



## Planning & Development Services

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### Design Review Committee Worksession Minutes of December 19, 2012

**Committee Members Present** James Marsh, Chairman, Bruce Taylor, Tom Zabala, David Rudeen and Trent Koci

**Staff Members Present** Sarah Schafer, Josh Wilson, Andrea Tuning, Rob Lockward and Nicki Heckenlively

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#### DRH12-00319 / Hawkins Companies

Location: 300 S. Capitol Boulevard

Design Review for four single-story retail buildings totaling approximately 19,560 square feet with a drive through and a surface parking lot in a C-5DDC (Central Business with Downtown Design Review and Capitol Boulevard Overlay) zone.

SARAH SCHAFFER: As part of the application we've asked the applicant to return with the design and how they would connect to Pads 1 and 2, which was what the specific worksession item was for. They've also updated their site plans and the other building's awnings so you could see those today as well. What you see on the site plan are the pedestrian walkways they put into place and how the parking lot works with this pedestrian walkway up to Retail 1 off Broad Street. You can see the location of the curb lines and how the building interacts along Capitol Boulevard. I'll go right to the perspectives so you can look at the main condition.

- This is the connection between Pads 1 and 2. From staff's standpoint this accomplishes a lot of what we were looking for. It starts to bring this together as one mass so you have a little bit more presence up front, but you can still get through. You'll see there are pedestrian pathways into the parking field behind and it maintains an open plaza out front.
- They've added some vegetation on the landscape plan so all of this meets the conditions of approval as suggested in the staff report.

Did everyone get a chance to go in and look at the documents on-line? (*Committee Members indicated yes*) Let me get back to the other portion of the worksession documents so we have those up and can look at them easily. (*Additional perspectives*)

- From here you can see a bird's-eye view from the northeast corner into the site. The canopy comes around and counts the two buildings and utilizes the cut-out metal columns to support it.
- This is the street presence and the backside of Pad 1 with the additional metal panels with the black brick wrapping the corner.
- This is pad 3.

- This is the drive-through pad. We had them place the entry at an angle to address the corner. This is Pad 2 north on 6<sup>th</sup> street.
- This is the curb cut on 6<sup>th</sup> Street looking north on Pad 2. It shows the canopy ducts in that area.
- This is the perspective of the drive-through from the southeast corner of it. You can see the canopies extend out over the sidewalks and over some of the seating area as well.
- This is more of the northeast corner seating area.

With that and since I know you've looked at all of the perspectives on-line before you came tonight as well as the hard copy provided to you I'll stand for any questions.

COMMITTEE MEMBER RUDEEN: Somewhere in the last session you talked about the blank wall surfaces on Pad 1 and 2 that face the parking area. I was having trouble when I looked at these images to see if anything on those had changed or if we were or were not addressing those.

SARAH SCHAFER: They changed as part of this. If you look at the north elevation on Pad 1 this will be the parking lot side. They extended the storefront and added the panel so there's not as much brick wall.

COMMITTEE MEMBER RUDEEN: I didn't see that elevation. I was confused whether they were going to put that glass all the way around.

SARAH SCHAFER: That was the space we were talking about and I believe this meets the intended look.

### APPLICANT TESTIMONY

ANDREW ERSTAD (Applicant's Architect / Representative): Thank you, it is nice to be back. We took the opportunity to try to meet all the conditions in updating the drawings. In doing so, we actually updated a couple of things.

- We bridged the buildings together and we looked at a couple of different options. One of the things we felt was counter to the creation of the two pad buildings was bridging them. Making it look like one big giant building we felt it was too heavy and onerous. There are some interesting things going on behind it so the reality is as you drive up to it the eyes are going to see this area and the activity and dining and all of that. Remember they are driving due west and heading south on 6th until we change that to two-ways.
- We cleaned up corner conditions and simplified them.

