



**BOISE CITY DESIGN REVIEW COMMITTEE
HEARING MINUTES
SEPTEMBER 11, 2019**

I. CALL TO ORDER

PRESENT: Marsh, Aguilar, Zabala, Rudeen, Talboy, Zuckerman
ABSENT: Semple

II. MINUTES

1. Design Review Committee Hearing Minutes / August 14, 2019

RESULT:	ACCEPTED
MOVER:	Tom Zabala, Committee Member
SECONDER:	Dana Zuckerman, Committee Member
AYES:	Marsh, Aguilar, Zabala, Zuckerman
ABSTAIN:	Rudeen, Talboy
ABSENT:	Ben Semple

III. DEFERRAL

2. **DRH19-00332 / Greg Ferney - Storage Development, LLC**

Location: 1250 S. Division Street

Construct a four-story multi-family residential building with 127 units and structured parking on property located in an L-OD (Limited Office with Design Review) zone. Josh Wilson

RESULT:	TABLED [UNANIMOUS]	Next: 11/13/2019 6:00 PM
MOVER:	David Rudeen, Vice-Chair	
SECONDER:	Jessica Aguilar, Committee Member	
AYES:	Marsh, Aguilar, Zabala, Rudeen, Talboy, Zuckerman	
ABSENT:	Ben Semple	

IV. CONSENT AGENDA

1. **DRH19-00312 / Blake Fischer - Idaho Grit, LLC**
Location: 2406 S. Liberty Street
Construct two pre-engineered single-story industrial buildings totaling approximately 32,000 square feet with associated site improvements on property located in an M-1D (Limited Industrial with Design Review) zone. Katelyn Menuge

3. **DRH19-00344 / Richard Brown - Designer Floors**
Location: 654 W. McGregor Drive
Construct an approximately 30,140 square foot two-story industrial building with associated site improvements on property located in an M-1D (Limited Industrial with Design Review) zone. Katelyn Menuge

5. **DRH19-00352 / Mychal Gorden - Summerlin Desert, LLC**
Location: 7373 S. Federal Way
Construct a self-service storage facility with six buildings totaling approximately 103,622 square feet and associated site improvements on property located in a C-2D (General Commercial with Design Review) zone. Katelyn Menuge

6. **DRH19-00355 / Jason Tomlinson - Idaho Power**
Location: 11350 W. Franklin Road
Construct an approximately 19,692 square foot single-story training facility with associated site improvements on property located in an M-1D (Limited Industrial with Design Review) zone. Katelyn Menuge

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Rudeen, Vice-Chair
SECONDER:	Jessica Aguilar, Committee Member
AYES:	Marsh, Aguilar, Zabala, Rudeen, Talboy, Zuckerman
ABSENT:	Ben Semple

V. NEW BUSINESS

4. **DRH19-00351 / Sean Yentsch - Penske Truck Leasing**
Location: 652 E. Gowen Road
Construct an approximately 19,740 square foot single-story industrial building with associated site improvements on property located in an M-1D (Limited Industrial with Design Review) zone. Josh Wilson

Josh Wilson (City of Boise): Presented project report noting the applicant is in agreement with terms and conditions with the exception of the condition requiring weather protection over entrance.

Committee Member Zuckerman: Asked how weather protection is applicable.

Josh Wilson: Stated that weather protection over the primary entrance is a requirement for commercial buildings adding they also provide for facade articulation and changes in materials.

Committee Member Zuckerman: Asked if the requirement is a functional or design requirement.

Josh Wilson: Stated it is a functional requirement with some design element.

Brandon McDougald (Kimley Horn & Associates, Inc. / 215 S. State Street, Ste. 400, SLC, UT): Testified they have a shared access which will tie into the commercial tire building and they will work with the Ada County Highway District (ACHD) to determine if they are comfortable with the proposed connection into that and the other proposed full-movement access onto Gowen Road. They will work with adjacent property owner to secure this but will need to clarify if there is anything in place prior to those conversations.

