



BOISE GATEWAY DESIGN INTENT

Building One

The Boise Gateway development falls within the M-2D Commercial Zone which is intended for heavy industrial uses that for reasons of health, safety or general welfare are to be separated from other commercial and residential development. Other allowed uses that fall into this zone include, but are not limited to, storage, distribution and light manufacturing.

The Boyer Company intends that this development as a whole will present itself as a unified campus and a premier industrial park with capable infrastructure; clear and safe circulation routes; ample maneuvering room; and durable, handsome exteriors with timeless design qualities.

This 168,000 square foot project, currently known as Building 1, will be the first of a series of speculative and build-to-suit properties developed and owned by The Boyer Company in partnership with the City of Boise, who will remain the owner of the project ground. The principal use will be for warehousing, logistics light manufacturing and distribution functions. The planned inside clear height is 32'.

Building 1 will be located at the intersection of Eisenman Blvd and Freight Streets, the most prominent location of the Gateway development. The site has been developed to separate truck and automobile traffic with clear entrances for both. The building is sited to present a professional presence on Eisenman Road and Freight Street. The loading dock courtyard is situated on the West elevation, removed from view from the Freight Street and Eisenman Road Intersection while maintaining beneficial solar contributions from the South and West. An interior loop road facilitates fire access. The West Side maneuvering area features both dock-high and grade-level doors to allow flexibility for how the four (4) tenant spaces will be used.

The automotive parking is located on the East and South sides of the building and provides for a total of 107 parking spaces, which will support industrial use operations with a meaningful office component in accordance with the Boise City parking requirements.

Landscaping is provided at the perimeter of the site and against the building on the east side. The landscaping complies with ordinance and helps set apart and define the park standard.



The building will be of concrete, tilt-up construction with steel roof framing and deck. The exterior will be detailed with three (3) major entrance elements, one at each eastern corner and one (1) at the center of the east facing elevation facing Eisenman Road. The entrances and areas where tenant offices are likely to land will include glazed openings on the ground level and potential mezzanine levels. Entrances will also feature architectural trellis elements to add character and variety and clearly signal building entrance points for professional presence and wayfinding purposes. Clerestory windows will provide natural light to the warehouse portions of the building and enhance the architectural interest to the building exterior. The shell will be painted with a multi-color scheme with accent colors on the trellis and architectural elements supportive of the development branding and park standard.

Rooftop mechanical systems will be set back from the face of the building to limit visibility from the public way immediately adjacent to the property boundary.

Signage/Graphics

Signage throughout the development and for each building is intended to be principally for directional purposes. The emphasis is on minimizing the amount of signage to avoid visual clutter. Each street entrance will be clearly labeled for car parking or truck maneuvering. A pylon sign will identify the building address as well as its principal tenants. These signs will be of simple, clean design and constructed of durable materials consistent and compatible with the project architecture and park standard.