



PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | DIRECTOR: Mark Lavin

July 11, 2019

Mitchell Korte
CDG Acquisitions, LLC
7711 Bonhomme Avenue, Ste. 625
St. Louis, MO 63105
mkorte@collegiatedevelopment.com

RE: DRH19-00252 | 270 East Myrtle Street

Dear Applicant:

This letter is to inform you of the action taken by the Boise City Design Review Committee on your request for approval to construct a seven-story mixed-use building with 259 residential units, ground floor commercial, and a parking garage on property located in a R-ODD (Residential Office with Downtown Design Review) zone.

The Committee, at their hearing of July 10, 2019, voted to **approve** your project. 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.

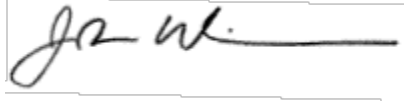
May we also take this opportunity to advise you of the following:

- 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 twenty-four 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. 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 (208)608-7077.

Sincerely,



Josh Wilson
Manager, Design Review and Historic Preservation
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

JW/nh

cc: Tamara Thompson | The Land Group, Inc. | 462 E. Shore Dr., Ste. 100 | Eagle, ID 83616

tamara@thelandgroupinc.com

Ronald Schrieber II | Winco Foods, LLC | P.O. Box 5756 | Boise, ID 83705

ronald.schrieber@wincofoods.com

Tim Flaherty | President, Downtown Boise Neighborhood Association | tim@astegos.org

Attachments:

- Conditions of Approval
- Findings of Fact



Conclusion and Recommended Conditions

Staff 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 January 9, 2019, except as expressly modified by the following conditions:
 - a. All requirements of CAR19-00006 shall be met.
 - b. A future public work session shall be held with 50-percent construction drawings showing the continued refinement of the design and construction detailing.
 - c. The varied window depths are conceptually approved as submitted. Details of proposed windows shall be presented at the future public worksession with 50-percent construction drawings.
 - d. The roof top mechanical units shall be screened to full height and details shall be submitted to Design Review staff for review.
 - e. Increase the width of the tree lawn on Avenue B between the curb and sidewalk to 8-feet in width (inside-of-curb to inside-of-curb).
 - f. Increase the width of the sidewalk on Avenue B to a minimum of 6-feet.
 - g. Suspended pavement systems are required under the hardscape surface on Avenue A. Coordinate design and soil volumes with Boise Public Works and Community Forestry.
 - h. Coordinate with Idaho Power ((208) 388-2323) to ensure the building separation from powerlines is appropriate. Submit written documentation from Idaho Power approving the design prior to the City issuing any building permits.
 - i. A photometric plan shall be submitted to Design Review staff for review. Building lighting shall have 100 percent cut-off light fixtures. No dropped light fixtures shall be allowed.
 - j. An appropriate Class III species shall be proposed within the parkway strip along Myrtle Street. The second row of trees are *Acer rubrum* 'Armstrong' (Red Maple), which are not typically allowed within or near the right-of-way. The applicant shall confirm with Community Forestry that this is an allowed species or propose an alternative street tree species.



- k. On-street ADA parking stalls shall be provided per the recommendation from the Accessible Parking Committee dated May 14, 2019. The ADA parking stall on Avenue B cannot be provided due to the restriction of no on-street parking.
- l. Comply with comments from Boise Public Works Solid Waste in the memo dated June 17, 2019 and coordinate design of the trash staging room.
- m. Comply with all requirements of the Idaho Transportation Department in the letter dated ~~January 30, 2019~~ July 1, 2019.
- n. Comply with all requirements of the Ada County Highway District (ACHD) in the letter dated June 26, 2019.

Revised plans indicating compliance with the above conditions shall be submitted to Planning Staff for approval prior to application for any construction permits.

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 (208)608-7089 regarding questions pertaining to this condition.
- 3. The applicant shall comply with the requirements of the Boise City Public Works Department:
 - . Drainage
 - . Sewers
 - . Street Lights
 - . Solid Waste
 - . Pretreatment

Please contact BCPW at (208)608-7150. 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 (208)608-7700 with questions regarding this condition.
- 6. Comply with the requirements of the Ada County Highway District (ACHD).
- 7. The applicant shall comply with the Boise City Fire Code.



