



Project: 5th and Grove

Proposal for: Design Intent/ Design Review

Design Intent

The 5th & Grove project will deliver a unique urban mixed-use building that will fit into the existing fabric of downtown Boise by taking its design cues from the context of the immediate neighborhood where it sits. The overall form, materials, and uses have all been derived by acknowledging the adjacent Old Boise neighborhood, the pedestrian friendly nature of the Basque Block as well as the City of Boise's desire to provide more density to the downtown core. Given the amount of frontage along Grove Street, the mass of the building is broken down into two proud brick volumes joined by a secondary stucco rendered element that highlights the residential entry to the building.

Pedestrian activation at the street level is accomplished by providing retail use across entire ground floor. Large amounts of glass provide transparency into the retail spaces while steel canopies with wood decking provide weather protection, this along with intricate brick detailing help provide a human scale to the building at the ground plane. Connection to the Basque Block is accomplished by extending the Grove Street streetscape to support the concept of acting primarily as a pedestrian street. Café seating at the sidewalk is encouraged and the design of the retail spaces will accommodate this activity and be supported by transparency to the retail spaces.

Site

As part of Boise's desire to create high density developments in the urban core, our project will be replacing a surface parking lot. Reducing surface parking has many benefits to the community. The south façade along Grove Street is nearly two thirds of the block and the 5th Street side of the project does not extend to the alley which creates an opportunity to add an infill project. At this time, we are proposing a Pocket Park on 5th street to honor CW Moore park across the street, which may become a building site in the future. We propose to have a work session regarding the pocket park to discuss the design and its intent, which will include screening of the parking, transformer and trash enclosure.

Amenities

The building will provide residents with a number of amenities that include a 6th floor community room which will have access to small outdoor roof deck that extends to the

southern face of the building. Among other architectural features, tenant activity in these spaces will assist in providing additional life to the Grove Street façade. The primary amenity to the building is the ground floor retail space which is intended to be open concept with multiple small retailers placed throughout the space while sharing small gathering spaces.

Sincerely,

A handwritten signature in black ink, appearing to be 'JK' with a stylized flourish extending to the right.

John King,
Pivot North Architecture