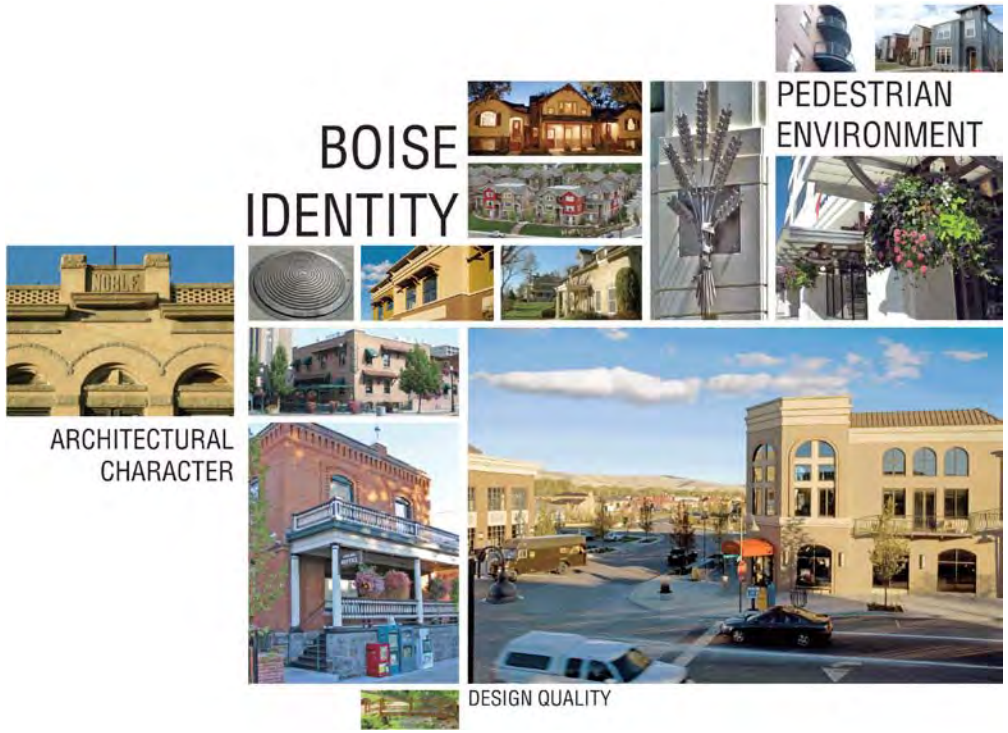
Boise Citywide Design Standards and Guidelines

Adopted April 2013



BOISE
CITY OF TREES

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Preface

Overview

Purpose of design standards & guidelines

This document was authorized by the City Council as a major implementation tool of the Comprehensive Plan and the various neighborhood plans. Overall, this document intends to:

- Provide clear objectives for those embarking on the planning and design of development projects within Boise City;
- Promote compact, walkable development patterns;
- Promote the improvement and revitalization of existing mixed-use *activity centers*;
- Promote original and high quality design;
- Enhance the character and function of Boise's streets;
- Promote building and site design that fits into the context of established neighborhoods;
- Promote sustainable design principles;
- Promote design that enhances the "sense of place" for neighborhoods;
- Increase the awareness of design considerations amongst the citizens of Boise; and
- Maintain and enhance property values within Boise.

Who must comply with the design standards & guidelines

- All non-residential and *multifamily* development within the City, except for projects within the Downtown Planning Area defined in "Fig. 1-1. These standards and guidelines apply to all planning areas within the city limits except for downtown." on page iv
- For building additions and remodels, see Page vi

What exactly do the design guidelines address?

While the zoning code addresses the types of land uses that are allowed in particular areas and the intensity of development, the design guidelines will address the following elements for new development:

- Building location and orientation (what does development look like from the street) - (see Chapter 2 and Section 3.1)
- Internal circulation (walkways, internal drives, etc.) - (see Sections 3.2 and 3.3)
- Site design elements (internal open space, service areas, pedestrian amenities, etc.) - (see Chapter 3)
- Building design (character, scale, details, and materials) - (see Chapter 4)
- Landscaping (planting standards, buffer treatments, and maintenance) -

  (see Section 3.8).

