



## Planning & Development Services

Boise City Hall, 2nd Floor  
150 N. Capitol Boulevard  
P. O. Box 500  
Boise, Idaho 83701-0500

Phone: 208/384-3830  
Fax: 208/384-3753  
TDD/TTY: 800/377-3529  
Website: [www.cityofboise.org/pds](http://www.cityofboise.org/pds)

# WS

# MEMORANDUM

MEMO TO: **Boise City Design Review Committee**

FROM: **Josh Wilson  
Design Review Analyst  
Boise City Planning and Development Services**

RE: **DRH16-00079**

DATE: **August 3, 2016**

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### **Public Worksession**

### **DRH16-0007 / BVGC Parcel B, LLC**

Location: 1101 W. Front Street

Approval of sixty-percent (60%) construction drawings for the four-story, 600 stall parking structure with 10,000 square feet of office/retail space on the ground floor in a C-5DD (Central Business with Downtown Design Review) zone.

### **SUMMARY**

The applicant has submitted documents complying with a site specific condition of approval for DRH16-00079 requiring a public work session for approval of the sixty-percent construction drawings for the proposed parking garage structure. At the June 8, 2016 public work session, the Design Review Committee gave specific direction for the final design of the structure, voicing concerns over the transparency of the proposed screening and railing system, and the visibility of vehicles within the structure.

### **ANALYSIS**

The building elevations submitted for the work session address the transparency of the screening and visibility of vehicles within the garage by increasing the number of perforated panels on the exterior of the structure, and increasing the thickness of the exposed concrete edge of each parking deck. This adds opacity and substance to the structure, reducing the open vision of vehicles while not creating a flat wall with no visual interest. There will be a total of 133 panels on the exterior of the building, placed on twenty bays opposed to the previous total of nine. The office/retail storefront on the 11<sup>th</sup> Street elevation has been reconfigured with more vertical orientation to the door and window placement, a simplified application of glazing in coordination with the floor plan, and the canopies have been lowered in conjunction with the increased parking deck thickness. Additionally, the tower element at the northeast corner has been modified to separate the entrances to the stairwell and elevator, providing two street level canopies and more glazing. The remaining

outstanding items required to be addressed at sixty-percent drawings will come under separate submittal for the retail and office building components of the project.

### **RECOMMENDATION**

With the submitted drawings, the project complies with the applicable Site Specific Conditions of approval, Sections 11-7-3.1, 11-7-3.2 and 11-7-3.3 of the Zoning Ordinance, the goals and policies of the Boise City Comprehensive Plan, and the Boise Downtown Design Standards and Guidelines. The Planning Team recommends approval at the August 10, 2016 work session.

Revised Site Specific Conditions of Approval are listed below:

#### **Site Specific Conditions**

1. Compliance with the plans and specifications submitted to and on file in the Planning and Development Services Department dated received **March 8, 2016**, revised plans and specifications dated received **May 11, 2016**, and parking garage plans and elevations dated received **June 30, 2016** except as expressly modified by the following conditions:
  - a. Any trees within tree grates shall also use a suspended pavement system with a minimum soil volume of 500-600 cu ft. The soil used within the suspended pavement system will be required to meet City specifications which can be obtained from the Planning Team.
  - b. At 60-percent construction documents of each phase of the project, the following shall be provided:
    - i. Details showing a minimum of a 2-inch depth from the face of the glazing to the finish face of the surrounding material, with the exception of the curtain wall systems.
    - ii. A detailed planting plan showing species, quantities, and size at time of planting.
    - iii. Details showing all rooftop mechanical equipment screened to full height

# SPINK BUTLER

ATTORNEYS AT LAW

GEOFFREY M. WARDLE  
208.388.3321  
[GWARDLE@SPINKBUTLER.COM](mailto:GWARDLE@SPINKBUTLER.COM)

*Via Hand Delivery and Email*

July 12, 2016

RECEIVED

JUL 13 2016

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

PLANNING & DEVELOPMENT  
SERVICES

**Re: Submittal for 60% Construction Documents for Parking Garage Element of  
DRH16-00079  
SB Matter No. 23297.21**

Dear Mr. Wilson,

Pursuant to Site Specific Condition 1.b.4. in DRH16-00079, as approved on June 8, 2016, that at sixty percent (60%) construction documents, we return to “Detail the upper decks of the parking structure, modifying the proposed cable rail system to provide increased opacity and visual screening of vehicles” we do hereby make this submittal. We are progressing with the design of the parking garage and desire to comply with Site Specific Condition 1.b.4. As such, we provide for review and consideration revised elevations and perspectives for the parking garage, as well as the 60% design floor plans for the parking garage.

