

PROJECT NAME	PROJECT #
Vanguard	18044
600 W Front Street	

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## DOWNTOWN DESIGN REVIEW APPLICATION

### *Boise Downtown Design Standard and Guidelines*

#### Requested Departures and Design Review Clarifications

Note: Standards listed below in ***Bold Italics*** indicate the standard requirements. The text that follows clarifies the proposal relative to each standard. Requested Departures are *Italics and underlined*.

### CHAPTER 1 CONTEXT & CONSIDERATIONS

#### **1.1 Site Context**

The project site is located at a rich intersection of Downtown Boise districts. It resides within the Downtown Corridor of Capital Boulevard Special Design District, the CCDC River-Myrtle – Old Boise Urban Renewal District, the Central Business District and the Old-Boise Eastside Planning Area.

In developing the design and massing of the project, sensitivity and acknowledgement of the surrounding neighborhood context was of prime importance. Respect for the Basque Block to the north, and connection with the newer projects in the LIV district and future Hotel across S 6<sup>th</sup> Street led to a balanced design that speaks to both the historic and modern developments.

#### **1.2 Sustainable Design**

The building incorporates inherent sustainability features which are increasingly important to the future of development in Downtown Boise. 100% of storm-water is managed using Silva Cells and sustainable landscape features at the street level. There is a green roof area on the second-floor roof, as well as landscape planters at both rook deck locations. Sustainable strategies at the interior include low-VOC materials, garbage chutes, recycling stations, indoor bike parking, high-efficiency appliances and LED light fixtures.

### CHAPTER 2 BLOCK FRONTAGES & URBAN DESIGN FRAMEWORK

#### **2.1 Downtown Urban Design Framework Map**

The proposed project is located on the northwest corner of W Front Street and S 6<sup>th</sup> Street.

S 6th St. is designated Commercial/Mixed-Use street and is designed as a “Storefront” block frontage. W Front St. is designated as a Landscaped street however is designed as a “Storefront” block frontage.

W Front Street is designed as “Storefront” block frontage as the commercial and building amenity spaces wrap the corner from W Front Street. It does not exceed the 120’ maximum allowed for Storefront Design along a Landscape block frontage.

For the purposes of this project, W Front St. is considered the “Front” façade, S 6<sup>th</sup> Street and the west façade considered the “Side” facades, and the north façade is considered the “Rear” façade.

## ***2.2 Block Frontages and Standards***

### **W Front St. and S 6<sup>th</sup> Street – Storefront Block Frontage (Commercial / Mixed-Use and Landscape Block Frontage)**

#### ***1. Ground Floor:***

The parcel is zone C-5DDC. The Ground Floor Land Use will not require a departure from the Standards and Guidelines.

The proposal is providing one retail space for lease at the corner of W Front and S 6<sup>th</sup> Street that ranges in depth from 50’-7” to approximately 25’-8” in total depth. The resulting average overall depth of storefront amounts to 32’.

The portions of storefront narrower than 30’ are a result of the compact lot dimensions, required utilities along the street frontage and interior vertical circulation requirements. While slightly shallower at areas, the retail space provides ample glazing and street presence along W Front and with a generous depth portion for back of house purposes. These features contribute to the viability of the retail frontage and ensure active long-term use.

*We are requesting a departure for the 30’ minimum requirements to allow for a 4’-4” reduction in depth for a portion of the retail space.*

#### ***2. Building Placement:***

The building is placed at the property line, and only steps back at recessed entrances to provide a widened sidewalk for an enhanced pedestrian-oriented space. The Building Placement will not require any departures from the Standards and Guidelines.

#### ***3. Building Entrances:***

Building Entrances all face the street. The Building Entrances for the project will not require any departures from the Standards and Guidelines.

#### ***4. Façade Transparency:***

66% of the building façade on the ground floor between 30" and 12' is transparent along W Front Street. 50% of the building façade on the ground floor between 30" and 12' is transparent along S 6<sup>th</sup> Street. We are requesting a departure from minimum requirement of 60% glazing to allow for a 10% reduction in the percentage of façade transparency along S 6<sup>th</sup> Street.

