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Planning & Development Services

August 11, 2016

Geoffrey Wardle
BVGK Parcel B, LLC
101 S. Capitol Boulevard, Ste. 1700
geoff@gardnercompany.net

RE: **DRH16-00079 / 1101 W. Front Street**

Dear Applicant:

This letter is to inform you of the action taken by the Boise City Design Review Committee on the request for 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.

The Committee, at their work session of August 10, 2016, voted to approve your request. Based on the findings included in the Project Report, the Committee concluded your project complies with 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.

Enclosed is a copy of the Conditions of Approval, as well as the Findings of Fact, included in the Project Report. Please be advised detailed Findings can be reviewed in the Planning and Development Services Department on the 2nd floor of City Hall.


May we also take this opportunity to advise you of the following:

- a. This approval will not take effect until after the appeal period has lapsed.
- b. A Building Permit will be required from the Building Division prior to construction.
- c. If this Design Review Permit is not acted upon by the commencement of construction or extended, pursuant to the Boise City Code, within eighteen months, it will become null and void without further notification from this department.
- d. A decision or condition of a Committee Level Design Review may be appealed to the Planning & Zoning Commission within ten (10) calendar days from the date of the Committee's action. The Appeal must be written, accompanied by the appropriate fee, and submitted to the Boise City Planning and Development Services Department prior to the deadline set forth herein. Appeal Application Forms are available in the Planning Department on the 2nd floor of City Hall.

- e. A decision of the Planning and Zoning Commission may then be appealed to the Boise City Council. Once the Council makes a final decision, the landowner may request a regulatory taking analysis for that decision and/or conditions within 28 days following such final decision in accordance with Section 67-8003 of the Idaho Code.

If you have any questions, please feel free to contact me at 384-3772.

Sincerely,



Josh Wilson
Design Review Planner
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

JW/nh

Attachments:

- Conditions of Approval
- Findings of Fact

cc: Scott Simplot / ssimplot@yahoo.com
Maggie Soderberg / msoderberg@gmail.com
Mary Jane Daluge / mjdaluge@me.com
Bruce Bedinger / brucebedinger@gmail.com
Janet Holmes / holmes.janet@gmail.com
Frank Sahlein / fsahlein@gmail.com
Capt. Thomas Coker / thomas.coker.2@us.af.mil
Matthew Peters / rhetoricstyle21@yahoo.com

Conclusion and Recommended Conditions

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.

Findings

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 11th 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.