8. Comply with Irrigation District requirements.

Standard Conditions of Approval

9. The applicant is encouraged to participate in a Transportation Demand Management Program which may include the following measures:
 - a. Designation of an Alternative Transportation Coordinator to promote alternatives to automobile transportation to employees. This should be coordinated with ACHD's Commuteride Program and ValleyRide.
 - b. Secure bicycle parking and storage areas.
 - c. Establish employee alternative transportation incentive programs which may include discounted or free transit passes for employees, carpool/vanpool matching services through coordination with ACHD Commuteride, and flexible work hours.
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. Construction activity on site is restricted to the hours of 6:30 a.m. to 6:00 p.m. Mondays through Fridays and 8:30 a.m. to 6:00 p.m. on Saturdays and Sundays.
12. 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.
13. 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 (208)608-7700 for information regarding tree care operations.
14. An approved protective curbing shall enclose all landscape areas where they are adjacent to parking areas or driveways.
15. Swales/retention/detention areas shall not be located along the streets, unless it can be shown that landscaped berms/shrubs will screen the swales.
16. Vision Triangles as defined under Section 11-012-03 of the Boise City Code shall remain clear of sight obstructions.
17. 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 (208)608-7700. Species shall be selected from the Boise City Tree Selection Guide.

18. Existing healthy trees shall be saved where not in conflict with building locations or required driveways as determined by the Boise City Forester and approved by the Design Review staff. Existing grading shall be altered as little as possible, with a minimum compaction of topsoil within the tree dripline area. Soil sterilants shall not be applied near the dripline of these trees. Pervious paving shall be provided within the dripline area, unless otherwise approved by the Boise City Forester and the Design Review staff, to allow surface air and water penetration to the feeder root zone of trees near paved areas.
19. Deciduous trees shall be not less than 2" to 2½" caliper size at the time of planting, evergreen trees 6' to 8' 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.
20. 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.
21. All parking areas and driveways shall be paved and striped. All accessible spaces and approved compact spaces shall be clearly marked and signed as required. Bicycle parking, as required by Section 11-07-03.3.B of the Boise City Code, shall be provided.
22. All Americans with Disabilities Act (ADA) requirements shall be met.
23. 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.
24. The illumination level of all light fixtures shall not exceed two (2) foot-candles as measured one (1) foot above the ground at property lines shared with residentially zoned or used parcels.
25. 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.
26. No obstructions (landscaping, signs, fences or other elements) shall encroach upon any required fire access or fire facility.
27. All signs will require approval from the Planning and Development Services Department prior to installation.



28. 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.
29. Utility services shall be installed underground.
30. Rain gutters shall be provided on eaves projecting over pedestrian entries and walkways to protect the occupants from undesirable storm runoff. Through-wall mechanical units shall be architecturally integrated into the building design, as approved by the Design Review staff. Roof vents shall be screened or painted to match the roof color.
31. 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.
32. 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.
33. 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.
34. 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.
35. 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.

Analysis/Findings

Applicant's Proposal

The applicant has requested approval of a seven-story mixed-use housing development with 259 residential units and structured parking. The site, comprised of two parcels, currently contains a surface parking lot and is surrounded by an office building to the north, a grocery store to the west, Julia Davis Park to the south and a surface parking lot to the east. The proposed structure is a "wrap" style building on three sides with the dwelling units surrounding a six-level parking garage in the middle separated by corridors. A rooftop terrace is proposed on the second floor with swimming pool, hot tub, barbeque stations, and seating areas. The project includes approximately 8,000 square feet of commercial space on the ground floor, 259 residential units on levels 1-7, and 7,500 square feet of interior amenity space throughout the building. The parking garage will serve the commercial space, the residential tenants and the applicant has contracted with WinCo to provide employee parking for the nearby grocery store.

The property is located in the Downtown Planning Area and designated Downtown Mixed Use in Blueprint Boise. This designation is intended to support the various adopted plans and policies for different parts of Downtown. It encourages intense, mixed-use development and refers to the adopted master plans for more detailed guidance. The Central Addition Master Plan adopted roughly ten years later, reiterates and expands on many of the same ideals of the River Street Plan. General Policy 13 specifically mentions expansion of the C-5 District as a means to achieving the desired density and form of development in the neighborhood. The Central Addition Plan includes a number of additional policies that promote the replacement of surface parking lots with urban, mixed-use development like that anticipated for the subject property. One area of concern during the rezone to C-5 was the absence of a height limit. While the applicant has proposed a seven-story building, it's conceivable a significantly taller building could be constructed should the current project not materialize. This could create issues with compatibility and potentially introduce negative impacts on surrounding properties. The applicant addressed this potential conflict with the inclusion of a development agreement tied to the rezone that includes a 95-foot height limit.