The available façade area of active use program along S 6<sup>th</sup> is limited due to shallow site depth and required utilities at the property line. The planned residential and retail entrances along the S 6<sup>th</sup> Street façade will ensure consistent active use along the building façade. Additionally, by utilizing a taller glazing area between 6" and 11'-6" we are providing maximum façade transparency that is consistent with the proposed design.

**5. *Weather Protection 5' average depth along 50% façade length:***

The façade design along both W Front Street and S 6<sup>th</sup> Street proposes a building language that highlights building entries with protective canopies as well as covered areas formed by the cantilevered building massing above. The design incorporates an average canopy/overhang depth of 5'-0" for 53% of the 99'-2" façade length along W Front Street. The design incorporates an average canopy/overhang depth of 5'-0" for 90% of the 79'-2" façade length along S 6<sup>th</sup> Street. Departure not requested, anticipate the standard is met.

**6. *Parking and driveways:***

No parking entries or driveways are proposed on W Front Street or S 6<sup>th</sup> Street. The Parking and Driveways for the project will not require any departures from the Standards and Guidelines.

**7. *Sidewalk Width:***

The sidewalk width along the S 6<sup>th</sup> St. Block Frontage is 12'-6".

- Downtown Design Standards and Guidelines Storefront Block Frontage Standard:
  - 16' feet minimum between curb edge and storefront or per established historic pattern.
- Capital City Development Corp. (CCDC) Downtown Boise Streetscape Standards & Specifications Type 2 Urban Concrete with Brick:
  - 0'-8" concrete curb zone, 8'-0" pedestrian, 4'-0" furnishing zone
- Per the Boise Zoning Code Chapter 11:
  - 13.5' with 7.5' pedestrian zone.
- Per the Ada County Highway District Livable Street Design Guide: S 6<sup>th</sup> St. is considered a Town Center Arterial and should meet the following requirements:

- 1'-6" clear zone, 4'-6" buffer zone, 8'-0" minimum walk zone recommended, 1'-0" frontage zone buffer from buildings.

We are requesting a departure for the sidewalk width to allow for the designed 12'-6" width. The proposed sidewalk width on S 6<sup>th</sup> Street is consistent with the established historic pattern and aligns with the sidewalk width of the adjacent property.

The sidewalk width varies along the W Front Street Block, with the minimum width being 20'-0" and maximum 25'-10". The resulting average width is: 22'-8".

- Downtown Design Standards and Guidelines Storefront Block Frontage Standard:
  - 16' feet minimum between curb edge and storefront or per established historic pattern.
- Capital City Development Corp. (CCDC) Downtown Boise Streetscape Standards & Specifications Type 3 Urban Concrete:
  - 0'-8" concrete curb zone, 8'-0" pedestrian, 4'-0" furnishing zone
- Per the Boise Zoning Code Chapter 11:
  - 13.5' with 7.5' pedestrian zone.
- Per the Ada County Highway District Livable Street Design Guide: W Front St. is considered a State System Arterial and should meet the requirements of that zone.

The proposed design includes 1-2 steps in the right of way to provide a raised patio area outside of the retail space, enliven the front street right of way and take up the existing grade. A departure is requested, if required, for this configuration, to allow for the ADA route and stepped sidewalk condition per the proposed Civil/Landscape design. See sheets C1.00 Civil Site Plan and L1.00 Landscape Site Plan for additional Streetscape Requirements and information.

## CHAPTER 3 SITE DESIGN / ELEMENTS

### ***3.1 Non-Motorized Circulation & Connections***

The Non-Motorized Circulation & Connections requirement is not applicable to the proposal. The proposed project is on a quarter block development that does not provide any internal pathways or pedestrian connections.

### ***3.2 Vehicular Circulation & Connections***

The Vehicular Circulation & Connections requirement is not applicable to the proposal. The proposed project does not provide any internal access roads or future internal connections.

