

Date: March 11, 2016

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

Project: Identity Boise (1808 W Boise, DRH16-00014)

Job No. 15-621

Subject: Departure Descriptions

From: David Ruby, AIA

Dear Staff,

The following is an explanation of our two departures to the citywide design guidelines.

Site Specific Conditions Item 1g: City Design Review Guidelines section 4.4.2 requires stucco used as an exterior finish material to be limited to a maximum of 75% for multi-family buildings. The guidelines also allow departures where design treatments are included to enhance the overall visual character of the building.

We have designed our building with several treatments which meet this requirement. Firstly, our overall use of stucco is currently at 78%. This includes the lower base of our building which will actually look like a pre-cast concrete finish as opposed to a typical stucco product due to the “combed” or “raked” finish. See photos below. Counting the “combed” texture as a different material would lower our actual stucco finish to 68%. In addition, we have incorporated extensive modulation, both horizontally and vertically, in the facades of our building to enhance the visual character. This includes modulations at the upper level decks extending to above the parapet line. We have also added extensive reveals in upper stucco finishes to create crisp clean shadow lines and geometries on the façade.



Upper stucco texture with reveal



Lower “combed” stucco texture

We have incorporated the careful use of the stucco, with a limited and subdued color palette, with accenting materials of glass, metal and concrete to create a harmonious and visually appealing building suitable for the prominent site.



PROJECT LETTER

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Site Specific Conditions Item 1f: City Design Review Guidelines section 4.3.2 requires windows without 4-inch wide trim to be recessed at least 2 inches from the façade. Departures are considered where buildings employ other distinctive window or façade treatments that add a sense of depth to the façade or visual interest to the building.

The overall design aesthetic for our building is based on a very sleek and clean appearance motif. “Punched” windows would not be harmonious with this style. The smooth, clean lines and relatively flat planes of the building planes are contrasted against the major vertical forms which modulate in and out and up and down, as they relate to the uses within the building. The slightly shallower recess of the windows we are proposing will present a high quality overall appearance by complimenting the clean and simple elements which make up the sophisticated overall architecture.

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