Vehicular Circulation and Connections

Boise City Code Section 11-03-04.12.C.7.d 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 City's Comprehensive Plan, *Blueprint Boise*, has policies supporting pedestrian design and comfort even for auto oriented uses such as the parking garage designed with the housing project.

Goal CC7: Enhance pedestrian connectivity and comfort.

CC7.2: Design for Pedestrian Comfort



- b) Minimize pedestrian conflict with vehicles by providing buffers between the sidewalk and automobile traffic and by combining adjacent property driveways to limit curb-cuts.

Goal DT-C 1: Develop a robust, multimodal transportation system in Downtown, with an emphasis on transit, bicycle, and pedestrian circulation and safety.

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.

The City's Downtown Design Guidelines also speak to vehicular circulation and connections. The intent of section 3.2 of the guidelines state:

- To minimize conflicts between pedestrians and vehicular traffic;
- To provide attractive internal pedestrian routes that promote walking and enhance the character of the area; and
- To create a safe, convenient, and efficient network for vehicular circulation and parking.

Section 3.3 Parking Structures & Drive Through Lanes has the following intent statements:

- To mitigate the impact of parking facilities on the streetscape and pedestrian environment; and
- Physically and visually integrate parking facilities into the design of developments.

Guideline 3.3.1.2 states:

Parking garage entries should be designed and sited to complement, not subordinate, the pedestrian entry. Locate the parking entry away from the primary street, to either the side or rear of the building.

The vehicular accesses to the structured parking are located on Avenue A and Avenue B, away from Myrtle Street on the sides of the building, meeting the requirements of the guidelines. Conditions have been included to ensure the project complies with the adopted Boise Downtown Streetscape Standards, with landscape strips between the sidewalks and vehicular traffic.

Non-Motorized Circulation and Connections

The pedestrian circulation for the site is through a public sidewalk network on the south, east, and west sides of the site. A pedestrian pathway also connects the entrance on the north side of the building to Avenue B. The west side of the site (Avenue A) has a sidewalk varying from 8-feet to 18-feet in width. The east side of the site on Avenue B has sidewalk 5-feet in width, and the sidewalk on Myrtle Street (south) will be 8-feet. The sidewalk on Avenue B must be increased to 6-feet. The Streetscape Standards and Specifications are adopted within the Downtown Design Standards and Guidelines, and with included conditions of approval the proposed sidewalks widths will meet or exceed the required standards. There are bike storage racks located on each floor of the parking garage within the building, and the number of spaces provided substantially exceeds the minimum required.



Service Area Location and Design

The trash staging area for the site is located at the northeast corner of the building adjacent to Avenue B. The refuse and recycling area is to be accessed from an overhead door within the entrance to the parking garage. Boise Public Works Solid Waste has commented that the overhead door and trash room shall comply with all design and location requirements.

Landscape Design

Streetscape Design for Avenue A

The Streetscape Standards are located within the Boise Downtown Design Standards and Guidelines. Avenue A is designated as the 'Neighborhood' Streetscape. The adopted design includes an 18-inch curb zone, 8-foot tree lawn, 6-foot sidewalk and planting area on the back side of the sidewalk that varies. The proposed streetscape plan deviates from the Guidelines, and staff finds that the variation is appropriate based on unique conditions at the subject site. The proposed commercial space within the subject structure creates an opportunity for a pedestrian focused plaza at the intersection of Myrtle and Avenue A. The applicant's proposal includes street trees within grates and a furnishing zone, which complies with the 'Urban Concrete' streetscape standard and should be approved in this location. The street trees proposed are Liquidambar styraciflua (American Sweetgum). The applicant shall confirm with Community Forestry that this is an appropriate species in this location.

Streetscape Design for Avenue B

Avenue B is also designated as the Neighborhood Streetscape. The adopted design includes an 18-inch curb zone, 8-foot tree lawn, 6-foot sidewalk and planting area on the back side of the sidewalk that varies. The widths in the proposed streetscape plan do not follow the letter of the Guidelines, and conditions have been included to require the prescribed tree lawn and sidewalk widths. The street trees proposed are Liquidambar Styraciflua (American Sweetgum). The applicant shall confirm with Community Forestry that this is an appropriate species in this location.

Streetscape Design for Myrtle Street

Myrtle Street is designated an Urban Parkway. The design includes a 10-foot tree lawn, 8-foot sidewalk and a green space at the back of sidewalk with a width that varies. The proposed streetscape plan does not follow the letter of the Guidelines, and conditions have been included to require the prescribed tree lawn and sidewalk widths. The street trees proposed are Gleditsia Triacanthos 'Skyline' (Skyline Honey Locust), which are not an appropriate Class III species. A Class III species shall be proposed within the parkway strip. The second row of trees are Acer rubrum 'Armstrong' (Red Maple), which are not typically allowed within or near the right-of-way. The applicant shall confirm with Community Forestry that this is an allowed species or propose an alternative street tree species.