### Pad 1

- We had stucco on both of these buildings. One of the conditions was to eliminate the stucco on all the buildings so the way we achieved this was a mixture of...this is one of them. This is the west elevation of Pad 1. We had the CMU come around and then we had stucco all the way around and turn the corner. Instead we picked up the metal panels and brought the brick around which actually projects out quite a bit further than the CMU and then the metal panels and the block projects forward. This eliminated a lot of stucco on this side. We did the exact same thing on the south side.

- We looked at the elevations. Looking at the south elevation of Pad 1 we had the windows here and we had CMU up above here with stucco in this whole panel over here. We brought the metal panels above the windows. These are the brick pilasters or the brick pieces and this is the honed faced block. This adds quite a bit more interest. We also brought a canopy over both of these windows which will meet the depth request. When the sun hits it and the light goes across it it's going to be quite a bit more interesting than an all-stucco back building. This is very similar to what we did on the other side.
- One of our challenges was this zone back in here...we anticipate these will be restaurants. We have to have some place for a kitchen. My initial sketch, and my staff beat me up over it, was to have more windows here. My staff reminded me the scullery and cook line doesn't need a window. They'll see some natural daylight. We've seen far too many restaurants in this valley where they are not appropriate and blank them out and we're trying to avoid this.

#### Pad 2

- On Pad 2 we did a very similar thing. This is the west facing elevation and this was all stucco. We brought in the honed faced block. We struggled a little bit because I wanted to add some more windows here, but again we're finding too many windows is ultimately going to encroach into the kitchen area. As I indicated we did bring a canopy out over this window system so there will be a little more relief.
- The other thing not showing up in the earlier sketches is the trash enclosure. It is again a honed faced block. On the dump side of this are the cut-out panels we had. This face was virtually all stucco so I carried the honed faced block over to the edge of the trash enclosure so we have block on block and it is a logical material in the trash enclosure. We did metal panels up this back service door and then the brick. So again, trying to pick up a little bit of the materials and keep the consistency going.

#### Pad 3

- Pad 3 went through quite a bit of change on a couple fronts. One of the questions in the hearing was will we be able to screen the mechanical units? Pad 3 was quite a bit lower so we pushed it up about two and a half feet. If you're comparing them next to each other I don't think you'd notice it other than me telling you we raised it because the proportions actually get a little bit better.
- This is honed faced block on the north elevation.
- These start to identify the pilasters. The brick pilasters out in front are part of this whole screen system for the drive-through. While we show the material we also showed the material behind this.
- Where we had windows...we put metal panel on that side.
- On the south side which is really the street side on Broad we did a couple of different things. We had a mixture of honed faced block, stucco and a couple different things so we simplified it. Where we have the concrete base which is consistent in all the units and was consistent early on, glass and then we did the metal panels above.
- We put canopies out over all of the windows where before we just had the canopy over on the front piece.
- You'll notice the on the southwest corner we did do sort of the traditional 45 degree angle commerce corner you'd find in the old barrios and even in some of the old neighborhoods here in Boise. We took the opportunity to clean things up and get the elevations in and get

the canopies so in the general request for some canopies on the buildings we added a few more on this one and the southern...Pad 3 will be a nice building. The other thing we did and for your information we pulled this canopy out about 16 inches so it meets the minimum. It was a much narrower canopy originally.

#### Retail 1

- Retail 1 does not have a whole lot of changes. We elevated and brought up the trash enclosure screen and again that is in the honed faced block. While it seems to be a large building addition it is where trash dumpsters are. That is 12 feet so you'll have a hard time looking into the trash.
- The other thing we did was extended these canopies out and matched the depth of the canopy on the corner of Capitol and Front. There is a lot more articulation there. We had a smaller canopy and now we think the pedestrians will have some comfort as they stand in front of the windows. We did the same thing on this elevation. We had no canopies on the north elevation and we actually picked them up. This is the corner of Capitol and Front and you can see where we picked up the canopies and then we extended these canopies out and matched the depth of this corner canopy.