How is the Document Organized?

This document was organized into four primary chapters to address the key elements of site and building development. A fifth chapter includes definitions for key terms (which are *italicized* throughout the document except when used in a title/header). The Appendix includes supplemental maps associated with Section 2.1.

How do the Standards and Guidelines Apply to My Development?

First, the standards and guidelines herein apply to all non-residential and *multifamily* (see definition in Chapter 5) development within the City, except for projects within the Downtown Planning Area defined in "Fig. 1-1. These standards and guidelines apply to all planning areas within the city limits except for downtown." on page iv. For additions, remodels, and site improvements associated with them, see "How are Building Additions and Remodels Applied?" on page vi below to determine how the provisions herein apply.

Second, determine the block frontage standards for the property. Find the subject property in the block frontage maps in Section 2.1 to determine what type of block frontage standards apply to the development (then go find the applicable standards in Section 2.2), if any future internal connections are required (if so, see Section 3.2 for applicable standards), and whether the site is identified as a gateway or high visibility street corner (if so see Section 3.6 for applicable standards).

Third, review the provisions of Chapters 3 and 4 (building design and site design elements, respectively), which apply to all new development unless otherwise noted. For example, some provisions apply only to buildings with ground floor commercial uses, while others apply only to *multifamily* buildings. For such examples, the applicability is stated up front.

Also, note that some provisions may only apply to particular types of uses or developments. A good example involves the *façade articulation* standards, which include separate provisions for commercial or mixed-use buildings and *multifamily* buildings.

