



June 10, 2019

To: City of Boise Planning and Development Services
From: BRS Architects
RE: Design Intent - Design Review
Project: Intrastar New Building

Please find enclosed our Design Review application submittal for Intrastar, to be constructed at 8650 W Hackamore Drive, Boise ID, in an 3D/DA zone on a 1.522 acre lot. The site is located adjacent to Interstate-84 to the North and the East, an empty lot to the West with offices beyond, as well as office buildings to the South.

The new building will be roughly 10,990 sf square feet. The program consists of office for sales and the design team, as well as a large embroidery space with digital printing section , a large screen printing room, and a showroom for the public to come in and view merchandise. There is an exterior patio adjacent to the breakroom with an overhead garage door that allows natural light and natural ventilation to circulate the space as well as combine the indoor and outdoor environments.

The building is a combination of the following materials:

- CMU Structure with varying textures and colors
- TPO roof
- Parapets high enough to screen the units
- Metal Wall Paneling
- Low Slope Metal Roof at the patio
- Black metal canopies over some windows & at entry with an aluminum wood look soffit.
- Large clear anodized storefront entry

Regarding the site design, the vegetation is going to match the existing surrounding landscape design set in place by adjacent properties, and city developments. The site design has two entrances off of Hackamore Drive. The trash enclosure is made of the same split face CMU used on the building.

Please consider this building and design, as it complies with the City of Boise Design Review Guidelines, and infills a long time empty lot. We look forward to your positive response to the attached application. If there are any questions or concerns, do not hesitate to contact us.

Sincerely,
Amanda Ryan
BRS Architects | Project Manager