As discussed at the work session on June 8, 2016, we understand the Committee’s concern with the screening of vehicles, however, we also are attempting to design a parking garage that is lighter, less massive, and more open than what has been done previously. Additionally, we have sought to orient the screening vertically to offset the inherently horizontal design and configuration of a parking garage. As we have progressed towards finished construction documents, we have also made some additional modifications to the 11<sup>th</sup> Street commercial façade as noted below.

As such, we submit for your consideration the following documents:

Revised Elevations for Parking Garage;  
Revised Perspective of Parking Garage; and  
60% Design Documents – floor plans for Parcel B Parking Structure.

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

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JUL 13 2016

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SERVICES

With respect to the plans and specifications submitted to and on file in the Planning and Development Services Department **dated received March 8, 2016, and revised plans and specifications dated received May 11, 2016**, we have made the following modifications:

- The height of the exterior edge of the floors of the parking decks have been increased to 8" and additional structural elements on the east and west façades also provide additional screening of the underside of each deck on those façades, while providing greater horizontal definition especially on the 11<sup>th</sup> Street elevation;
- The increased depth of the structural elements on the eastern and western floor edges have been carried through and tied into the eastern and western stair and elevator towers at each level to provide horizontal interest;
- On the 11<sup>th</sup> Street façade at street level, windows, columns and awnings have been slightly reconfigured so that there is more vertical orientation of the storefront glass along 11<sup>th</sup> Street, slightly less random appearance of the door and window placement to better facilitate interior functionality, and the canopies have been modified to lower them slightly to offset the more substantial floor edge above;
- At the corner of 11<sup>th</sup> Street and Front Street, the entrances to the garage stairwell and elevator have been modified slightly so that they no longer share an entrance but instead have distinct entrances, with the upper floors cantilevering over the two separate entrances to provide a canopy for both entrances, with the result being that there is more glazing at the corner and greater space for pay stations at each floor level in the stairwell landings;
- Additional screening panels have been added to the garage for a total of 133 aluminum 3'-0" wide screening panels being placed on the exterior of the garage;
- The screening panels have been reconfigured so that instead of screening being placed over nine bays, we have expanded the screening to cover twenty bays to provide more coverage;
- The screening panels are typically spaced 2' apart, however we propose placing two panels immediately next to each other at various locations, so it appears that there are two sizes of panels being utilized 3'-0" and 6'-0" - the effect is that there would appear to be approximately forty five (45) large panels and forty three (43) small panels used on the various elevations;
- The screening panels will be configured so that the number of panels and spacing of the panels varies from bay to bay, and the number, space, and perceived size of panels are configured in a somewhat random manner;
- The screening panels will also be configured so that larger openings in the screening along the various elevations identify the location of the access points to the garage for both pedestrians and vehicles to reinforce the entrance locations;
- The screening panels have been oriented to provide the greatest screening to views from 11<sup>th</sup> Street and Front Street on the north and east elevations, providing the greatest visual screening to vehicles that are stopped at 11<sup>th</sup> Street and headed onto the Connector, recognizing that the improvements on the western and southern portion of

July 12, 2016  
Josh Wilson  
Design Review Planner  
BOISE CITY PLANNING & DEVELOPMENT SERVICES  
Page 3

the site will further screen the garage on those elevations from Myrtle Street and 13<sup>th</sup> Street; and


- The sheer walls that were formerly on the exterior of the garage have been relocated to the interior which should make the perimeter less massive and provide greater opportunity for visual interest with the metal panels.

We believe that the foregoing modifications address the Committee's concerns and satisfy the Site Specific conditions for DRH16-00079.

Additionally, we recognize that we will still need to make submittals consistent with the Site Specific Conditions for DRH16-00079, and that although we are submitting now for the 60% approval of the parking garage, we will submit for the 60% approval of the landscaping, retail building and office at a later date addressing those outstanding Site Specific Conditions.

We look forward to returning to the Committee. Please schedule this matter for the August hearing date.

