters on the north and east sides of the building, and areas of landscaping on the south side adjacent to the parking lot. Shrub plantings have been provided to screen the generator and trash enclosure location at the west end of the parking area near 13th Street. Trees have been proposed in planters on either side of the guest drop off area to provide shading and overhead canopy. Overall the landscape plan will provide year round visual interest, screening of the foundation and mechanical areas, and will help to integrate the new structure into the site and neighborhood.

Grading and Drainage

Grading and drainage plans have not been submitted as part of the design review application. Drainage locations for the site will be approved through the building permit by Boise City Public Works to ensure compliance with all codes. The Planning Team recommends the applicant work with Boise City Public Works and Environmental to arrive at solutions to treat the storm water on site through green storm water infrastructure solutions. This could include the use of permeable pavers on the interior sidewalks and access drives, providing bio-infiltration swales along the street frontages and use of the suspended pavement systems.

B.C.C. Section 11-03-04.12.C.7.d Findings states:

C. Grading and Drainage: That on-site grading and drainage have been designed so as to minimize off-site impact and provide for erosion control.

This project complies with this finding through the requirement the applicant meet the conditions of approval placed on the application by Boise City Public Works memoranda from Brian Murphy dated August 12, 2016.

Signage

The project at this time has not addressed signage for the site. It is recommended a sign program be established for the entire parcel so the impact can be reviewed all at once.

B.C.C. Section 11-03-04.12.C.7.d Findings states:

D. Signage: That signs provide for business identification, minimize clutter comply with the sign regulations.

The project will be required to obtain sign permits. It is recommended that the applicant submit a sign application for the property.

Utilities

All utilities will be installed underground to the buildings. The cooling tower, RTU and heat pump will be located on the roof top of the building and are proposed to be screened by walls. A condition of approval will require mechanical screens of the equipment so that they are not visible as you come down off of the Connector.

B.C.C. Section 11-03-04.12.C.7.d Findings states:

E. Utilities: That utility systems do not detract from building design and that their size and location are appropriate and maintainable.

The project complies with the requirements of this finding with the attached conditions of approval. All utility services are located either below grade, on the rooftops, or within enclosures. Rooftop mechanical equipment will be screened by mechanical screens or parapet walls.

Structure Design

Building Location	Type/Color
Roof:	Membrane / White
Exterior Walls:	Cementitious Panels / White EIFS / Ultra White and Dark Gray 6 x 24 Wood Tile Plank / Timberglen Cherry 12 x 24 Q Stone Wall Tile / Light Gray
Trim:	Aluminum / Clear anodized
Windows/ Doors:	Aluminum Storefront / Clear anodized
Mechanical Equipment:	Roof mounted/ Screened by parapet walls

Building Mass



The massing of the building is similar to the massing of buildings within the downtown area. The overall height of five stories is appropriate for the site and similar to surrounding buildings, recently approved projects, and new construction in the area. The structure has a depth, north to south, of approximately 60-feet. The structure has an east to west width of approximately 215-feet, requiring design treatments to break up the façade and building mass. The building uses changes in colors, wall plane modulation, and variations in form provided by horizontal and vertical design elements to break up the massing and help to provide design interest. The Downtown Design Standards and Guidelines require modulated elements to prevent sterile, box-like buildings and limits façade widths without significant modulation to no more than 120 feet in width. The proposed building has a facade on the north of 211 feet in width without significant modulation or design elements, which essentially turns its back on a high profile roadway in the downtown core. In order to meet façade width restrictions and provide a building design which engages the street, additional vertical design elements shall be provided. The applicant can use one of the following techniques: vertical modulation at least 20 feet deep and 30 feet wide; a contrasting vertical modulated design component meeting all requirements of the guidelines; or, a façade which employs building walls with contrasting articulation that make it appear as two buildings (Section 4.2.2, Page 50). Additionally, the property is located on a street intersection designated as a High Visibility Street Corner and Gateway Site, requiring design treatments which enhance the pedestrian environment at the street corner. The building design shall be modified to embrace the intersection through one of the following features: enhanced building elements that accentuate the street corner; a pedestrian-oriented space at the corner; or, installation of substantial landscaping at the corner including an architectural design element.

B.C.C. Section 11-03-04.12.C.7.d

Building Mass: The building mass should be consistent with development in the immediate area.

The massing of the structure meets the 4-6 story building height set forth for the area in the River Street-Myrtle Street Master Plan. The mass of the structure is similar in height to the structures within the area; however, it does not meet the façade width requirements contained within the Downtown Design Standards and Guidelines.

Building Facade

The proposed project is a five-story hotel building 86,430 square feet in size, and with a maximum height of 63 feet. The building design consists of a largely rectangular footprint and building form, with parapet walls and a prominent covered entry on the south elevation with corresponding modulated design element. The material and color breaks coincide with wall plane and parapet height changes for an ordered and cohesive design. While an entrance is provided on the east elevation for access from the parking garage, the doorway is simply placed in the middle of a EIFS wall with no design features or elements which break up the wall plane and create an attractive, inviting entrance. A design element should be added to break up the flat wall on the east elevation and draw attention to the building entrance. This could consist of wall plane modulation, a covered entry, additional windows framing the doorway, or other appropriate design solutions.