### ***3.3 Parking Structures and Drive Through Lanes***

The Parking Structures and Drive Through Lanes requirement is not applicable to the proposal. The proposed project does not provide on-site parking or drive through uses/lanes.

### ***3.4 Internal Open Space / Design***

The Internal Open Space / Design requirement is not applicable to the proposal. The proposed project site area is .18 acres, less than the once acre requirement for providing pedestrian-oriented space.

### ***3.5 High Visibility Street Corners & Gateway Sites***

The High Visibility Street Corners & Gateway Sites requirement is not applicable to the proposal. The proposed project is located at the corner of W Front Street and S 6<sup>th</sup> Street and is not designated as a Gateway or High Visibility street corner.

### ***3.6 Service Area Location & Design***

The proposed project integrates many of the building services within the ground floor of the building. Trash and recycling facilities, covered bike parking, generator and electrical metering are located within the building to minimize impact on the street environment. The transformer and gas meters are the only utilities located on the street frontage and visible to the public realm due to access requirements of the utility company. These utilities are incorporated into building setbacks clad in materials consistent with the adjacent building façade design to limit their impact on the overall street design.

## **CHAPTER 4 BUILDING DESIGN**

### ***4.1 Architectural Character***

The original and distinctive design for the project is rooted in an extruded building mass which reaches out over the right of way to engage with the curving geometry of W Front St along the site and enhances the pedestrian experience of the project along both right of ways.

Distinction between street facing brick facades and internal block stucco facades is balanced and intentional. The stucco facades facing the Basque Block and at the western property line become quieter elements that provide a backdrop for the neighboring historic buildings. While the window patterning along the brick facades facing the newer developments include shifting windows which add movement, window patterning at the stucco facades includes simple stacked fenestration analogous to its Old Boise neighbors.

Geometry at the building base is distinct from the upper levels, building plane, fenestration, and scale. The roofline wraps around to create a unique condition at each plane and provide a distinctive and respectful addition to the Boise skyline.

## 4.2 Building Massing & Articulation

The façade wraps from S 6<sup>th</sup> St around to W Front St with integrated balconies accented to highlight the breaks in the folded building plane. The accenting of these amenities extends to the pedestrian level and activates the facades.

### 4.2.1 Tower Massing

1. **Maximum Floorplate Width: 180' maximum in the general east-west direction**

The overall building width is 99'-2". This is less than the allowed 180' width. The Maximum floorplate width for the project will not require any departures from the Standards and Guidelines.

2. **Minimum Tower street setback: 10' from the front property line along storefront frontages**

The design proposes a continuous vertical expression of the Storefront Block Frontage along W Front Street and S 6<sup>th</sup> Street. These sections of façade do not specifically step back 10' at the 7<sup>th</sup> and 8<sup>th</sup> floors but rather follow the more historic condition of brick facades remaining in plane from base to roofline. A departure is requested from the 10' setback standard for floors 7 and 8 as the current design better meets the intent of the code by expressing articulating the building base and top, providing visual interest at the pedestrian level and creating a distinct roofline that unifies the building design. Large quantities of storefront glazing and entrances highlighted with accent materials clearly define the building base at the property line. The taller windows at the eight floor distinguish the building top. The roof deck located along S 6<sup>th</sup> Street further accentuates the building's top and breaks the massing down towards the finer scale of the historic Basque Block. A strong band of brick at the parapet follows the unique shape of the balconies and provides visual interest with a continuous, unifying roofline.

### 4.2.2 Maximum façade width

**Maximum Façade Width: when wider than 122' must have articulation:**

The maximum facade width is 99'-2". This is less than the allowed 122' width. The Maximum Façade Width for the project will not require any departures from the Standards and Guidelines.

### 4.2.3 Façade Articulation

The proposed project provides a varied expression and façade articulation at the ground floor by using storefront fenestration, brick piers, retail canopies and building overhangs that enhance the ground level experience. Balconies and changes in cladding material provide

vertical building modulation that articulate the steps in the building mass. A departure is not requested, anticipate the standard is met.

