



DEVELOPMENT INVESTMENTS
CONSULTING

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Date: September 30, 2019

Planning and Development Services
City of Boise
150 North Capitol Boulevard
Boise, Idaho 83701

Re: 11th & Main Remodel
1021 W. Main St.
Boise, ID 83702
DR – Letter of Design Intent

Dear Members of the Planning and Development Services Staff,

We are pleased to submit the above referenced Major TI project to the City of Boise for staff level design review approval.

The existing building is located in a C-5DD zone at the SE corner of S 11th St & W Main St, with a service alley to the SW between the existing Safari Inn buildings. There are two structures on the parcel: a 2-story volume (the Smith Block) and a 3-story volume (Safari Inn) separated by a firewall. The attached proposal documents the change of use of the upper two stories of the three-story building (Safari Inn), from hotel rooms to apartments, with a portion of the existing retail space along W Main St. adjacent to the Smith Block to be converted into a lobby to serve the apartments. No work will be performed on the Smith Block building.

The existing building consists of: a basement that is currently used for utility space, a ground floor that hosts commercial retail tenants and a small egress component to the alley for the hotel floors, and two floors of hotel rooms with a central two-story open-air light.

At the exterior walls the existing windows will be replaced, the existing stucco will be repaired and painted, existing cladding elements at the ground floor and stucco & trim at Levels 2 & 3 will all be coated with the same paint color to help to unify the

existing exterior elements to serve as a backdrop for a wood cladding that will be added outboard of the stucco.

The change of use will add a kitchen use to each unit, provide a new egress stair serving floors 1-3, and add a new residential lobby along Main Street. The exterior walls of the new lobby will be primarily large storefront windows which will increase transparency at the street and help differentiate the entry from the adjacent retail uses. The wood screening from the upper floors will extend down beyond the second floor line to sit in front of storefront below and the recessed entry alcove, creating a lantern effect when lit from within. A decorative exterior pendant will hang in the entry alcove to add to the warmth of the expression.

The existing building was constructed in approximately 1920, and later renovated in 1970; it is a non-historic structure. Our proposal retains the clean modernist expression of the ground floor, removes the dated existing mansard roofing components, and provides a warm /clean design expression of wood slat panels with vertical openings referencing the scale and spacing of window openings in the historic buildings adjacent to the site.

This proposal seeks to support and further the urban growth of Boise by adding high-value living units to the downtown core, and providing a building design that enriches and furthers the design language of the City. The new windows, updated color of the exterior walls, and the minimal wood cladding all seek to update and enhance an existing downtown building, offering pedestrians a glimpse of the structure's past while providing a modern and subtle design expression to enliven the existing streetscape.

Thank you for your consideration of this proposal. Please contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "JB Schack", with a long horizontal flourish extending to the right.

John B. Schack
Revolve
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(206) 790-0259