Grading and Drainage

Boise City Code Section 11-03-04.12.C.7.d states:

- B. *That on-site grading and drainage have been designed so as to minimize off-site impact and provide for erosion control.*



The grading and drainage will be reviewed by Boise City Public Works at the time of building permit along with the Ada County Highway District and ITD to ensure all drainage is contained on site and street sections meet all agency requirements.

Signage

Boise City Code Section 11-03-04.12.C.7.d states:

C. Signage: That signs provide for business identification minimizes clutter and comply with the sign regulations.

Signs require submittal of a separate sign application. The project must comply with all ordinance regulations in effect at the time the sign application is submitted.

Utilities

Boise City Code Section 11-03-04.12.C.7.d states:

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

Downtown Design Standards and Guidelines Section 4.2.7 Rooftop mechanical areas states: All buildings must design rooftop mechanical and other related technical equipment/materials in an integrated, coherent manner consistent with the composition below them. All vertical screening elements must incorporate high quality cladding materials the same or similar to the type of materials use for the walls below.

There are a number of mechanical units proposed on the roof of the structure. The applicant has stated the parapet wall will screen the units. A condition of approval will require the applicant show a cross section of the parapet wall to demonstrate that the units are screened to full height.

Structure Design

Building Design and Materials

Material Location	Type/Color
Roof:	TPO (or similar) / White
Exterior Walls:	Fiber cement panel / Burgundy Fiber Cement Wood Look Panel / Natural Wood Fiber Cement Lap Siding / Dark Gray Brick / Maroon, Dark Gray, Brown Metal Panel System / White, Silver
Windows:	Aluminum Storefront / Gray Steel / Black
Soffit and Fascia:	Fiber Cement / Burgundy, Dark Gray, Tan Metal / White
Other:	Bolt on Metal Balconies / Black





View NE from Myrtle Street and Avenue A

Building Design Summary

The design of the building for the site is a 7-story mixed use housing project with 259 units and a 6-story parking structure with 366 parking stalls. The proposed structure is a “wrap” style building on three sides with the dwelling units surrounding a parking garage in the middle separated by corridors. A rooftop terrace is proposed on the second floor with swimming pool, hot tub, barbeque stations, and seating areas. The building uses offset and cantilevered blocked masses on the upper floors to provide wall plane modulation and variation in building form, relying on window patterning, materials changes, overhangs, and breaks in building form to provide design interest and create shadow lines. The design successfully utilizes these techniques to create a varied building mass which steps back significantly along street frontages and next to adjacent properties.

Along Myrtle Street, the structure features a commercial ground floor corner element featuring a prominent building overhang and large areas of storefront glass, providing a focal point. The structure is broken up on all sides by significant wall plane breaks which extend through all floors. Recessed balconies are proposed on all elevations with variations between flush and projecting railings. Punched window openings make up the remainder of the transparency on all upper floor elevations. At the ground level, storefront has been featured prominently on Avenue A, coinciding with the commercial use across the street. An amenity deck on the second floor faces towards Avenue A with a narrowed opening which coincides with the entrance to the parking garage. The structured parking will be screened on three sides by residential units which wrap the structure.

Overall the building design provides changes in materials and varied building forms through offset wall planes, which prevents a box-like structure and provides design interest on all four sides of the building. While the design proposed appears to meet the requirements of the Guidelines, the drawings presented lack the refinement to ensure that detailing and construction of the building will be consistent with the concept presented. The applicant should be required to return to a public work session with 50-percent construction drawings to show consistency with the design proposed with the application.





View NW from Myrtle Street and Avenue B

Building Materials

Boise City Code 11-03-04.12 C (7)(d) states:

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

Section 4.4 Building Materials of the Downtown Design Standards and Guidelines provides direction on materials.

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 building 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 the buildings six stories or less, and at least the first two floors for taller buildings.

Departure: Departures will be considered provided the base material meets the intent of the standards.

The main materials used on this building are a cement fiber siding in a variety of styles including lap, panel, and natural wood look. Additionally, brick and metal panel systems are proposed. The color scheme consists of warm shades of burgundy and brown, accented by silver and gray tones, providing a richness to the color palette. The wall plane breaks between the masses on the upper floors are also used as material breaks, providing order and consistency with the building material application. Metal panels are used for accents and the ground floor has large areas of aluminum storefront window systems. The materials are found throughout the neighborhood and throughout the downtown. The materials and color palette are consistent with the design of the building and are appropriate.