Sincerely,



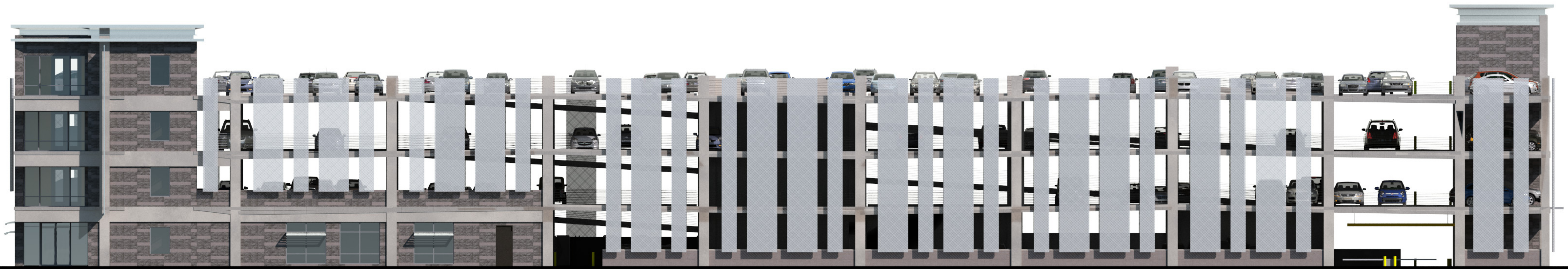
Geoffrey M. Wardle  
GMW:g

Enclosures

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JUL 13 2016

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SERVICES



NORTH ELEVATION



SOUTH ELEVATION



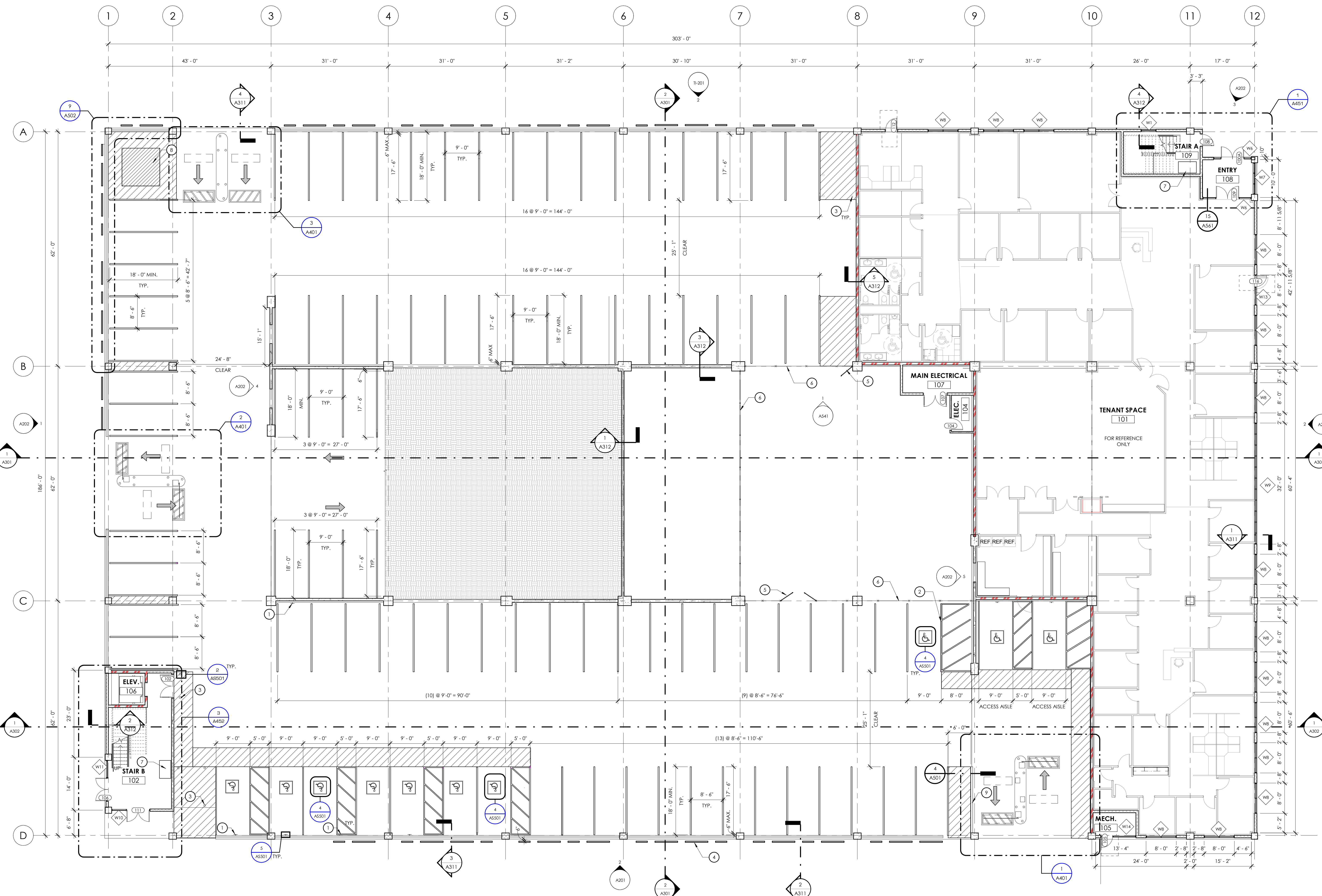
EAST ELEVATION





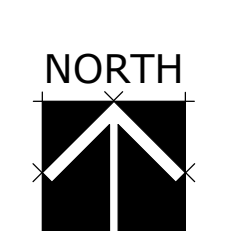
WEST ELEVATION





TOTAL PARKING SPACES = 86

1 FLOOR PLAN - LEVEL 1  
1/32" = 1'-0"



**FLOOR PLAN GENERAL NOTES**

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- SEE DOOR AND WINDOW SCHEDULES FOR SIZES, TYPES, AND FINISHES. HARDWARE, ETC.
- FOR BUILDING CODE REQUIREMENTS OR FIRE/SMOKE REQUIREMENTS, SEE 'G' SHEETS.
- ALL FIRE RATED WALLS TO BE LABELED AS FIRE RATED. LABEL TO BE PLACED ABOVE CEILING LINE.
- SEE WALL TYPE CONSTRUCTION DETAILS ON SHEET A611 AND ADDITIONAL DETAILS ON SHEETS A612 AND A613 FOR WALL TERMINATIONS, ETC.
- HINGE SIDE OF DOORS ARE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
- ANY COLUMN FURRING TO BE TIGHT TO COLUMN UNITS.
