

Brent Moore, Senior Planner
Planning and Development Services
Boise City Hall, 2nd floor
150 N. Capitol Bldg
Boise, Idaho 83701

RE: Independent School District of Boise City No. 1
Pierce Park Elementary School Replacement
Conditional Use Application

Project Information

5015 N. Pierce Park Ln
Boise, ID 83714
Neighborhood Association: Pierce Park
Comprehensive Planning Area: Northwest Planning Area
APN: S0619336001 & R4615520050
Zone: R-1C

Project Background

In response to the March 14th, 2017 voter approved \$172.5 million school bond the Boise School District will be replacing the existing Pierce Park Elementary School. The Bond supports a 10 year Education Facilities Master plan, which outlined the complete replacement of the existing Pierce Park Elementary School.

The original school was constructed in 1937, it has since had 4 additions (1951, 1959, 1961, 1969). Pierce Park was listed in the National Register of Historic Places in 1982. Though listed in the NRHP there are no local ordinances mandating any additional review other than that associated with standard City Code. Additionally, since there is no federal licensing, funding, or permitting, there is no State Preservation Office Review required.

Recommendations and Design considerations:

Salvage: recommended that Preservation Idaho and/or the City Department of Arts and History be invited to identify building elements for potential salvage.

Design Considerations: Due to the multitude of additions over time, the remaining key character-defining features worthy of consideration in the new design are limited to the original 1937 entrance arch and the banks of steel sash windows across the primary elevation.

Taken from the Boise School District's Bond Progress website:

Pierce Park Elementary School was constructed in 1938 and is overcrowded and has outlived its practical lifespan. With multiple portable classrooms and a small combined gymnasium, Pierce Park ranked as the fourth worst elementary school for Educational Adequacy in the 2016 Facilities Audit and the third worst elementary school for Utilization.

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A new school is a critical need for the neighborhood and will address not only overcrowding and safety as well as meet modern education standards while honoring the rich history of the school.

Neighborhood meeting

A neighborhood meeting was held on September 5, 2018 at the Social Center/Cafeteria of the existing Pierce Park Elementary School.

Project Description

The new school will be approximately 49,700 square feet and supports the enrollment of 400 students. The new elementary school will support grades K-6 grade. Notable building features: two stories, seventeen classrooms, one resource room, music room, gymnasium, social center w/ stage, kitchen, and library/media center. Each classroom will have a 24' wide window system providing refreshing daylighting for optimized learning. The widened hallways will double as learning spaces, providing for break out spaces and one-to-one guidance. Along the central spine of the roof there will be two large light monitors which will allow light to immerse the centrally located hallways. The level 2 hallway has four open-to-below areas which allow the lightwell's daylight to infiltrate to level 1.

The proposed new design incorporates a five window parti arrangement along the east facade of the gymnasium that pays homage to the original bank of steel sash windows.

Notable site improvements: increased visibility and safety features, separate bus and automobile entrance/exit and drop off routes, upgraded pedestrian routes, separation of hardtop playground and parking, additional faculty and visitor parking.

One of the primary objectives the Independent School District of Boise City assigned to this campus was that the existing school maintain operation throughout the construction of the new facility. The result of this objective was to place the building west and south of the existing facility and out-buildings. Boise Schools has also requested the facility have the ability to separate the day-to-day classroom areas from the Gymnasium and Social Center (Cafeteria, and Kitchen area). This allows for afterschool and weekend programs to operate and be independently isolated and secure the 2-story classroom area. Additionally, locating the Social Center close to the playground and field allows the children adjacent access before and during school.

The building is composed of two structural systems, stack bond CMU and structural steel with light gauge steel stud framing with profiled metal panels with accents of stack bond brick veneer and cement plastering at the exterior. The CMU portion of the building will house the Gymnasium and Social Center. The structural steel system will house the rest of the spaces within the new school (2-story area).

Height Exemption Request

Currently the height limit is at 35'-0" due to the property being in an R-1C zone. We would like to request a height exception to 38'-0" for the two light monitors centrally located on the rooftop. These light monitors will not negatively impact the surrounding properties. The light monitors are only to provide natural daylight and are located at a minimum 10'-0" off the nearest face of the building exterior parapet wall.

Current proposed design:

- Exterior walls sit at 32'-0" A.F.F. (Top of Parapet).
- Final height for the light monitor is 38'-0" A.F.F.
 - This allows daylighting to penetrate down to the level 1
 - Proposed lightwell glazing will be 5' in height

- Light monitor(s) closest edge sits 26'-7" off the face of the building and 71'-2" to the property line.

Construction Timeline

Construction is planned to begin Spring of 2019 with a completion date of July 2020 and 2020 academic school year.

Thank you for your time, and please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregory Ugrin', with a stylized flourish at the end.

Gregory Ugrin AIA
Principal Architect
Slicther Ugrin Architecture, Inc.
415 South 13th Street, Boise, ID 83702
208 658 1679
gregu@suarchitecture.com

Cc:

Tom Willis, Facilities Administrator – Boise Schools
Dr. Teri Thaemert, Area Director – Capital Quadrant
Chris Ryan, Principal – Pierce Park Elementary School