

July 30, 2019

City of Boise Planning and Development Services
Boise City Hall
150 N. Capitol Blvd. - 2nd Floor
Boise, ID 83702

**RE: Letter of Design Intent
Costa Vida Remodel / 1666 S. Entertainment Ave.
Design Review and Conditional Use Permit**

On behalf of the owners, we hereby apply for Design Review and Conditional Use Permit for the Costa Vida Remodel project located at 1666 S. Entertainment Ave.

The building will be composed of restaurant space, divided into three different tenants, along with one drive-thru. There will be approximately 3,500 SF dedicated to Costa Vida and its supporting spaces and approximately 2,200 and 1,000 SF dedicated for the other two future tenants.

Access to the property is provided along the north and south sides of the building via the existing drives into the Boise Spectrum Center. Internal drives will be owned and maintained by the property owners within the development. As designed, the site will have excellent internal circulation and access to the public road system, which has adequate capacity to accommodate the vehicular circulation generated by the building users.

The landscaping and the amenities that are part of the project will be maintained by a private, off-site landscaping company.

Narrative describing design intent and the philosophy of the project in compliance with the Boise Citywide Design Standards and Guidelines:

1. Architectural Character:

a) Façades. The site is located within a Commercial / Mixed-Use area of Boise; therefore, the building primarily utilizes a storefront block frontage. A combination of stucco, cementitious wood siding, and brick is used throughout the design of the building's façades. The use of pop-outs wrapped in cementitious wood siding aid in visual interest through the creation of focal points throughout the design, as well as provide bands of color to the overall building. While the wood siding brings warmth and intensity to the design, the adjacent use of dark brick creates a synergetic juxtaposition of color and materiality bestowing a sense of balance throughout. Additionally, brick is used as a wainscot enveloping the building, bringing an encompassing cohesion of elements to the structure.

An overall rectilinear design containing clean, sharp lines with variation of formal extrusions and building heights honors a more contemporary style, elegantly and dynamically transporting this outdated building into the 21st century.

b) Primary Entrances. The building has primary entrances to all accessible future tenant spaces located along the east side of the structure, directly facing its parking lot. Additionally, there is access to the building on the northwest corner, allowing pedestrians to enter from the street along Entertainment Avenue. A portion of the existing south side of the building is omitted providing space for the inclusion of a Drive-Thru and other owner related programmatic requests. Visible from the parking lot, the main entrance side is highlighted with materiality and variation of height elevation, changing from stucco to brick to the cementitious wood siding.

c) Roof Lines. The design contains flat roofs with a variation of parapet heights, extending the wall planes of the building, increasing visual interest in elevation.

d) Pattern Variations. The façades of the building are designed so that there is material and shadow variation to the design. The variation of textures, materials, and colors help break up the monotony of the modulation and uniformity of materials used throughout the design.

2. Materials:

The site is located within the parking lot of the Boise Spectrum Center. Intended to similarly match the existing development of the Spectrum Center, our design incorporates light grey stucco, storefront block frontages, and clean, rectilinear shapes and roof lines. Black brick along with redwood colored cementitious wood siding provide an elegant contrast of colors and visual interest to the overall design. The light-colored stucco not only alludes to the existing development of the Spectrum Center, but also presents a clean, neutral canvas upon which to highlight the dichotomy of the two primary materials. The variation of materiality provides the structure a sense of depth and hierarchy, aiding in the separation of spaces and different uses of the building.

3. Parking Lots & Trash Enclosure:

Parking for this site is located to the east of the building, and additionally has access to the vast array of parking spaces within the Boise Spectrum Center. The trash enclosure is located on the south side of the site, in between the Drive-Thru lane, making it easily accessible and creatively utilizing that space. Additional plants and landscaping will be added to the west side of the Drive-Thru lane, buffering direct automobile headlights that would otherwise shine into the path of travel along Entertainment Avenue.

4. Pedestrian Walkways and facilities:

Pedestrian walkways and drop-off zones are easily designated by parking layout and lighting design. Walkways are designed to provide efficient access to building entries and exits. Additionally, a larger concrete walk is provided on the east side of the building through the removal of a portion of the existing building footprint, granting an increased area dedicated to

pedestrian access, travel, and landscaping.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam Garcia', with a stylized, cursive script.

Adam Garcia
Houston-Bugatsch Architects, Chtd.