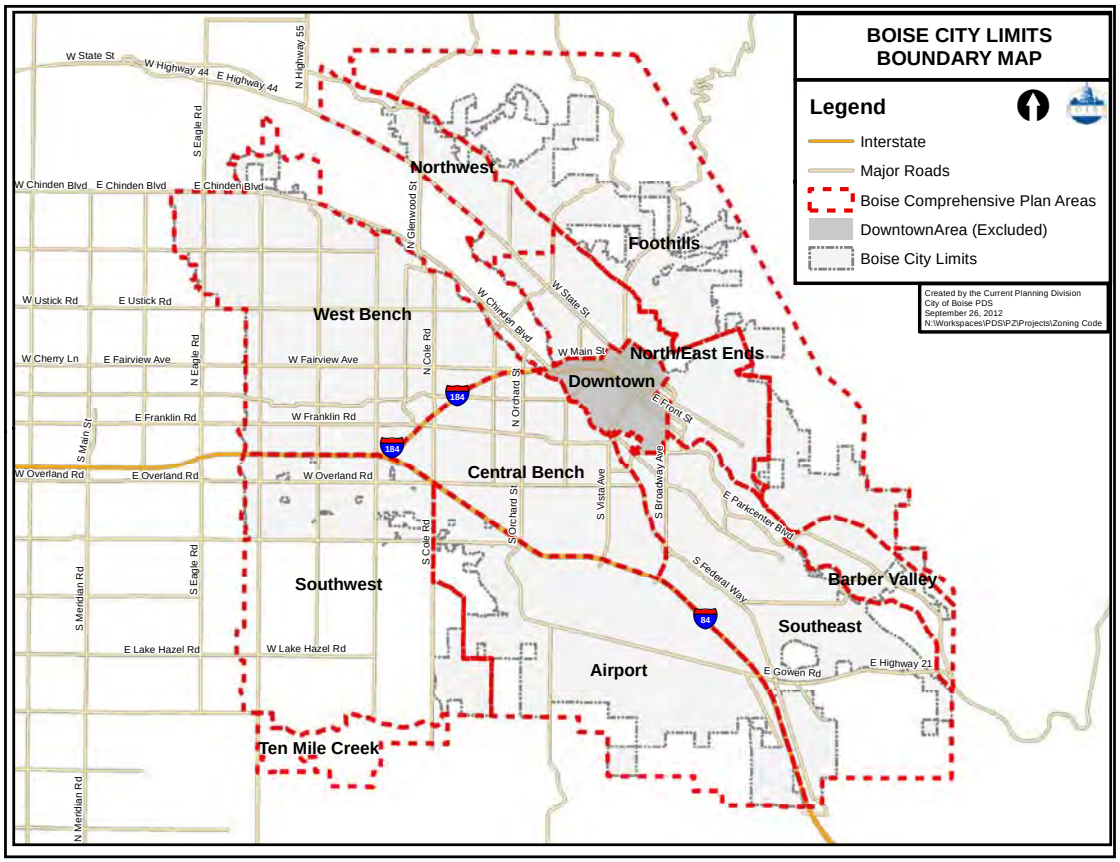


Fig. 1-1. These standards and guidelines apply to all planning areas within the city limits except for downtown.

Standards, Guidelines & Departures – What Do They Mean?

This document was crafted to provide clear minimum design standards, while integrating necessary provisions that allow some flexibility. Below is a description of key components of this document:

Intent statements – are overarching objectives associated with a particular set of standards/ guidelines. For example, the intent statement for the building elements and details section is "To encourage the incorporation of design details and small-scale elements into building *facades* that are attractive at a pedestrian scale".

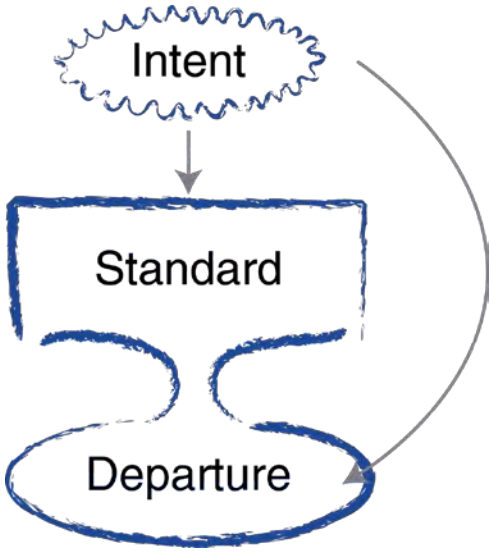
Standards – are required provisions. They feature language such as "shall", "must", is/are required", or is/are prohibited". Some standards feature a number of different ways to meet the code (toolbox approach). Provision 4.2.1, regarding *façade articulation,* is a good example. While most standards are easily quantifiable, there are some standards that provide a level of discretion in how they are complied with. In the latter case, the applicant must demonstrate in writing how the project meets the intent of the standard(s).

Guidelines – are voluntary provisions. They feature language such as "should", "is/are recommended", or "is/are encouraged". Provision 4.1.1 is an example: Promote architectural diversity.

Provision – is simply the term that refers to the specific standard or guideline number in this document. It may also refer to standards and guidelines in a general sense.

Departures – are provisions that allow an applicant to propose an alternative means of compliance with a specific standard, provided they meet the "intent" of the standard. The symbol ➲ indicates standards that include a *departure* opportunity. Specific *departures* often come with additional criteria to aid applicants in designing projects and ultimately helping the governing authority make decisions on them.

Also, graphics are utilized heavily throughout the document to help clarify the written standards.



What's the Relationship to Boise Municipal Code & the Comprehensive Plan?

The design standards and guidelines herein are intended to supplement the Title 11 of the Boise Municipal Code. Whereas the zoning provisions in Title 11 address land use, density, and certain dimensional standards, the provisions herein largely focus on site and building design issues. Where there is a conflict between the provisions herein and Title 11, zoning ordinance shall apply.

How are Building Additions and Remodels Applied?