I want to address and talk with the Committee and get some feedback on one of the conditions. We added this window and brought all of these windows down so now on the Capitol Boulevard side there is quite a bit of glass. It is not a whole string of retail glass like we have across the street. We anticipate these will have a little more life in them. One of the conditions is these openings. We know there is potential merchandising on the other side. We're not sure of the tenant yet, but there will most likely be merchandising. The request was for those windows to be 30 inches deep. I've made it a point to go over and walk around the Walgreen's site on the corner of Broadway and Myrtle. Originally what caught my attention and prompted me to actually get out of the car was as I was heading south I noticed that one of their 30 inch deep windows was open. I thought that was a nice invitation for some mischievous children or adults. I drove by a couple times and they didn't catch it within a four or five day period. I turned around and came in, got into the parking lot and actually walked around the corner. What became very apparent to me is the 30 inches deep is marginally effective. In fact, I wouldn't even call it marginally effective; I would say it is rather ineffective. Part of this is because the 30 inches pushes any kind of display or merchandising they'll do so far back that at the angles you'll see these...they would be better off if they were a maximum of 18 inches deep. They're going to be used as display window anyway. This was one of the things I'd request some feedback from the Committee on. It is a condition now of 30 inches and I'd like it to be reconsidered. This is the corner at Capitol and Front looking to the east. You get a sense now these canopies are quite a bit larger and this is more in keeping as the pedestrians walk by and they engage those windows. These windows look all the way in. Depending on how the tenant uses the space we anticipate those will remain as vision windows. If you look way down here you'll see we've projected these canopies out a little bit further from what they were originally. Not a big change, just a slight adjustment.

This goes back to the earlier comments about not wanting to close this in or marry these to make them two buildings for a couple of reasons. The pedestrian flow through here and through this corner is going to be kind of exciting and fun. It will charge this area. I was thinking as I was driving up 5<sup>th</sup> Street towards my office in the Veltex Building and I looked down the street

because the Concordia, I anticipate, will have a lot of traffic from their building over into this area. The other thing is there will be people in cars and they will be parking back here. I felt to close this off and make them walk all the way around the buildings was sort of counterintuitive and minimizes the opportunity for energy that we're trying to achieve.

This is the Pad 3 and this is the one where we extended the canopy and added canopies here. We always had canopy here and the intent is we have sort of two areas where pedestrians can grab whatever they're going to grab and come out here and sit. On the Capitol side there is also a plaza area. The beauty of both of these plazas is they are south, southeast or west exposure so in the shoulder seasons when it may be pretty comfortable in the sun, but in the shade not comfortable at all they work great. In the height of the summer season we've got a lot of landscaping and trees and those will be enjoyable.

We get metal panels above, brick, the cast concrete base and then turning the corner metal panels above and then penetration through the screen to meet the one condition of that north/south pedestrian access.

As we talked about this is the view looking north on 6<sup>th</sup> Street. One of the things and I apologize we didn't quite clip the shot, but this shows we brought the honed faced block to the east so it aligns with the edge of the trash enclosure so we weren't having hard metal panels behind the dumpsters, part honed faced block and this clumsy intersection and relationship.

Let me run quickly through the Conditions.

