

CITY OF BOISE
DESIGN REVIEW COMMITTEE MEETING

MINUTES • June 8, 2016

City Hall – Council Chambers

6:00PM

DRAFT

COMMITTEE MEMBERS PRESENT

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

PDS MEMBERS PRESENT

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

WORKSESSION

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*

JOSH WILSON: Noted item was deferred at the April 13, 2016 hearing to address specific concerns of the Committee and Conditions of Approval placed on the project.

Public comments received:

- Thomas Diggins referencing potential projects and improvements that could be made to the project. Also referenced a couple recently constructed projects in the City.
- Mary Jane Deluce comments regarding desired development on the parcel and the potential for downtown.
- Jasper Gibbens expresses support for development on the property.
- Thomas Coker stated his desires for downtown and potential for the property.

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Comments received at April 13, 2016 hearing echo these.

At April 13th hearing a number of concerns were expressed by the Committee in relation to conditions placed on the project. The memorandum breaks down those concerns, what conditions of approval they pertain to and how the applicant's proposal has met those concerns through revised drawings and supplemental information.

Committee Concerns:

1.a. Required refined designs for the two public plazas prominently located at the two southern street intersections (13th/Myrtle & 11th/Myrtle). Applicant directed to refine those plazas with designs more detailed in nature with addition of added elements to enhance pedestrian experience and create a place for visitors to property as well as address connection to Pioneer Pathway on southeast corner of site.

Corner of Myrtle/13th

Applicant has provided a space for public art. Plaza with seating wall and enhanced planting serve as backdrop to plaza. Creates focal point with public art for vehicles coming off Connector. Not first choice for gathering place due to heavily traveled vehicular intersection.

Intersection of 11th/Myrtle

Pioneer Pathway comes up from south and northeast from Simplot Headquarters and JUMP project and crosses intersection of 11th/Myrtle. Design treatment of plaza was to leave it open keeping connectivity. Discussions in early stages about how to realign Pioneer Pathway connection at intersection. Awkward on south side due to a jog. This proposal leaves options open. Some potential seating on that corner if a restaurant tenant goes into the building. No information about proposed tenants. Leaves space open as programmable space for events and functions allowing for two separate treatments for plazas.

Desire for a Building Entrance placed on Myrtle Street

Design Guidelines require a building entrance face the street. Applicant has provided revised office building plans showing an entrance on the south side, mid building, adjacent to stair tower. It mimics entrance on the north in terms of design treatment with the glazing and canopy and a similar design treatment.

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Other conditions more minor in nature and topic of less discussion at the April 13, 2016 hearing:

- . Desire for a sidewalk connection at retail building with enhanced sidewalk connections at west end to provide easier pedestrian access between parking and Myrtle Street. Concerns regarding parking garage elevations. Addressed and included in packet.
- . Requirement for a screen wall between parking and Myrtle (parking located adjacent to roadway). Provided.
- . Concerns with inconsistency on parking garage elevations. Addressed.
- . Desire for more detailed drawings on elevations. Some enhanced perspectives which show proposed materials/treatments on those elevations of the parking garage. Desire for perforated screen to continue to ground plane. Provided on submitted drawings.

Conditions which remain and yet to be satisfied:

- . Applicant instructed to return at 60 percent completion drawings with extra detail provided in terms of:
 - Very specific planting plan
 - Roof top mechanical equipment

Staff's opinion other conditions have been met by submitted materials.

APPLICANT TESTIMONY

GEOFF WARDLE (Representative / Gardner Company): In agreement with revised project report, conditions identified and prepared to return at 60 percent. Architect, Darin Bell and landscape architect, Greg Bauer, to provide additional comments. Noted the direction given at the last hearing was heard and they've attempted to address as follows:

Doorway and Commission Rudeen's Comments

Have returned with a design that preserves an entrance which mirrors the entrance at the other side. Interior Space is not designed and tenant makeup is unknown but, this design, permits the type of entrance envisioned. Were able to take the emergency stairwell and have the exit lead into the lobby eliminating a door that has no presence on Myrtle.

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Landscaping

Perceive landscaping as two distinct spaces on Myrtle Street. Need at 13th Street for a focal point and not a location that encourages gathering or has any type of pedestrian activity or inviting pedestrian nature. Important to have something there with visual character and interest. Attempting to go with a landscape plan as they refine the public art concept and will return at 60% with more detail.

East Side

Intended and designed for retail use. Demand and interest in patio space with desire to tie it to Pioneer Corridor and recognize some potential for realignment. Significant portion of that corner would be paved to visually create a connection with similar paving to what is found in Pioneer Corridor including similar patterns for visual consistency. Design on the east side of building provides space allowing for sidewalk dining experience. If, when they come back at 60 percent with a user that doesn't want sidewalk dining space this would provide space allowing ability to address it with enhanced landscaping. Goal is to provide flexibility in light of the stated goals of the Pioneer Corridor Plan and the City's plans for the area as well as tie those uses together and into Simplot.