Building Massing and Articulation

Boise City Code 11-03-04.12 C (7)(d) states:

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

The structure is approximately 90-feet in height to the top of the parapet wall at the highest point of the structure. The design of the building uses wall planes stepped back deeply on all elevations, greatly reducing the perceived massing. The Avenue A frontage features a broken building mass with a second-floor amenity deck, creating a variation in building form. The massing is similar to recently approved and constructed residential buildings in the vicinity and is of a scale anticipated in the vicinity of the downtown core.

Section 4.2 Building Massing and Articulation in the Downtown Design Standards and Guidelines states the following:

4.2.1 Tower Massing.

The following standards and guidelines apply only to “towers” which are defined herein as those portions of a building that are greater than six stories in height unless otherwise noted.

1. Maximum floorplate width in the general east-west direction above sixth floor to maintain and enhance the Downtown skyline character against the mountain backdrop: 180 feet.

Departure: Departures will be considered, provided the building integrates distractive building form and/or roofline elements that contribute to skyline interest while achieving the desired density in Downtown.

The width of the structure is 288-feet, on the seventh floor which is above the recommended width of 180-feet in the east-west direction for the Downtown. The building uses variation in wall planes, with a deep step back on Myrtle Street to minimize the impact of the massing as viewed from the south. Additionally, the structure is minimally above the six-floor minimum for tower massing requirements and will not have a detrimental effect on the downtown skyline.

2. Minimum tower street setback. The tower above the sixth floor shall be setback an additional 10 feet from the front property line along Storefront block frontages (encouraged along other block frontages). The required step back may occur at any floor between the third and the sixth floor.

No frontages on the block are designated as Storefront. Therefore, the additional 10-foot step back of the upper level floors is not a requirement.

3. Tower separation from alley. Along alleys a minimum 15-foot setback is required for towers.

There is not an alley adjacent to the project.



4.2.2 Maximum façade width.

The maximum façade width allowed through the Guidelines is 122-feet. The frontages which exceed this dimension have large building breaks that extend through all floors of the structure and coincides with a material change. This meets the requirements of the Guidelines and help to reduce massing, create shadow lines and design interest.

4.2.3 Façade Articulation

1. Storefronts and other buildings with non-residential uses on the ground floor shall include at least three articulation features every 50-feet (maximum) to create a pattern of small storefronts.

- a. Window fenestration patterns and/or entries;
- b. Use of weather protection features;
- c. Use of vertical piers/columns;
- d. Change in building material or siding style;
- e. Vertical elements such as lighting or art element;
- f. Providing vertical building modulation of at least 12 inches in depth if tied to a change in roofline modulation;
- g. Other design techniques that effectively reinforce a pattern of small storefronts.

The window fenestration, weather protection, and material changes are used consistently throughout all floors of the structure. Additionally, the building provides wall plane modulations tied to roofline changes throughout the building on all elevations.

4.2.4 Articulated building entries

The primary building entrance shall be designed as a clearly defined and demarcated standout architectural feature of the building. Such entrances should be easily distinguishable from regular storefront entrances on the building.

The primary entries for the structure are easy to distinguish for the pedestrian through the prominent roof overhangs and storefront window systems.

Shadow Relief and Architectural Details

Boise City Code 11-03-04.12 C (7)(d) states:

Openings in the facade shall be consistent with the architecture in the area. (For example, balconies, bays, and porches are encouraged with a minimum of monotonous flat planes to provide shadow relief).

The design of the building is consistent with recent architecture in the area. The openings in the building are like many of the new structures within the downtown. The windows are set within the wall plane and a minimum two-inch reveal from the surrounding wall plane should be required. These window openings are appropriate and consistent with the overall design of the downtown and with recently constructed buildings. Texture and architectural detailing have been provided throughout the building with the proposed materials, including brick, a variety of cement fiber siding, and the use of trim in colors that accent the building.



Building Design Summary

The design will contain appropriate colors, materials, fenestration and architectural details for the building type and location. Each of these elements will break up the massing of the structure, provide an additional depth of character through shading and relief and provide architectural design interest to the building. Based on the preceding analysis and the suggested conditions of approval, the proposal will integrate well with the other developments that are present within this industrial area and will comply with Boise City Code Section 11-03-04.12.C.7.d.