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**SHEET NOTES**  
NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

- ADA PARKING SIGN
- PAINTED STRIPES - 4" TYP.
- BOLLARDS - SEE DETAIL 2/A401
- PERFORATED ALUMINUM PANEL
- CHAINLINK FENCE GATE
- CHAINLINK FENCE
- PAY KIOSK
- HOUSEKEEPING PAD - COORDINATE WITH MEP
- CONC. CURB

**FIRE RATING LEGEND**

(No shading)	NON RATED
(Diagonal lines /)	SMOKE PARTITION (NON RATED)
(Diagonal lines \)	1 HR FIRE RATED
(Cross-hatch)	1 HR FIRE-SMOKE RATED
(Dense cross-hatch)	2 HR FIRE RATED
(Dense cross-hatch with dots)	2 HR FIRE-SMOKE RATED

babcock design group  
 stamp  
**PARCEL B PARKING STRUCTURE**  
 or  
**GARDNER COMPANY**  
 FRONT STREET AND 13TH STREET  
 BOISE, ID 83702  
 sheet number:  
**A112**

date: JULY 14, 2016  
 project number:  
 project status:  
 permit set  
 original drawing: 3/17/14  
 revision: 1/13/2016 5:08:07 AM  
 22 Echelon's Place, Suite 103, Boise, ID 83702  
 800 West Main Street Suite 940, Boise Idaho 83702 P: 208-424-7675  
 www.babcockdesign.com

