

**CITY OF BOISE**  
DESIGN REVIEW COMMITTEE MEETING

MINUTES • April 13, 2016

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City Hall – Council Chambers

6:00PM

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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

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**DRH16-00079 / BVGC Parcel B, LLC – Geoffrey Wardle**

Location: 1101 W. Front Street

Construct a six-story, 145,000 square foot office building, four-story, 600 stall parking structure with 10,000 square feet of office/retail space on the ground floor, and a 5,000 square foot retail building in a C-5DD (Central Business with Downtown Design Review) zone. *Josh Wilson*

COMMITTEE MEMBER VAUGHN RECUSED / EXITED HEARING.

JOSH WILSON: Presented project report noting the applicant is in agreement with the terms and conditions contained in the project report with the following exceptions:

- Applicant seeks clarification of Conditions 1.b. and 1.f.
- Applicant proposes foregoing a work session and returning at 60 percent construction design.

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APPLICANT TESTIMONY

GEOFFREY WARDLE: Confirmed they are in agreement with terms and conditions noting the reasons for exceptions stated by staff.

- Condition 1.b. requests a prominent entrance to the Office Building on Myrtle. Willing to proceed with modification to the design to provide a clearly identifiable secondary secured entrance to building noting they have concerns with security, the minimal number of individuals who will access the building from Myrtle Street and the potential impact on the interior operation of the first floor tenant space they insist this be a secured entrance to the building through the stairwell. Propose to enhance the glazing at that point, provide a type of canopy element and return with a design at a later date.
  
- Condition 1.f. Ask for clarification of what is meant by “the ground level”. Along perimeter of the first floor of the garage they proposed a masonry wall except for areas designated for storefront glazing on east/north faces. In areas where they have proposed utilizing metal panels they would propose extending the panels down to the top of the masonry wall or some distance to provide a reasonable gap. Believe the metal panel and masonry wall will work well to provide visual relief. Concerns with long-term maintenance of panels if required to bring them to ground level due to irrigation water, de-icing materials and other potential circumstances.
  
- Feels it is unnecessary to return for a work session and then again for 60 percent design documents because remaining issues in project report are relatively straightforward and they are aware of what is expected to satisfy the requirements.

DAREN BELL: Stated they have a similar building in size and configuration under construction and that they have pushed stair towers to the outside of the building noting what drives this is the trend in office interior layouts with cubicles on the perimeter where there is glass/views and individual offices on the inside. Added:

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- Moving stair tower from the internal core of the building to the outside frees up the floor plate for open fluid spaces and they like the opportunity for the stair to become a design element on the outside of building which give light and shadow relief.
- Horizontal bands of ribbon windows offer a lot of view and light from inside. They break this up by grouping it by framing some portions of the building with curtain wall with vision/spandrel glass between floors which offer different texture on the building.
- The base has masonry under the window sills which bumps up to cover portions of the first floor.

NO PUBLIC TESTIMONY

JOSH WILSON: Summary of E-mails (received in opposition):

- Mass of office building a concern.
- Preference is mixed use to allow for activation of the area more than an office building would.
- C-5 Zoning which allows for a variety of uses including parking garages, retail, and office buildings.
- Unique architecture with a multi-use site with residential incorporated.
- Restaurants and retail instead of office use.

PUBLIC PORTION CLOSED

COMMITTEE DELIBERATION

CHAIRMAN MARSH: One item for discussion is a work session versus 60 percent design documents.

COMMITTEE MEMBER RUDEEN: We did talk a lot about the public access off the major roads particularly on the south side. I'm discouraged that now that the function has changed from what was before a hotel where the security of an individual resident in their room was paramount to an office building and still there is no access along that street and to me is

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alarming. Having a more pronounced entry over there if we're ever going to have a chance to create some pedestrian movement along there we have to treat it like it is going to be a pedestrian area. We've all seen busy streets in many cities that have changed dramatically as soon as you put the people on the project. But, if you put up a wall with no doors then we've done a disservice to it. That is a big one. For me, when I look at the application, the drawings seem like they got thrown together. You've (this client) done such a beautiful job in presenting other projects, you can see the detail and I don't see that detail here. On the parking garage I look at those elevations and I'm having trouble understanding where the edge of concrete is and where the open space is. The lines don't even line up. It feels like this got put together rather quickly and it feels to me that we owe the public and the people who live across the street who have concerns a complete package we can all evaluate and say is this the right scale and are these the right materials and are they in the right spot. I for one would have some hesitancy saying, "Okay, let's give them the go ahead and wait for 60 percent documents". When you show up at 60 percent nobody is going to want to turn you back and nobody is going to want you to spend more money to go backwards. We want it done right. This is a terrific project and we want it done right, but we want to see what right is and not we'll bring you right when it's almost done.