Stated regarding weather protection there is an interior vestibule that they feel provides that weather protection and they would like to keep the building as currently designed.

No public testimony.

Public portion of hearing closed.

Chairman Marsh: Stated it appears the standards are more on appearance noting it does help break up the building and adds shadow relief as well helps visitors identify where the front door is.

Committee Member Zuckerman: Disagreed adding she likes how clean the front of the building looks noting adding things muck up the clean lines of industrial buildings and make them look dated. Handicap parking indicates the entrance is near and feels the designers know their business and their customers.

Committee Member Zabala: Stated he feels an awning expanding three feet out with the spandrel width and two adjoining windows fulfill the requirement of the ordinance. Noted he feels more shadow with the front entry and the minimal protection it provides would be helpful.

Committee Member Zabala moved to approve DRH19-00351 with terms and conditions contained within the project report with deletion of Condition 1.d.

Committee Member Rudeen seconded.

Committee Member Zuckerman: Asked if all other requirements that are generally applicable are waived except for the weather protection.

Committee Member Zabala: Confirmed. All site-specific conditions are in place with the exception of condition 1.d.

RESULT:	APPROVED [5 TO 1]
MOVER:	Thomas Zabala
SECONDER:	David Rudeen, Vice-Chair
AYES:	Marsh, Aguilar, Zabala, Rudeen, Talboy
NAYS:	Dana Zuckerman
ABSENT:	Ben Semple

7. **DRH19-00356 / Kelli Lakey - Pivot North Architecture**

Location: 505 W. Bannock Street

Construct an approximately 15,100 square foot three-story mixed-use restaurant and office building on property located in a C-5DD (Central Business with Downtown Design Review) zone. Josh Wilson

Josh Wilson (City of Boise): Presented project report and recommends approval with conditions contained in project report.

Committee Member Rudeen: Asked when window penetrations are allowed or encouraged on the east/west wall up against a property line and if there is a circumstance where the parking lot gets developed, is the developer going to be faced with restrictions because those windows exist and they need to provide access to the light that they've already created.

Josh Wilson: Stated no. Added the only circumstance where there would be restriction on the adjacent lot is if an easement was granted to that property or a no-build easement that would hold

the building off those windows. Noted that would be negotiated with the property owner.

John King (Applicant / 306 N. Mobley Drive): Presented presentation stating the site is off the edge of downtown with pedestrian activity more south. Shared a view of the streetscape adding they will continue the large sidewalk planters in front of their building. Showed improved alley view, existing parking lot and surrounding properties.

Stated owners are not developers, live in Boise and want to build a restaurant. Showed images and described various aspects of proposal.

Committee Member Zabala: Addressed applicant noting it is a nice project and they did a great job on it. Suggested on the visible/prominent windows they could add some trim.

John King: Stated they are close to the zero-lot line, adding there is a jog against the parking so they may have some opportunity there for some depth or relief.

Chairman Marsh: Asked applicant to describe the HVAC screen.

John King: Stated they are working on that and they know they need to screen as it is a condition. Added some of the kitchen equipment will be handled there and they want to make sure the venting and smells are taken care of by getting going up or to the alley.

Committee Member Zuckerman: Stated she loves they are putting in windows and recognizes the great expense and design feature. Addressed the property on the corner, stating she assumes the parking lot won't be a parking lot much longer. Voiced her approval of the project.

John King: Shared that the owner tried to acquire the corner and do a swap adding Diamond Parking of Seattle is the owner and they are hanging onto it tightly.

No public testimony

Public portion closed

Chairman Marsh: Stated with the comments heard it appears the Commission is in support. Asked if the Commission would like to add any conditions regarding the trim.

Committee Member Zabala: Stated his comments were just suggestions. Feels they are a good design team with a committed owner adding fine tuning will happen on its own as they get into more detail with the project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Thomas Zabala
SECONDER:	Jessica Aguilar, Committee Member
AYES:	Marsh, Aguilar, Zabala, Rudeen, Talboy, Zuckerman
ABSENT:	Ben Semple

VI. ADJOURNMENT