FLOOR PLAN GENERAL NOTES

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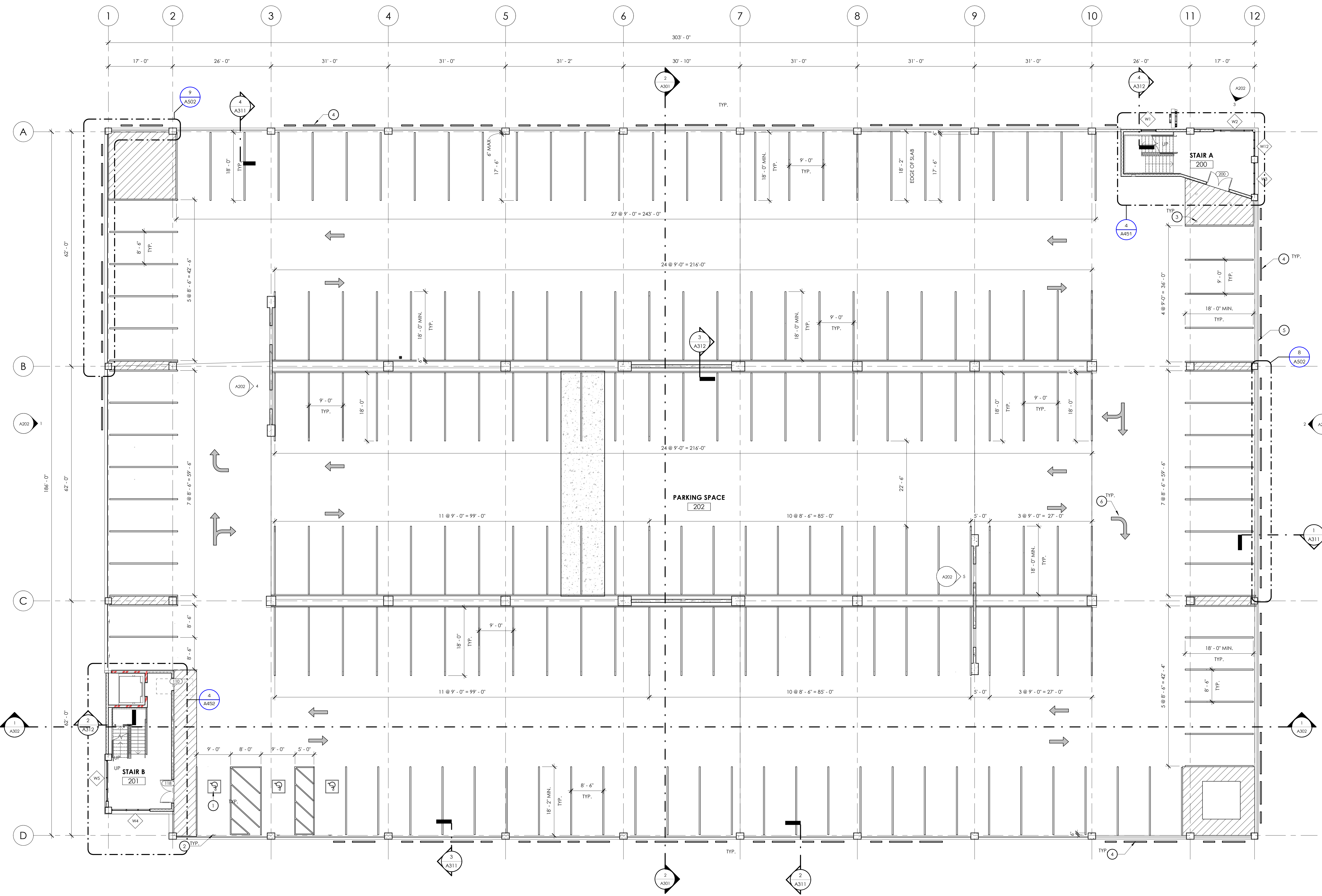
SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

- ADA HANDICAP PARKING PAINTED SYMBOL
- ADA PARKING SIGN
- BOLLARDS - SEE DETAIL 2/AS4501
- PERFORATED ALUMINUM PANEL
- 1" CMU BLOCK
- PAINTED DIRECTIONAL SYMBOLS

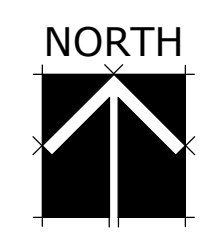
FIRE RATING LEGEND

[Solid Line]	NON RATED
[Dashed Line]	SMOKE PARTITION (NON RATED)
[Red Diagonal Hatching]	1 HR FIRE RATED
[Red Diagonal Hatching]	1 HR FIRE-SMOKE RATED
[Red Diagonal Hatching]	2 HR FIRE RATED
[Red Diagonal Hatching]	2 HR FIRE-SMOKE RATED



TOTAL PARKING SPACES = 182

1 FLOOR PLAN - LEVEL 2  
3/22 - 1.0'



babcock design group  
**PARCEL B PARKING STRUCTURE**  
 GARDNER COMPANY  
 FRONT STREET AND 13TH STREET  
 BOISE, ID 83702  
 sheet title: **LEVEL 2 FLOOR PLAN**  
 sheet number: **A122**  
 date: JULY 14, 2016  
 project number:  
 project status: PERMIT SET  
 stamp:  
 800 West Main Street Suite 940, Boise Idaho 83702 P: 208-424-7675 www.babcockdesign.com  
 22 Exchange Place, Suite 103, Chicago, IL 60611 P: 801-531-1174  
 800 West Main Street Suite 940, Boise Idaho 83702 P: 208-424-7675 www.babcockdesign.com

