PROJECT LETTER

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Date: December 12 10, 2016

To: City of Boise
Planning & Development
150 N. Capitol Blvd
Boise, ID 83702

Project: 1401 Idaho

Job No. 15-621

Subject: Letter of explanation

From: David Ruby, AIA

Dear Staff,

The following is an explanation of our design intent for the proposed Identity Boise project.

The project site is located at a key juncture between different neighborhoods and the Boise State University campus. The site geometry is triangular, which presents unique challenges and opportunities. One key goal of the project is to enliven the ground floor as much as possible, while still serving the project with adequate parking and the site amenities required for the residents. We have accomplished this by screening the parked cars at grade with a variety of treatments creating an interesting rhythm. We are tying the entire perimeter together with unifying elements, while also adjusting them to react to the changing topography. The concrete base is substantial, and denotes permanence and stability. This base steps down to maintain a comfortable scale for pedestrians as the grade of the site changes. In tune with the modulating rhythm of the building above, the screening elements for the parked cars changes from perforated ribbed metal panels at the recessed bays, to green screen infills at the popped out bays. These different treatments offer variety and continuity to the building, while functionally allowing fresh air into and out of the parking area.

Identity will engage the pedestrian in several ways. Metal canopies are utilized to create shade and shelter from the elements, and to soften the buildings mass for pedestrians walking nearby. The entire perimeter of the site and building is also softened with landscaping. This is done with a detached sidewalk with class 2 trees along the street, and softer and more colorful pedestrian scaled plantings up against the building.

Storefront is utilized at the corners, and along the majority of the north façade of the building facing campus to create clean, crisp street level transparency. Pedestrians and motorists alike will be able to see the residents inside, and residents will be energized by the action of this active corner location.

The mass at the corners of the building raise higher than the surrounding facades, and are topped with large overhangs to accentuate their stature. Each corner of the site is unique as it relates to the changing traffic patterns, both vehicular and pedestrian, so the building corners are also unique. Taking cues off the site, the corners are each detailed with similar unifying elements (raised roofs, storefront glazing up on the upper levels, sun shade devices, and darker tones), but have unique forms and characteristics based on the uses inside the building and the geometries of the site at that location.

THE ARCHITECTS OFFICE PLLC
PRICE SANDERS RHEES RUBY

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The facade areas between the corners are similar on all three sides, reflecting the similar residential uses beyond. The main stucco finish material is cleanly detailed with small reveal joints to create interest and careful geometries. Colors are subdued and elegant, rather than trying to be bold and trendy. Parapet heights vary in response to the rhythm of the building, further defining the commercial mixed-use nature of this site.

The east side of the site currently faces a street that is still being used primarily for single-family residences. While this area is zoned commercial, we still felt that our design should reflect the different nature of this context as opposed to the other two sides which front directly on busy streets with commercial and/or higher density uses. For the Oakland façade, we opted to remove units from the top floor in the middle of the block area, so the building mass could step back. This not only changes the visual mass of the building, but it also creates additional variety and interest more appropriate to this slower paced environment.

An additional design feature of the building, is the openness in the center of the plan. The concrete podium does not extend over the open area in the center, allowing light and air to penetrate deep into the building. This is not only a feature that is beneficial to the residents of the interior units, but it also allows daylight down into the parking level, so that views into the parking area are not dark and foreboding. Natural sunlight will draw your eye into and through the building.

Thank you for your consideration, and please feel free to call with any questions or concerns, 639-6406.

Sincerely,

David Ruby, AIA
The Architects Office, PLLC