- a. We're addressing with side lighting.
- b. Indicated on the site plan to demark walkways.
- c. Our civil engineer has worked very closely with Ada County Highway District (ACHD) and the site plan now reflects the adjustment of the curb to the west quite a bit. In our last presentation it was unclear where that curb really was and what ACHD was calling center of the road. We've confirmed this and it allowed us to move our building...at one point we had the building to the west further and then we moved it to the east because we didn't know where the line was so we've moved it back. The adjusted site plan...we had this necked way down and we're really pleased we've got a lot more space between the building and the first rows of parking. We're showing the walking surface and the link here as well.
- d. The Conditional Use is scheduled to be heard by Planning and Zoning on January 7, 2013.
- e. We've adjusted all of the landscaping and the plant material is in strict accordance with the design guidelines.
- f. We are on top of the historic street lighting. In our renderings we show a lot of historic street lighting. A great download to pull out is Boise, Idaho's Historic Street Lights pdf.
- g. *(Bicycles...This condition not mentioned.)*
- h. We're working with Valley Regional Transit (VRT) and this is the area up on the northern corner of Capitol where the VRT bus station goes. One of the things Kelly is discussing with them is, is this a shelter? We think it is just a bench.
- i. We've already made strides towards this and part of this was raising the parapets and working through some of the building sections.
- j. There is no stucco or Dryvit on the project anywhere.

- k. Architectural element connecting Pads 1 and 2. This was the design review worksession focus. I wanted to let you know we've addressed all these other items.
- l. Middle bay of the window which we've brought down matching that. No stucco.
- m. The trash enclosure has been picked up and is at 12 feet high on Retail Pad 1.
- n. Additional design interest. We gone through and I've indicated those on the elevations.
- o. Additional interest on the west elevation. We've again tried to achieve that through cleaning up the materials and getting away from the stucco.
- p. We've consolidated the entry on Pad 3.
- q. This is in strict accordance with the requirements.
- r. We've picked up and extended the overhang depth and it is actually closer to 4 ½ feet than 3 feet so it ties in as I pointed out aligning with the overhang.

SARAH SCHAFER: You had talked about the window depth being a 30 inch window depth. This was part of my discussion in the staff report, but I didn't put it as a strict condition of approval into the standards. If you're comfortable with it I'll work with them at a staff level on getting the windows put together in a useable fashion.

CHAIRMAN MARSH: I have a question on those windows. Are we thinking...like the one that you lowered...is that a display window where it there is solid wall behind it 30 inches away or like some of the Walgreens' windows where they have partial height wall at 18 inches and goes up about six feet?

ANDREW ERSTAD: One of the reasons I like the idea of working with staff on that is we've talked about working with any potential tenants on how they might merchandise the wall so we can try some operable light, but I don't feel confident saying right now that absolutely we'll have high line visibility up into the rafters. We'd be happy to work with staff on that one.

CHAIRMAN MARSH: Can you run through your canopy construction. It doesn't look like there are any tie backs on it and what the horizontal surfaces are and how you drain.

ANDREW ERSTAD: The way we're looking at it right now it will be a prefinished metal fascia. We're looking at the detailing of it. Our hope is we can cantilever a lot of it. Mostly with angle iron a lot like we do counters in bathrooms where you don't want to show any suspension...bury it into the wall and tie it back. The underside of the panels and in some of our earlier renderings we showed a linear wood finish on the undersides so we've got a little bit of the texture of wood and the metal of the fascia and then they'll drain back and we'll pick-up the moisture off of them internally.

COMMITTEE MEMBER KOCI: All of those will drain internally and we won't see...

ANDREW ERSTAD: We're looking at it right now. When we did the Veltex Building it was an interesting discussion because when you start throwing internal drains in it gets really expensive.

COMMITTEE MEMBER KOCI: You're thinking downspouts?

ANDREW ERSTAD: No. I think we're trying to avoid downspouts. In some of the areas one thought is to roll it off the edge which is done 99 percent of the time in the city. This is one of the things we have to roll our sleeves up and finalize.

CHAIRMAN MARSH: You see a lot of nice canopies and then they have some really ugly downspouts that are not well detailed on the building. I would rather have like you're saying. It is towards the street if it isn't going to be internally drained. You kind of have that gap behind the metal fascia for the drip edge.

ANDREW ERSTAD: We're looking at it and we've done a few buildings in downtown where we've been pretty successful on the canopies and the drainage of them. We've got a little design work to go through on some of the practical components.

CHAIRMAN MARSH: Can you go through the patterning of the metal screens and the influence on them and if this is something set in stone?