For building additions, remodels, and site improvements, three different thresholds have been established to gauge how the standards herein are applied to such projects:

A. Level I Improvements include all exterior remodels, building additions, and/or site improvements commenced within a three year period (based on the date of applicable permit issuance) that affect the exterior appearance of the building/site and/or increase the building's gross floor area by up to 50 percent. The requirement for such improvements is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building *façade's* siding, then the siding shall meet the applicable exterior building material standards, but elements such as building *articulation* would not be required.

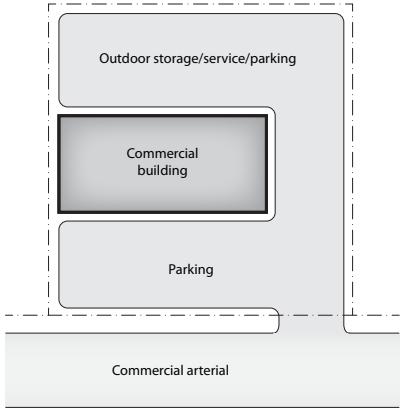
B. Level II Improvements include all improvements commenced within a three year period (based on the date of applicable permit issuance) that increase the building's gross floor area by more than 50 percent, but not greater than 100 percent. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II Improvements. For example, if a property owner of an existing home (in a zone allowing a mixture of uses) wants to convert the home to an office and build an addition equaling 75 percent of the current building's gross floor area, the following elements would apply:

1. The location and design of the addition/ remodel shall be consistent with the Block Frontage provisions of Chapter 2, except in cases where the existing building is set back too far from the street to physically allow for the addition's conformance. In such cases, the building additions are allowed provided they do not increase any current non-conformity and generally bring the project closer into conformance with the standards;
2. Comply with applicable site design elements in Chapter 3 such as vehicular and pedestrian connections, parking design, private open space, site edges, and service area design. The language "all standards that do not involve repositioning the building or reconfiguring site development" is intended to allow the City some discretion in how these provisions are implemented depending on the unique conditions and constraints on the site combined with the scope of the project; and
3. Comply with all building design provisions of Chapter 4, except architectural scale and materials provisions related to the existing portion of the building where no exterior changes are proposed. The entire building shall comply with building elements/details, materials, and *blank wall* treatment standards of Sections 4.3 and 4.6, respectively.

C. Level III Improvements include all improvements commenced within a three year period (based on the date of applicable permit issuance)that increase the building's gross floor area by more than 100 percent. Such developments shall conform to ALL applicable standards.

"Fig. 1-2. Illustrating examples of each of the three improvement thresholds on a site." on page vii on the following page illustrates a development example of each type of improvement threshold on a site.

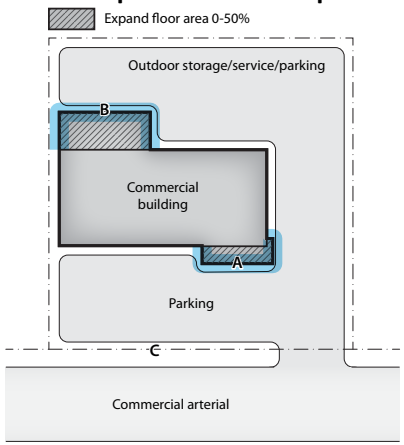
Existing



Pre-existing non-conformities:

- Parking in front of building
- No pedestrian connection to entry
- Doesn't meet streetscape and landscaping standards
- Facade doesn't meet standards

