

CITY OF BOISE
DESIGN REVIEW COMMITTEE MEETING

MINUTES • March 9, 2016

City Hall – Council Chambers

6:00PM

DRAFT

COMMITTEE MEMBERS PRESENT

- James Marsh, Chair
- David Rudeen, Vice-Chair
- Thomas Zabala
- Jason Smith
- Hilary Vaughn
- Jessica Aguilar
- Robert Talboy
- Kelly Makela

PDS MEMBERS PRESENT

Sarah Schafer, Josh Wilson, Andrea Tuning, Rob Lockward (Legal) and Nicki Heckenlively

DRH16-00014 / Eran Fields

Location: 1808 W. Boise Avenue

Remove residential structures and construct a 5-story, multi-family housing structure containing 98 units with podium parking and four levels of residential above in a C-1D (Neighborhood Commercial with Design Review) zone. *(This item was deferred at the February 10, 2016 hearing.)*

ANDREA TUNING: Presented project report noting the Planning & Zoning Commission approved the height, bulk and mass in early 2015 adding, staff had a number of recommendations in regard to the building as well as the site improvements.

The applicant accepted all conditions of approval with the exception of two items:

- 1.f. Amount of stucco allowed on the exterior of the building.
- 1.g. Required 2-inch reveal required for the windows.

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APPLICANT TESTIMONY

DAVID RUBY (Applicant's Architect / Representative): Testified they would like to use metal panels and storefront to accent all three corners of the structure not only at the base level but all the way up the building capped off by three-prong roof elements which coincide with the roof deck and provide a commercial feel.

Stated they are at 78 percent stucco including the raked stucco which they would like to use on the base of the building. If they don't count raked stucco they are 68 percent so he feels they comply with that guideline. Presented photo showing example of raked stucco and stressed it is much different than traditional stucco.

Noted windows are complex and on a building this size and whatever they chose will exponentially affect their project. Presented fixed sample of a window used in other projects stating they had been used and is made regionally and of high quality. Guidelines require a 2-inch reveal, he understands why but, his opinion is when this building is taken as a whole with all of the things they've done focusing on whether the reveal is 2-inches or not misses the point.

PUBLIC TESTIMONY

FRED FRITCHMAN: Feels it is an exceptional design but, concerned with the large amount of bright white stucco which will generate a great amount of glare as well as the appearance of unfinished building materials. Would like to see it toned down a bit.

APPLICANT REBUTTAL

DAVID RUBY: Didn't agree with public testimony but, stated the cream color will be fine-tuned and that they could possibly use a slightly darker tone as they don't want the building to appear unfinished.

COMMITTEE DELIBERATION

No concerns with the windows due to amount of surface modulation on all elevations which will provide depth and interest. Shared concerns regarding the amount of stucco being used and suggested another material be used to bring it into 75 percent compliance or obtain a departure. Committee Members Smith and Talbot agreed the proposed color palette is a bit stark and should be toned down.

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MOTION: COMMITTEE MEMBER ZABALA MOVED TO APPROVE DRH16-00014 BASED UPON THE TERMS AND CONDITIONS CONTAINED IN THE PROJECT REPORT AS PROPOSED INSTRUCTING STAFF TO MAKE DEPARTURE FINDINGS FOR CONDITIONS F AND G AND PER THE COMMITTEE'S CONVERSATION.

SECONDER: COMMITTEE MEMBER TALBOY

ROLL CALL VOTE

	AYE	NAY	ABSENT	RECUSE
COMMITTEE MEMBER VAUGHN			X	
COMMITTEE MEMBER ZABALA	X			
COMMITTEE MEMBER RUDEEN			X	
COMMITTEE MEMBER MARSH	X			
COMMITTEE MEMBER SMITH	X			
COMMITTEE MEMBER TALBOY	X			
COMMITTEE MEMBER AGUILAR	X			