B.C.C. Section 11-03-04.12.C.7.d

Building Facades: The height to width relationship should be compatible and consistent with the architecture in the area.

The height to width relationships of the building is appropriate for the area. Additional modulation will be achieved on the north elevation through the addition of design elements. With the proposed conditions of approval providing additional modulation and design interest, the project will meet the ordinance requirements.

Openings in the Facade

Large expanses of transparency are proposed on the building. Details on the proposed window openings shall be provided to show how the windows meet the face of the adjacent materials. The Downtown Design Guideline 4.3.2 states:

Buildings shall employ techniques to recess or project individual windows above the ground floor at least 2 inches from the façade. For buildings outside the Downtown Core (area between 3rd, 13th, Washington, and Myrtle Streets) another option is to incorporate window trim at least 4 inches in width that features color that contrasts with the base building color. Glass curtain walls are exempt from this standard.

The proposed building uses aluminum framed windows without trim and details should be provided to demonstrate how these standards are met. The storefront window systems on the ground level on the south side of the building, and at the entrances on the north side do not need to meet this standard and are appropriate as proposed.

B.C.C. Section 11-03-04.12.C.7.d

Openings in the Facades: Openings in the façade shall be consistent with the architecture in the area.

The openings in the façade on all buildings will be consistent with the surrounding new construction based on the conditions of approval requiring a minimum of a 2-inch reveal from the face of the glazing to the face of the adjacent finish material, with the exception of the storefront systems. This will be consistent with the new Simplot Corporate Headquarters building to the east which employs a reveal on the windows.

Exterior Material

The materials on the building consist of a EIFS in white and dark gray, wood tile in cherry color, stone tile in light gray, and cementitious panels in white. The Downtown Design Standards and Guidelines states:

4.4.1 Quality building materials

Utilize building materials that convey a sense of quality and permanence. Specifically, buildings within the Downtown Core (area between 3rd, 16th, Washington, and the River) and all multi-story commercial and mixed-use buildings shall utilize natural stone, brick, decorative concrete, and/or metal together with required window area into the building's base. The base includes the first floor for building six stories or less, and at least the first two floors for taller buildings.

The proposed design does not use contrasting or quality materials to provide a base for the building. The base of the building uses EIFS, aluminum storefront windows, cementitious panels, and wall tile. The Guidelines have three specific conditions for the use of stucco (EIFS) or other similar troweled finishes. They are as follows:

- a. Stucco is strongly discouraged in commercial projects and on the first floor of multi-family residential buildings.*
- b. Stucco must be trimmed in wood, masonry, or other material and shall be limited to no more than 50 percent of the street façade; and*
- c. Stucco shall not extend below two feet above the ground plane. Concrete, masonry, or other durable material must be used for wall surfaces within two feet of grade to provide a durable surface where damage is most likely.*

Though stucco/EIFS is strongly discouraged for commercial projects, the applicant has chosen to move forward with the use of the product on the structure. The applicant has previously received approval to use an EIFS product on the subject parcel and it has been found to be appropriate for the site context and surrounding area. EIFS may not extend below two feet above grade, and a wainscot shall be provided on all elevations of the building (Section 4.4.2, page 64). No elevation facing a street may be more than 50% stucco or other similar troweled finish, and the east and west elevations shall be modified to be no more than 50% EIFS (Section 4.4.2, page 64).

B.C.C. Section 11-03-04.12.C.7.d

Exterior materials that complement surrounding development in terms of color and relief should be utilized.

The building materials are similar, with the exception of EIFS, to those used on the surrounding new construction. The Simplot Headquarters building is using all glass and high quality concrete finish. The JUMP construction is using concrete, glass and Fiber Cement Panels for design interest. The Aspen Lofts project uses a polished stone at the pedestrian level with large amounts of storefront and the upper levels are of aluminum storefront. The building as proposed and conditioned can meet the letter of the Downtown Design Guidelines but additional conditions could be added by the Committee if they feel the Finding listed above is not met.

Adopted Plans and Guidelines

Blueprint Boise, the City's Comprehensive Plan has several policies established pertaining to the Downtown Planning area.

DT-CCN 1.1: Downtown Area Plans

(a) Use adopted master plans and development guidelines for Downtown to guide development.

The adopted master plan for this property is the River Street-Myrtle Street Master Plan. All relevant policies and guidelines from this plan are listed and discussed following the applicable comprehensive planning policies.

DT-CCN 1.4: Urban Building Forms

(a) Establish design criteria that require developments built in the CBD to use urban building forms where typically buildings are placed at the sidewalk and create a street wall, street level space is activated with people-oriented uses, and building entrances and openings are oriented to public sidewalks rather than to parking lots.