ANDREW ERSTAD: Part of the notion on the metal screens was to create something a little unique in the valley with a little whimsy to what are pretty standard buildings. We're getting a lot of three dimensional depths in the buildings and as you look back here along the fascia you can see the panel sticking up there. We've got panels on the larger block. The whole notion and the placement of the panels are on the honed faced CMU block typically with three exceptions. We have it here combined to create a column element and we have it here to create a column element and then we have it here and here to create the frame or column element. In the other locations we're using it as screen material. They don't extend above the architecture, but are contained by the architecture. Again, part of it was to create a different way of articulating some pretty straight forward...I love honed faced block and it is an elegant material when used properly. What we achieve with the placement of the panels is a little three dimensional depth and we'll get a lot of dimensional quality with the sun and as it courses across those elements. The logic behind it was an aesthetic logic. The application logic is on a honed face block which goes up above the parapets when it is used as a structural element and then on the screens it is capped to six feet. I always get nervous when somebody says, "Tell me about the logic and is it set in stone"?

CHAIRMAN MARSH: I guess more inspiration than logic. I like the elements. I didn't know if the patterning has a foliage kind of feel to it or if there is some meaning to it.

ANDREW ERSTAD: When we created the pattern it was a completely organic pattern. Where we have very rectilinear buildings, hard edges and modern crispness this was one of those opportunities to create a higher degree of interest especially on the largest volumes which tend to be the most challenging to sort pop-up. It is the only element other than the circle that is not hard edge 90 degrees straight. The logic behind it is how do we make some interest on this building and have some fun with it. It can act as almost a sculptural form and play with the light with the more vertical element.

CHAIRMAN MARSH: They're not used like a green screen?

ANDREW ERSTAD: I'm glad you asked the green screen thing. Our client has been willing to entertain a lot of things, but our very first sketches and concepts...I think Sarah saw some of those early on...I defy you to show me a green screen in Boise, Idaho that looks good 12 months

out of the year. I was walking by Whole Foods and they have green screens with 14 inch deep planters. You know the planter goes down about 12 inches and then it hits a spread footing that probably pops out another 12 or 14 inches because it is a big two story wall with a lot of masonry...they planted Clematis along those walls...if you look at it right now it doesn't have the benefit of any year's growth and I understand this, but even with the limited growth it has on it, it is dead with dead leaves. Our client's concern was how do we make a green screen on Capitol Boulevard and Front Street? It looks interesting in the drawings as a design tool and from a drawing perspective they are a lot of fun, but in practical reality they are more suited toward Portland, Seattle, Pasadena, Tucson and areas we've all visited where the weather cycle isn't as extreme as 110 degrees and minus 25 degrees. We have had minus 25 degrees before.

SARAH SCHAFER: At this point the Committee needs to decide if the drawings they have seen tonight meet the conditions of approval they were here to meet specifically the connection between Pads 1 and 2. I have made notes on the rest of the Conditions of Approval I believe have been meant such as the additional detail on the insides of Pads 1 and 2. The canopy depths and everything like that. If you want to make a motion to accept the drawings you see tonight then I can take it forward from there.

CHAIRMAN MARSH: Right now all conditions are met?

SARAH SCHAFER: I don't think there are any outstanding. I have to be honest I haven't looked in detail at the landscape conditions, but I'm not overly concerned with working with them on that.

CHAIRMAN MARSH: The window one wasn't conditioned?

SARAH SCHAFER: It was not a condition.

**COMMITTEE MEMBER RUDEEN MOVED TO APPROVE DRH12-00319 BASED ON THE DECEMBER 19, 2012 TERMS AND CONDITIONS AND SUBMITTED DRAWINGS.**

**COMMITTEE MEMBER TAYLOR SECONDED THE MOTION.**

**ROLL CALL VOTE 5:0. MOTION CARRIED UNANIMOUSLY.**