COMMITTEE MEMBER ZABALA: I'd echo the comments made by Committee Member Rudeen. With all due respect to the applicant and the design team, while the design is adequate I have some personal anxiety about this gateway location. My perception of the building is more of what I'd call a suburban building you'd expect to see along a freeway or a suburban office park as opposed to a downtown location. If you look at the plan it is a decorated cake with a box rather it be an office building or a parking garage which has a little less flexibility and movement of mass. This is a first impression our citizens or visitors to the City get as they come up over the ramp and into the City on Myrtle and seeing this juxtaposed with the JUMP project down the way...I'm wondering what that first impression needs to be. Then leaving the last impression you get of the City is this unadorned parking garage with a bunch of metal screens on it. Like Committee Member Rudeen said, the drawings and the way they're presented it appears you had one designer doing a small retail sketch over here and somebody doing a parking garage over here, and then somebody doing the office building. The presentation itself wasn't cohesive and understandable. While it is a good project and a nice use of the site and a nice generator of other activities in that downtown part of the City I would like to see it taken a little bit farther and return with 30 or 35 percent at a work session to look at some of these things.

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CHAIRMAN MARSH: Typically when we have a work session it's not necessarily a 30 percent set. My thoughts would be a little earlier than that.

JOSH WILSON: You are correct. A work session typically addresses very specific items such as how they will address the door. A 30 percent set is not typically what we'd see at a work session.

CHAIRMAN MARSH: I have similar concerns. There is a lot of potential there, but there is a level of detail missing. Some drawing clean-up...some pieces were flipped and some landscaping which could be refined. It warrants a work session. I'd like to get some feedback and perspective with a little more developed from a street level so we'd get an idea of the sense of out-of-town traffic and inbound traffic at the gateway. This would be very useful for the Committee.

COMMITTEE MEMBER AGUILAR: What would have been more helpful is to see some renderings/perspectives and maybe even some aerials or something. This was really hard for me to visualize and especially because coming down the connector this will be the first thing you see. It is really important that we get it right.

CHAIRMAN MARSH: It looks like we're pushing for a work session. What are some of the items short of addressing the comments they are in agreement with as well as more defined elevations and perspectives for our consideration.

JOSH WILSON: If the applicant is comfortable with setting a date tonight then that saves time on noticing. If the date is not set tonight then the applicant would let us know when they are ready and we would notice the item and get it on the next available public hearing which could have some lead time as well. If they are comfortable with the amount of time it would take them to get some drawings together then we could set a date-specific tonight and it could be next month's hearing (*May 11, 2016*).

**PUBLIC PORTION REOPENED**

GEOFFREY WARDLE: We've already had some prior discussions with our design team about how quickly we could turn around with drawings and be back with these things and how quickly

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we could move forward. We were already anticipating being able to address many of these issues in the course of two to three weeks and then to get it back to the City and back on your agenda realistically a work session in conjunction with next month's hearing would work for us. We've heard what you want to see and we will clean up the drawings and we will address this. To the extent that there are concerns about use we didn't jump up and rebut those and that is not within your purview and it is all going to waste your time. There have been long and lengthy discussions and evaluations on what the highest and best uses are for this location and allowed within the limits of your design guidelines, code, other elements, and economic demand. This is what we've designed for. We can come back and address those issues.

JOSH WILSON: We will need materials by April 26, 2016.

CHAIRMAN MARSH: This will be a work session on the project in general. From my view point there is a little bit of hesitation to approve things we don't have clarity on especially on the buildings, massing, landscaping, and some of those kinds of things. It is an open-ended work session on the 11<sup>th</sup>.

**MOTION: COMMITTEE MEMBER RUDEEN MOVED DEFER DRH16-00079 TO A WORK SESSION ON MAY 11, 2016.**

**SECONDER: COMMITTEE MEMBER ZABALA**

**ROLL CALL VOTE**

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>RECUSE</b>
<b>COMMITTEE MEMBER VAUGHN</b>				<b>X</b>
<b>COMMITTEE MEMBER ZABALA</b>	<b>X</b>			
<b>COMMITTEE MEMBER RUDEEN</b>	<b>X</b>			
<b>COMMITTEE MEMBER MARSH</b>	<b>X</b>			
<b>COMMITTEE MEMBER SMITH</b>			<b>X</b>	
<b>COMMITTEE MEMBER TALBOY</b>			<b>X</b>	
<b>COMMITTEE MEMBER AGUILAR</b>	<b>X</b>			