(b) Work with developers to use building massing in Downtown that responds to the traditional pattern of lots within blocks, and creates a collage of buildings in each block rather than full-block megabuildings or "superblocks".

The site design for the project places the buildings at the back of sidewalk allowing for the street wall discussed in the Comprehensive Plan. A condition has been placed to require additional design elements on the north façade to embrace the street. Multiple building entrance have been provided on the street side.

The applicant has done an excellent job of breaking up the superblock through the use of access drives that would align with what would be 12th Street and Broad Street. The breaking up of the block provides for better pedestrian and vehicular circulation throughout the site and allows for the back of house activities such as loading and trash facilities to happen off of the main public right-of-ways.

DT-CCN 1.5: Avoid Auto-Oriented Building Forms

Avoid strip commercial, open air drive-through lanes, and other auto-oriented building forms in the CBD.

The uses are highly auto oriented, but the buildings have been laid out and access planned in such a way to take the burden off of the public street grid. The proposal includes access drives through the site that allow for the access and egress of the parking structure.

Goal DT-CCN 3: Encourage redevelopment of surface parking lots and other underutilized properties.

The proposed building is part of a larger project which will remove a dirt/gravel parking lot that has been in existence for over 20 years. The addition of structures to the site with an internal pedestrian and vehicle circulation route will be a positive change to the base of the Connector and the entry into downtown.

DT-C 1.6: Pedestrian Network

a) Create a network of safe, attractive pedestrian routes in Downtown to encourage walking as a transportation mode and as an enjoyable part of the Downtown experience.

DT-C 2.3 Streetscape

Continue a program of improving sidewalks along Downtown streets with paving, street trees, historic lights, benches, planters, and other street furnishings consistent with the Downtown Boise Streetscape Standards and the Downtown Boise Elements of Continuity. Use streetscape to give Downtown a distinctive identity, beautify the public realm, and create a safe, appealing environment in which to walk.

The project complies with the streetscape requirements outlined in the River Street-Myrtle Street Master Plan and the deviations allowed on the adjoining blocks for new construction. A strong pedestrian network also runs through the middle of the site in what would be the Broad Street alignment.

This project proposes a five-story hotel building and meets the density foreseen through the master plan effort for the built form.

WC-3 Allow expansion of downtown commercial uses into the West Connector subdistrict in a manner that contributes to the synergy between the West Connector subdistrict, the CBD and the Warehouse Cultural District.

WC-4 Encourage tourism-related and destination-type retail, restaurant and entertainment businesses to cluster in the West Connector subdistrict, especially between 9th and 11th streets. Promote an urban intensity of at least 2.0 FAR in this area.

The proposed development meets these requirements as specified by providing an extension of downtown tourism related uses into the district, providing hotel space. It is located within easy walking distance of the Boise River, Boise State University, JUMP, BoDo and the downtown core.

WC-10 Discourage the construction of megastructures that fill entire superblocks unless this building type is absolutely essential to a particular use. Use building designs that break down megastructures into a series of building masses that are more human-scaled and less monumental.

The building form proposed accomplishes this guideline. Through the addition of service drives the superblock is broken down into four typically sized city blocks. The designs provide interest through the use of a mixture of materials and design styles. With the following conditions of approval, design interest will be provided along the public pedestrian right-of-ways.

Street Character & Connections

WC-11 Apply the Streetscaping Standards in the 2025 Downtown Boise Redevelopment Plan to streets in the West Connector subdistrict.

WC-12 Apply the Design & Development Guidelines related to the Connector stated in Chapter 6, Street Character, Civic Spaces & Pedestrian Ways and Transportation & Parking.

WC-13 Re-establish the traditional street grid between Front and Myrtle by reconstructing 10th and Broad streets. If a street connection is not possible, establish pedestrian connections as an alternative.

Some modifications to the adopted Streetscape Standards have been applied to this parcel. However, they were previously approved with the neighboring property to the east allowing for a consistent streetscape from 9th Street to 13th Street. The establishment of the access drives in alignment with 12th Street and Broad Street provide for an alternative of completing the street grid. It allows for pedestrian, vehicular and cycling options.

Pedestrian/Bicycle/Transit Connections

WC-14 Establish strong pedestrian, bicycle and transit connections between the West Connector subdistrict, the CBD and other subdistricts in downtown.

WC-15 Recognize 10th, 11th 13th and Broad streets as primary pedestrian and bicycling streets.

WC-16 Use 11th and Broad streets to extend the Pioneer Walkway from its current terminus at 11th and Myrtle through the West Connector subdistrict to the Warehouse/Cultural District, The Grove plaza and CBD.

The project as proposed does a wonderful job of creating pedestrian and cycling options with the service drives through the site. The Pioneer Walkway touches the southeast corner of the site and through previous conditions of approval the experience at the intersection will be enhanced and allow for the users of the pathway to experience the plaza as more than a blank space at the intersection.