FLOOR PLAN GENERAL NOTES

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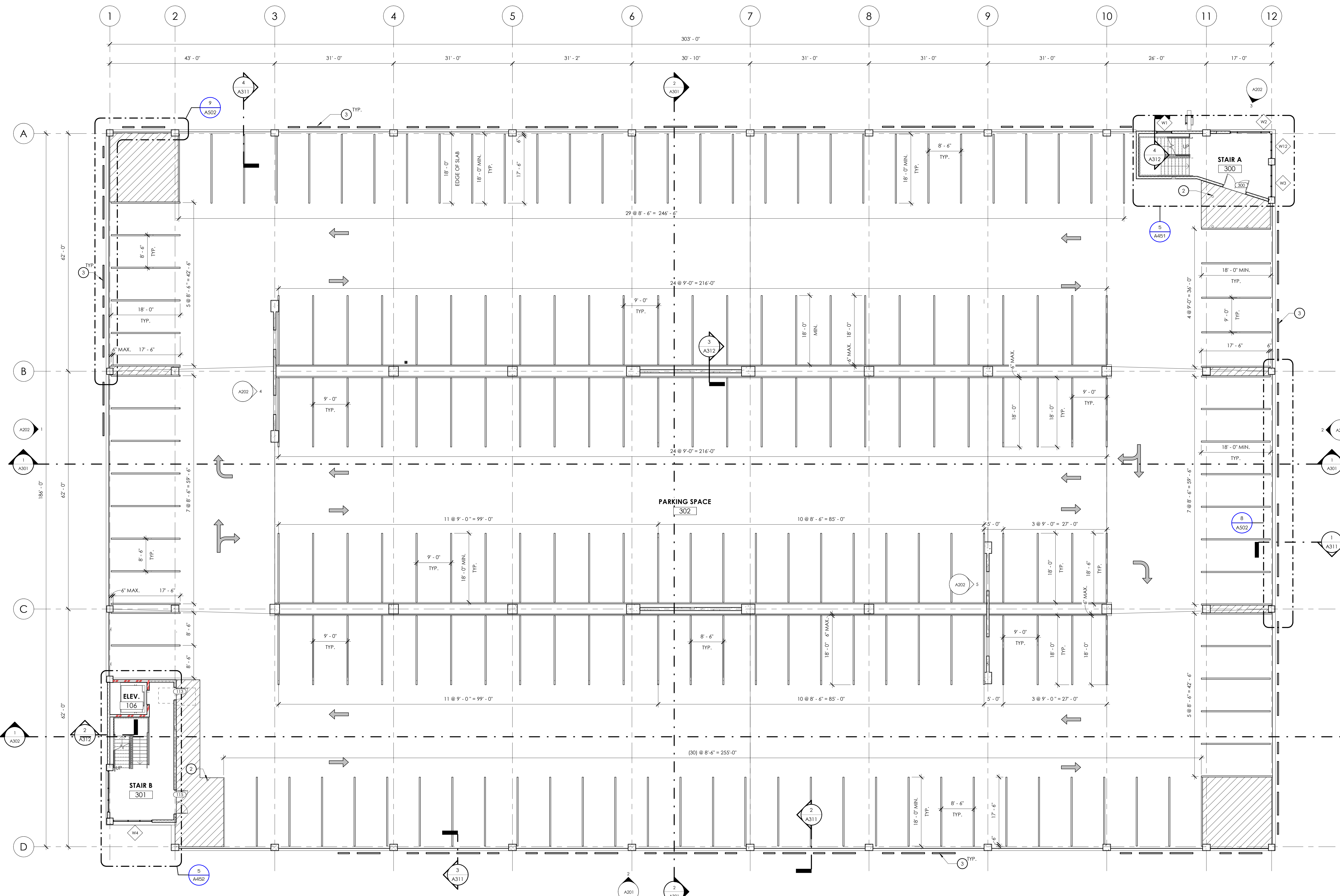
SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

- 1 PAINTED DIRECTIONAL SYMBOLS
- 2 BOLLARDS - SEE DETAIL 2/AS4501
- 3 PERFORATED ALUMINUM PANEL

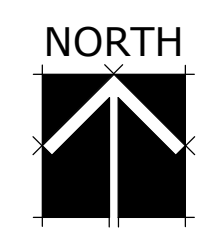
FIRE RATING LEGEND

[Symbol]	NON RATED
[Symbol]	SMOKE PARTITION (NON RATED)
[Symbol]	1 HR FIRE RATED
[Symbol]	1 HR FIRE-SMOKE RATED
[Symbol]	2 HR FIRE RATED
[Symbol]	2 HR FIRE-SMOKE RATED



