



## I. CALL TO ORDER

PRESENT: Rudeen, Talboy, Aguilar, Zabala  
ABSENT: Marsh, Vaughn, Smith

## II. MINUTES APPROVAL

1. Design Review Committee Minutes - Committee Meeting - Jun 14, 2017 6:00 PM

## III. NEW BUSINESS

1. | DRH17-00213 | Afton Condo | Michael Hormachea | Location: 611 S. 8th Street & 620 S. 9th Street | Modification of Phase 2 of the Afton Condo Development removing one level of parking for a total of five-stories, with one level of enclosed parking at grade and four levels of condominium units above the parking for a total of 35 units in a C-5DD (Central District with Downtown Design Review) zone.

Andrea Tuning presented project report noting applicant's requested modifications. Recommendation to approve with conditions contained in project report with amendments to Conditions 1.a. and 1. i.

Michael Hormaechea (Applicant): Spoke to Condition 1.e. and their desire to remove the retail space originally proposed in Phase 2 and propose in lieu of retail space a public art space. Applicant has been communicating with Boise City Arts Department.

Committee concerned with diminished form of what was originally approved.

Michael Hormaechea: Noted they have had a lack of interest in retail space.

Committee asked if retail could possibly happen in the future rather than delete it altogether.

Andrea Tuning confirmed this was a possibility.

Michael Hormaechea: Concerned residential issues may arise with future retail installation.

Andrea Tuning: Noted it does not have to be retail but, the City wants to see the corner activated.

Committee Member Zabala: Feels some of the subtle changes have improved the project but, concerned with the removal of originally approved retail space and the lack of activation on the corner. Reluctant to back away from the retail requirement originally placed on project.

Committee Member Aguilar: Concurred with Commissioner Zabala's comments. Believes one of the criteria with this project was it would be a catalyst for future development in the area and feels it is important to keep the integrity of the original proposal and staff's recommendations.

Chairman Rudeen: Added the Committee shouldn't give up on the idea of master planning something for the future noting whoever owns that perimeter needs a plan to know how it could be built out once they get to the point the demand is there.

Michael Hormaechea: Requested the Committee consider modifying the language to not be specific to retail but, to consider other uses such as mixed use or live-work to allow flexibility. Also asked if the Committee might consider amending the size requirement. To accommodate the 2,000-square feet they will need to modify the entire building as it is currently drawn and it would encroach into what they currently have as owner, bicycle storage and the mechanical equipment rooms on the south edge.

Moved to approve DRH17-00213 subject to the findings of fact, conditions of approval and site specific conditions of approval contained in the project report with the following modifications:

- 1.a., Provide 22-feet of backup space for all parking drive aisles or obtain a variance from the Boise City Planning & Zoning Commission allowing a deviation from this standard.
- 1.e., Provide approximately 1,400 to 2,000 square feet of mixed-use space on the ground floor of the proposed building with glazing on 9th and River Streets.
- 1.i., Provide a landscape planter that is a minimum of 8-feet in width that will extend the entire length of the property. The sidewalk width shall also be a minimum of 8-feet in width with the exception of a 25-foot +/- section adjacent to the corner of the building.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Thomas Zabala, Committee Member
<b>SECONDER:</b>	Jessica Aguilar, Committee Member
<b>AYES:</b>	David Rudeen, Robert W. Talboy, Jessica Aguilar, Thomas Zabala
<b>ABSENT:</b>	James Marsh, Hilary Vaughn, Jason Smith