Committee Member Zabala's Comment

Spent a considerable amount of time and corrected the errors. Feel Babcock has taken the materials and bones shown before and made it significantly better with enhanced design relief due to the texture of proposed materials. Feel using materials and screening in different ways has enhanced the openness of it and at the same time created a visual context which is far more attractive.

DARIN BELL (BABCOCK DESIGN):

Parking Garage Renditions

Based on design previously presented but, with more detail. View looking from Front and 11th Street shows parking structure in context with a significant glass and masonry structure on corner. Wanted to illustrate how this might look at dusk because there will be some interesting lighting.

Anchor Tenant on Corner

Chamber of Commerce. Hoping for significant blade sign on corner as an entrance to their space.

Facade

Over glazing are a series of canopies which will offer some light and shadow.

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Masonry

Very distinct pattern. To provide interest (as shown on materials board) both honed and split face masonry units are used. Arranged in a pattern in alternating courses showing horizontal bands seen in the lighter color. Will provide interest to texture of building.

Simplot Building

Has nice textural elements more vertical in nature. Shows texture element horizontally which will be a nice compliment to what is across the street.

Left Facade

Middle of façade has perforated metal panel designed to give relief to upper floors of parking structure.

Front Street Elevation

Shows alternating bays of perforated metal panel and on left side masonry portion of tenant space on ground floor with glass tower. Provides vertical circulation to various levels of parking structure.

Basic Frame of Structure

Concrete with a cable rail at parking levels. Above office space facing 11th Street perforated metal panel comes down to just above windows whereas on other sides it comes down to a masonry wall which provides a barrier between sidewalk and parking structure.

Canopies on Masonry Portion.

Have added more detail. At top is a cornice with a metal finish. This detail is absent in previous presentation.

Retail Building

South of parking structure is fiber cement panel with woodgrain. Only change in addition to Mahogany color wood grain panel is a charcoal color wood grain panel. Stucco finish extended down to ground level replaced with a more durable fiber cement panel. Series of canopies and glazing wrap around four sides of building which relate to sidewalk and plaza.

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Office Building

Situated to provide significant plaza on corner and backdrop for art piece. Were asked to engage viewer as they enter the city. Visually interesting and not just typical box. A significant amount of glass with metal frame wrap corner to bring prominence to corner. Anticipate signage at top and have bumped up parapet wall. Composition is anchored into a protruding stair tower planned in a contrasting finish of a terra cotta colored panel. Rectangular forms wrap around building to give some interest with a lot of ribbon windows to maximize views from within.

GREG BAER (Landscape Architect):

Streetscape

Have maintained the 11th & 13th City Urban Concrete Standard. Match up with the City standards for Myrtle with the exception of the stair tower on the office building which faces the sidewalk. For functionality they have abutted the building to the sidewalk at this location. Extended the hardscape on 11th and Myrtle to maximize patio space for the building and in doing so they lost one tree at that location. Design matches up with JUMP to provide uniformity.

Plaza Space – 13th & Myrtle

Nice sized quarter-moon plaza space with place holder for public art. Plaza is back-dropped with mixture of flowering trees to provide color in spring and evergreens to provide color in winter. Corner of 11 & Myrtle will have a paver pattern with exact paver as used on Pioneer Corridor which connects to Parcel B from the south, crosses 11th Street and jumps over to the JUMP parcel. Original submittal has seat wall separating Pioneer Plaza from retail plaza. Seat wall has been omitted. A uniform finish grade throughout to allow opportunity for tenants and pedestrian access.

Screen Wall

3-foot high screen wall, 2-feet off back of curb and finished in materials reflective of building planned to tie two components together.

Sidewalk

Was added off west corner of the retail building to provide pedestrian connection to sidewalk along Myrtle.

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Interior

Center corridor has different texture. Plan is for stamped colored concrete at grade. Road will be at grade with sidewalk and for most part flush grade throughout while maintaining pedestrian connection between all four corners. Protect sidewalk with bollards and give appearance of traffic slow down. Pedestrian crossings in a couple of locations in colored stamped concrete. Have tried to maximize amount of landscape within the interior of the site.

Parking Lot

Typical parking lot with peninsulas at the end of the rows which will be landscaped closely to City standards. Have tried to place trees within tree grates. There is landscape area on west side of parking garage that has been added to soften that side of building.

GEOFF WARDLE: Conclusion, feels they've addressed 100 percent of the concerns with submission. Feel it balances the goals and elements of the various plans applicable to site, balances the various purposes intended for the site and, balances the public need for a significant parking facility on the west edge of downtown Boise.

CHAIRMAN MARSH: Thanked applicant for the nice renderings.

COMMITTEE MEMBER ZABALA: Asked how the undeveloped parcel will be left.

GEOFF WARDLE: Phasing is in flux but would be utilized for construction phasing. Clear phasing plan anticipated would be eastern portion and then the office building while being able to phase and have construction lay-down area on-site working around site in a clockwise manner. Based upon demand and for various elements it would be a seamless process over course of 3-4 years. If not, their commitment to the City is the same as it was with prior application which anticipated an open quadrant with all hardscape put in to the edge of building pad and sodded until ready to develop.