#### ***4.2.4 Articulated Building Entries***

The primary building entrance is highlighted with the building accent material. The residential lobby entry is accented with durable Viroc cement panel cladding that extends up the building façade providing visual prominence. The retail entrances are defined with canopies and are clearly distinguishable from the residential entrance. Departure not requested, anticipate the standard is met.

#### ***4.2.3 Roofline Modulation***

The parapet extends over the balconies creating a modulation in shadows at the roofline and emphasizes the steps in the façade. The roofline also steps down at the roof deck, opening the view to the foothills and acknowledging the lower scale of the historic Basque Block and Old Boise area. Departure not requested, anticipate the standard is met.

#### ***4.2.6 Façade Articulation***

##### ***Cornice / roofline design:***

The proposed project has a flat roof, yet the parapet design accentuates the steps in massing, follows the unique balcony shape and is highlighted with a contrasting brick texture. This approach creates a distinctive façade and roofline treatment to meet the intent of the Downtown Design Standards and Guidelines. Departure not requested, anticipate the standard is met.

#### ***4.2.7 Rooftop Mechanical Areas***

Mechanical equipment screening is provided at one location on the 8<sup>th</sup> floor rooftop to the full height of the mechanical units. The mechanical equipment screen will match the metal panel screen used at the elevator overrun. Departure not requested, anticipate the standard is met.

#### ***4.3 Building Elements and Details***

The proposed project incorporates design details and small-scale elements into the building facades that are attractive at the pedestrian level. Recessed entry doors with integrated canopies bring down the building massing to a human scale. Balconies integrated into the façade design help break down the massing and activate the streetscape. The shifting pattern of the residential windows creates movement and visual interest to the otherwise refined façade design. The residential windows are recessed to emphasize the inherent thickness of the brick cladding and create depth within the façades. Departure not requested, anticipate the standards are met.

#### ***4.4 Building Materials***

Brick and high-quality Viroc Cement Panels (FCP) are the primary façade materials used on the W Front, S 6<sup>th</sup> Street and West facades. At the ground level the brick extends to the sidewalk for a continuous durable surface. The storefront glazing system and Cement Panels are held up off the sidewalk with a durable concrete base for improved material longevity. The Cement Panels are resistant to impact and are impermeable to water and occur within 2ft of the ground level. Solid and perforated metal panels are incorporated into the façade design to emphasize the window openings and to screen mechanical equipment. Stucco is used at the rear façades along the internal property lines. The use of light grey-colored stucco at the north façade complements the white stucco on the historic Basque Block buildings directly to the north of the site. Departure not requested, anticipate the standard is met.

#### ***4.5 Building Lighting***

Lighting integrated into the entry canopies and building overhangs will illuminate the sidewalks, highlight the façade at the street level and enhance the pedestrian environment. A photometric plan is in process and will be provided prior to 60% CD submittal. Departure not requested, anticipate the standard is met.

#### ***4.6 Blank Wall Treatments***

##### ***Blank Wall Treatment Standards:***

A blank wall dimension of 22'-10.5" exists along S 6<sup>th</sup> where the transformer and trash room are planned.

*A departure is requested from the Blank Wall Treatment Standard as the back of house and utilities require direct street access and providing transparent windows or doors at these locations would negatively impact the street environment.* Due to the doors, venting requirements and steps in the façade at this location providing a landscape element or art installation would not be feasible. Where the blank wall technically occurs (see sheet A2.01) the façade steps back from the right of way. The protected areas for pedestrians, doorways, insets and façade modulation offset the potentially negative impact of the blank wall measurements.

##### ***Firewall Design:***

The proposed building has a firewall at the north and west property lines that are visible to the public. At the north façade, horizontal banding and alternating vertical stucco textures are employed to create visual interest that mimic the shifting window pattern. At the west façade, the proportion of fire wall is clad in brick and creates a continuation of the W Front Façade along the west property line. Departure not requested, anticipate the standard is met.



# H O L S T

DATE  
5.1.2019