TOTAL PARKING SPACES = 185

1 FLOOR PLAN - LEVEL 3  
3/22/11-Q



babcock design group  
 stamp  
**PARCEL B PARKING STRUCTURE**  
 or  
**GARDNER COMPANY**  
 FRONT STREET AND 13TH STREET  
 BOISE, ID 83702  
 sheet number:  
**A132**  
 sheet title:  
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 22 Echelon Place, Suite 101, Boise, ID 83725  
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**FLOOR PLAN GENERAL NOTES**

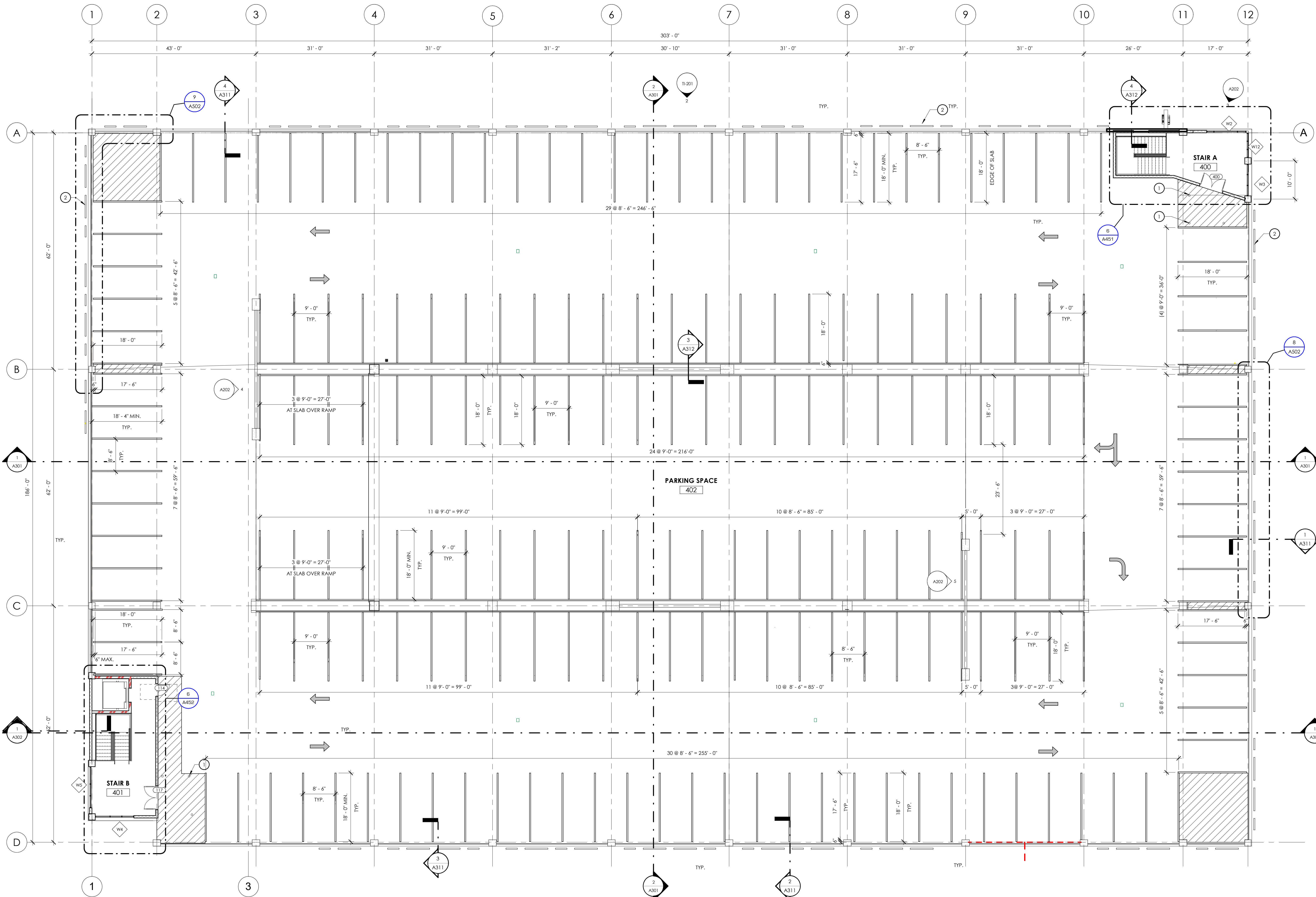
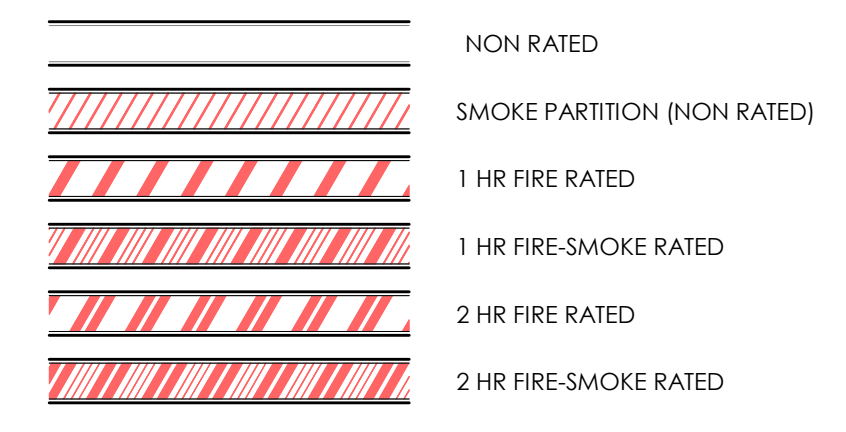
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- FOR BUILDING CODE REQUIREMENTS OR FIRE/SMOKE REQUIREMENTS, SEE 'C' SHEETS.
- ALL FIRE RATED WALLS TO BE LABELED AS FIRE RATED. LABEL TO BE PLACED ABOVE CEILING LINE.
- SEE WALL TYPE CONSTRUCTION DETAILS ON SHEET A611 AND ADDITIONAL DETAILS ON SHEETS A612 AND A613 FOR WALL TERMINATIONS, ETC.
- HINGE SIDE OF DOORS ARE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
- ANY COLUMN FURRING TO BE TIGHT TO COLUMN UNDO.
- ALL CONSTRUCTION SHALL CONFORM TO AND STRICTLY COMPLY WITH ALL APPLICABLE CODES, COVENANTS, RESTRICTIONS, AND OTHER REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
- IN NO EVENT SHALL THE CONTRACTOR SUBMIT A STANDARD CONSTRUCTION DETAIL FOR A DETAIL SPECIFIED IN THESE DOCUMENTS WITHOUT THE APPROVAL IN WRITING FROM THE ARCHITECT. THE CONTRACTOR SHALL BRING ALL WORK INTO CONFORMITY WITH THE CONSTRUCTION DOCUMENTS, AS THE ARCHITECT ORDERS, BEFORE APPROVAL OF THAT PORTION OF THE PROJECT WILL BE GRANTED.