COMMITTEE MEMBER ZABALA: Asked if phasing plan would be done in clockwise fashion with a parking garage first.

GEOFF WARDLE: Confirmed parking garage and retail on eastern portion first and then moving to southwest quadrant which would necessitate staging everything on site.

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PUBLIC TESTIMONY

BRUCE BEDINGER: Stressed concerns over massing and gateway issues. Feels this is out of context for the site.

LARRY CROOKHAM: Shared concerns regarding the highly used intersection with traffic and pedestrian traffic on 11th.

PUBLIC PORTION CLOSED

CHAIRMAN MARSH: Concerned with visibility of the cars with the cable rail system adding the building almost showcases the cars and appears very unfinished. Noted he likes the perforated screen.

GEOFF WARDLE: Stated this is the second parking garage they've brought to the Commission with part of the reason being due to the criticisms they heard. Noted they utilized the screening to lighten and open it up adding it is a parking garage and every parking garage shouldn't look the same. Noted they like the metal screen and agreed they could work with the screen.

COMMITTEE MEMBER ZABALA: Shared Chairman Marsh's concerns that they went too far and cars too exposed added this will be the last impression as you leave downtown. Feels there is a need to obscure those vehicles with the use of a limited spandrel on the floor plates, more screening metal or something.

COMMITTEE MEMBER TALBOY: Echoed Mr. Crookham's concerns and asked if both exits come out to 11th Street.

GEOFF WARDLE: Confirmed entrances on 11th Street are aligned. Stated ACHD required them to mirror Simplot's exit adding they have an additional exit onto Front Street. Noted ACHD likes that p.m. peak hour the traffic will not go to 11th adding they will exit out to the drive aisle aligned with 11th and out onto Front at that location. Stated points of access is largely defined by what has previously been approved.

COMMITTEE MEMBER TALBOY: Asked where the cars will exit onto 11th at the peak p.m. hours.

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GEOFF WARDLE: Stated they have a drive aligned with 12th Street noting it is not 12th but, aligned with 12th and visually functions like 12th then exits into an ITD designated left-turn lane (low traffic lane). Added ITD was not amendable to a signal at that location and felt with existing signalization at 11th and 13th there would be an appropriate gap.

DAVID RUDEEN: Feels there is opportunity to cover a few more grills on the cars adding they did a nice job of creating a space that wasn't there before and likes the direction it is headed.

GEOFF WARDLE: Stated they are amendable to coming back at 60 percent adding the reason they like the metal screening utilized is it gives them flexibility in placement and visualization. Feels they can come back with something that will address the concerns.

CHAIRMAN MARSH: Clarified he does not have a problem with the metal perforated panels and feels it is a good alternate for screening adding the issue for him are the portions which just have cable rail and feels it looks unfinished.

COMMITTEE MEMBER ZABALA: Stated he doesn't know if they want to work with staff regarding the screening adding the Commission doesn't want them to get to far because it's a lot harder to back out.

GEOFF WARDLE: Agreed noting especially when ordering metal panel.

PUBLIC PORTION CLOSED

CHAIRMAN MARSH: Feels they've addressed concerns on office building and what was asked of them. Added retail pad is an under-utilized, single-story space on a downtown block and would like to having something in addition but, it is not on the table. Main concern is garage and screening of the cars. Feels the perforated metal panel is a nice treatment allowing light and airiness but, feels the cable rail shown is not sufficient.

COMMITTEE MEMBER RUDEEN: Stated making Front Street more pedestrian friendly with the perspective they've shown and how the building fronts that is much nicer than previously designed. Feels you can actually visualize yourself walking down the street and feels it is engaging with the residential unit on one side, an office space on the other side and the urban fabric everyone wants to see.

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COMMITTEE MEMBER ZABALA: Noted 13th is probably the only true north/south connection between the river and the north end at that location and feels it is important to encourage it as a pedestrian corridor although that particular location is terribly impacted by the traffic and unfortunately will never be solved. Added they can't forget the pedestrians, bicyclists and others who will move north and south. Feels if the pedestrian access is improved east and west along Myrtle and Front it would help the whole area develop beyond this square block.

COMMITTEE MEMBER TALBOY: Stated the design of the garage is a nice overall design and fits in well but, echoed the concern regarding the visibility of the cars.

COMMITTEE MEMBER ZABALA MOVED TO APPROVE DRH16-00079 WITH TERMS AND CONDITIONS CONTAINED IN THE PROJECT REPORT WITH THE ADDITION OF CONDITION:

1.B. AT 60-PERCENT CONSTRUCTION DOCUMENTS THE FOLLOWING SHALL BE PROVIDED:

4. DETAIL THE UPPER DECKS OF THE PARKING STRUCTURE, MODIFYING THE PROPOSED CABLE RAIL SYSTEM TO PROVIDE INCREASED OPACITY AND VISUAL SCREENING OF VEHICLES.

COMMITTEE MEMBER RUDEEN SECONDED.

APPROVED UNANIMOUSLY.