

SPINK BUTLER LLP

ATTORNEYS AT LAW

GEOFFREY M. WARDLE
208.388.3321
GWARDLE@SPINKBUTLER.COM

VIA EMAIL (jgwilson@cityofboise.org)

May 11, 2016

Josh Wilson
Design Review Planner
BOISE CITY PLANNING AND DEVELOPMENT SERVICES
150 N. Capitol Boulevard, 2nd Floor
Boise, Idaho 83702

**Re: Work Session Submittal for DRH16-00079
SB Matter No. 23297.21**

Dear Mr. Wilson,

In light of the request of the Design Review Committee that we return for a Work Session on DRH16-00079, we would request that a Work Session on this matter be scheduled for June 8, 2016. In support of this request, we provide the following to address the items raised by the Committee. We have sought to address the Committee's concerns regarding the completeness of the original submittal and the issues to be addressed from the Staff Report. As such, we are providing the following documents:

- Revised Landscape Plan, L100
- Revised Site Plan, SP100
- Revised Site Details, SP501
- Revised Parking Garage Level 1 Plan
- Revised Parking Garage Level 2-4 Plan
- Revised Parking Garage Exterior Elevation
- Revised Office Building Exterior Elevations
- Revised Retail Exterior Elevations
- Revised Retail Plan
- Updated Materials Board
- Revised Aerial View

We have also provided a perspective of the Parking Garage from Front Street and a perspective of the Office Building from Myrtle Street.

MICHAEL T. SPINK JOANN C. BUTLER T. HETHE CLARK GEOFFREY M. WARDLE TARA MARTENS MILLER

Based upon the comments received at the initial hearing of this Application, significant design enhancements have been undertaken that we will briefly address.

Parking Garage

- A perspective of the Parking Garage from Front Street and 11th Street has been provided.
- The elevations have been revised to depict the contrast between structure and open areas;
- Additional metal canopies have been added to the stair towers;
- Additional metal canopies have been provided along the retail façades;
- The perforated metal screening has been brought down to the top of the masonry screen wall around the entire structure;
- Contrasting texture has been added to the masonry for the elevator towers and the eastern retail façade;
- The location of a future blade sign has been depicted at the corner of 11th Street and Front Street; and
- The entrance to the stair tower on the northeast corner at 11th Street and Front Street has been modified to emphasize the entrance to the retail space at that location and to more clearly define the location of the entrance.

Office Building

- A perspective of the Office Building from Myrtle Street and 13th Street has been provided;
- The location of future wall signage has been depicted on the south and west façades;
- An entrance has been provided on the Myrtle Street façade that is consistent with the entrance provided on the north side of the Office Building and that includes and screens the exit from the emergency stairs; and
- Additional landscaping has been provided at the plaza further screening the building with a mixture of evergreen and flowering trees.

Retail Building

- Additional refinement has occurred of the Retail Building eliminating EIFS at its base and replacing it with an additional contrasting color of fiber cement board;
- Modifications have been made to the roof plane to enhance modulation;
- Service facilities and screening have been added;
- Expansion of the canopy along the southwest portion of the building has occurred; and
- Revisions have occurred as set forth below to the plaza and landscaping to better engage the Pioneer Corridor.

Site Specific Revisions

Additionally, we have specifically addressed the following Site Specific Conditions set forth in the original Staff Report for DRH16-00079 and provide comments as follows:

1a. Provide refined designs for the two public plazas incorporating public art, additional plantings, water features, or other design elements. Designs shall be reviewed by the Committee at a public work session.

The plaza on the southwest corner at 13th Street and Myrtle Street has been revised and we want to draw your attention to the following details:

- We propose public art to be centered in the plaza as a focal point at this location;
- A concrete seat wall is shown between the plaza and the landscape area;
- More detail is provided of the landscaping area and the proposed plantings; and
- Additional trees are proposed behind the seat wall, these are a mixture of evergreens and flowering trees that provide greater color and contrast.

With the inclusion of public art at this location together with the enhanced landscaping and additional trees that are proposed for this plaza, we have significantly increased the screening of the Office Building from the intersection while providing additional interest and amenities at the pedestrian level, as depicted in the new perspective.

The plaza on the southeast corner at 11th Street and Myrtle Street has also been revised. We want to draw your attention to the following details:

- The plaza has been enlarged and opened up so as to provide a larger area for exterior seating to the east of the Retail Building and to provide better accessibility to it by pedestrians and from the Pioneer Corridor;
- The concrete seat wall originally proposed on this plaza has been removed because we determined that it created an unnecessary barrier to pedestrians between the sidewalk, the Pioneer Corridor, and the Retail Building;
- Sidewalk connections have been added at the eastern and western ends of the Retail Building to the sidewalk along Myrtle Street;
- The bicycle racks have been relocated to the north, again to provide a more open plaza and better connection between the Retail Building and pedestrians;
- On the west side of the Retail Building, enhanced screening and landscaping have been provided for the service facilities required for the building; and
- Additional evergreen and flowering trees have been placed adjacent to the plaza and the Retail Building to provide greater color and contrast.

We believe these modifications satisfy the provisions of Section 3.5.1 of the Boise Downtown Design Standards and Guidelines.

1b. Provide a prominent entrance to the Office Building on Myrtle Street. The design shall be reviewed by the Committee at a public work session.

Modification has occurred to the Myrtle Street façade of the Office Building to include an entrance. We are proposing an entrance on Myrtle Street that is similar to the design of the entrance proposed on the north façade of the Office Building. This entrance also permits the stairwell emergency exit to be incorporated into the entrance vestibule screening it from Myrtle Street. As a consequence, it has been necessary to alternate one of the trees on the north side of the sidewalk. However, we believe that placement of an entrance at this location is an appropriate trade off. Both entrances to the Office Building are distinct, defined, and clearly distinguishable as entrances. This satisfies the provisions of Sections 4.2.4 and 4.3.1 of the Boise Downtown Design Standards and Guidelines.

1c. Provide a sidewalk connection from the west end of the Retail Building to Myrtle Street.

This has been done and is depicted on L100 and SP100. Additional discussion of this change is above regarding Condition 1a.

1d. Provide a three-foot high masonry wall between the Retail Building parking lot and Myrtle Street.

This has been done and is depicted on L100 and SP100. A detail depicting the three (3) foot tall masonry screening wall is included in SP100.

1e. Provide accurate Parking Structure elevations depicting the location and design of the southwest entry tower.

This has been done as depicted in the revised Parking Garage Elevations.

1f. Provide revised Parking Structure elevations continuing the perforated metal panels to the ground level.

This has been done as depicted in the revised Parking Garage Elevations.

1g. Provide refined Retail Building elevations with EIFS not extending below two-feet above the ground.

This has been done as depicted in the Revised Retail Exterior Elevation. An additional material has been added to the building as depicted so that there are two contrasting colors of fiber cement board that are proposed as depicted on the Revised Retail Exterior Elevation

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We will comply with the rest of the site specific conditions, specifically 1.h and 1.i, and will return with designs compliant with that at the 60% stage.

We look forward to presenting these revisions to the Committee. Representatives from Babcock Design Group and Baer Design Group will be in attendance to discuss the revised submittal and other questions with members of the Committee.

Sincerely,



Geoffrey M. Wardle

GMW:g

c: Darin Bell
Greg Baer
Tommy Ahlquist
Tom Ahlquist