- BRACE ALL CEILINGS AND NON-LOAD BEARING WALLS AS REQUIRED.
- CONTRACTOR TO COORDINATE ALL FLOOR PENETRATIONS WITH ALL TRADES. ALL PENETRATIONS ARE TO BE 2-HOUR FIRE STOPPED.
- COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER, DATA, AND OTHER SYSTEM LOCATIONS AND REQUIREMENTS.
- THE FURNITURE AND OTHER F.F.E. SHOWN ON DRAWINGS IS SCHEMATIC AND IS ONLY TO BE USED FOR REFERENCE ONLY. THE CONTRACTOR SHALL COORDINATE THE FINAL LOCATION OF ELECTRICAL OUTLETS AND OTHER NEEDS WITH THE OWNER AND ARCHITECT, PRIOR TO INSTALLATION.
- THE ELEVATOR AND SHAFT SHOWN IN DOCUMENTS IS BASED ON THE HYDSENKRUPP SYNNESS MRL 3500H HYDRAULIC ELEVATOR. SHAFT AND PIT DIMENSIONS SHALL BE COORDINATED WITH THE EXACT MAKE AND MODEL OF THE ELEVATOR BY THE GENERAL CONTRACTOR.

**SHEET NOTES**

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

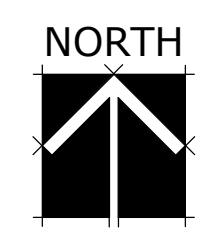
- BOLLARDS - SEE DETAIL 2/ASA501
- PERFORATED ALUMINUM PANEL

**FIRE RATING LEGEND**



TOTAL PARKING SPACES = 191

1 FLOOR PLAN - LEVEL 4  
3/22/16



**babcock design group**  
**PARCEL B PARKING STRUCTURE**  
 GARDNER COMPANY  
 FRONT STREET AND 13TH STREET  
 BOISE, ID 83702  
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 800 West Main Street Suite 940, Boise Idaho 83702 P: 208.424.7675 www.babcockdesign.com