Level I Improvement Example

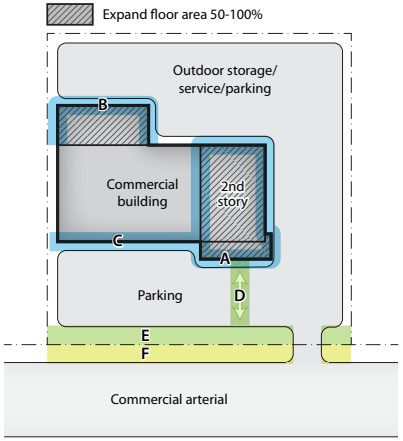


A. Entry addition meets facade and building design/materials standards (Section 2.2 and Chapter 4)

B. Rear addition meets applicable building design/materials standards (Chapter 4)

C. Sidewalk and landscaping improvements are encouraged but not required.

Level II Improvement Example



A. Entry addition meets facade and building design/materials standards (Section 2.2 and Chapter 4)

B. Rear addition meets applicable building design/materials standards (Chapter 4)

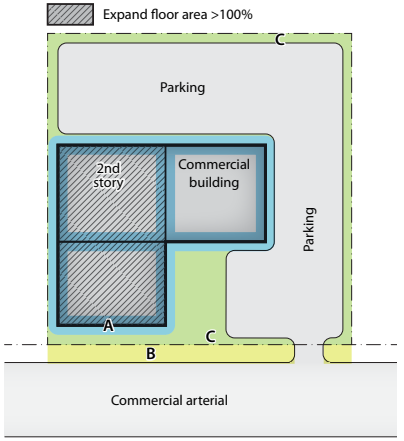
C. Facade upgraded to meet applicable facade, building design/materials standards (Section 2.2 and Chapter 4)

D. Pedestrian access improvements per Section 3.2

E. Parking lot landscaping improvements per Table 3.8.3

F. Sidewalk improvements per Section 2.2

Level III Improvement Example



A. Entire building meets applicable facade and building design standards (Section 2.2 and Chapter 4)

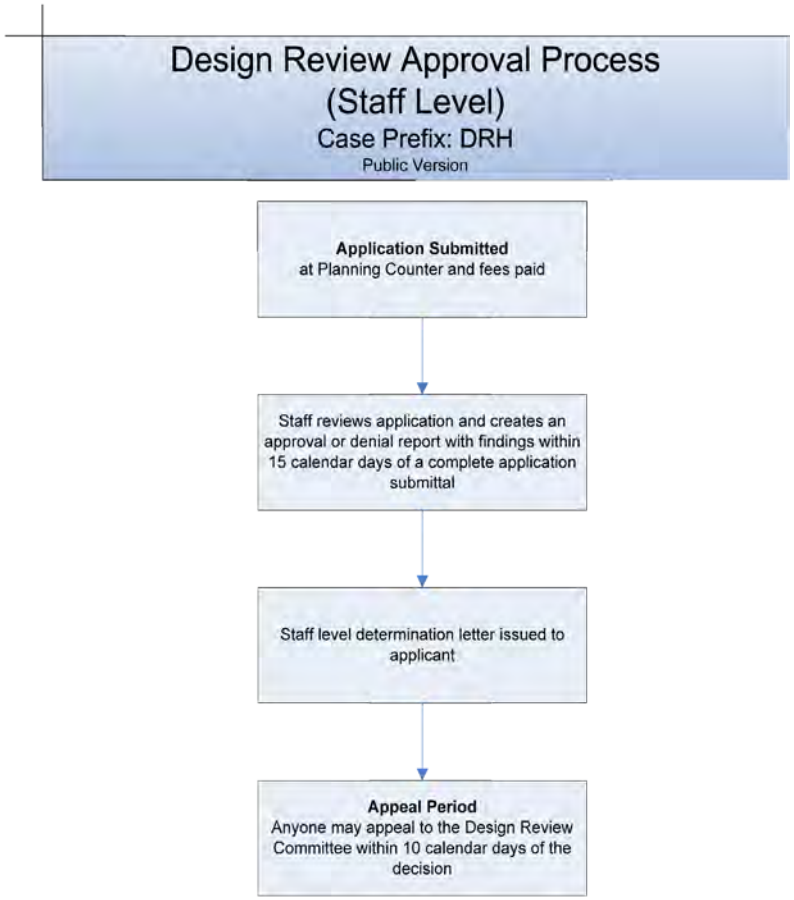
B. Sidewalk improvements per Section 2.2

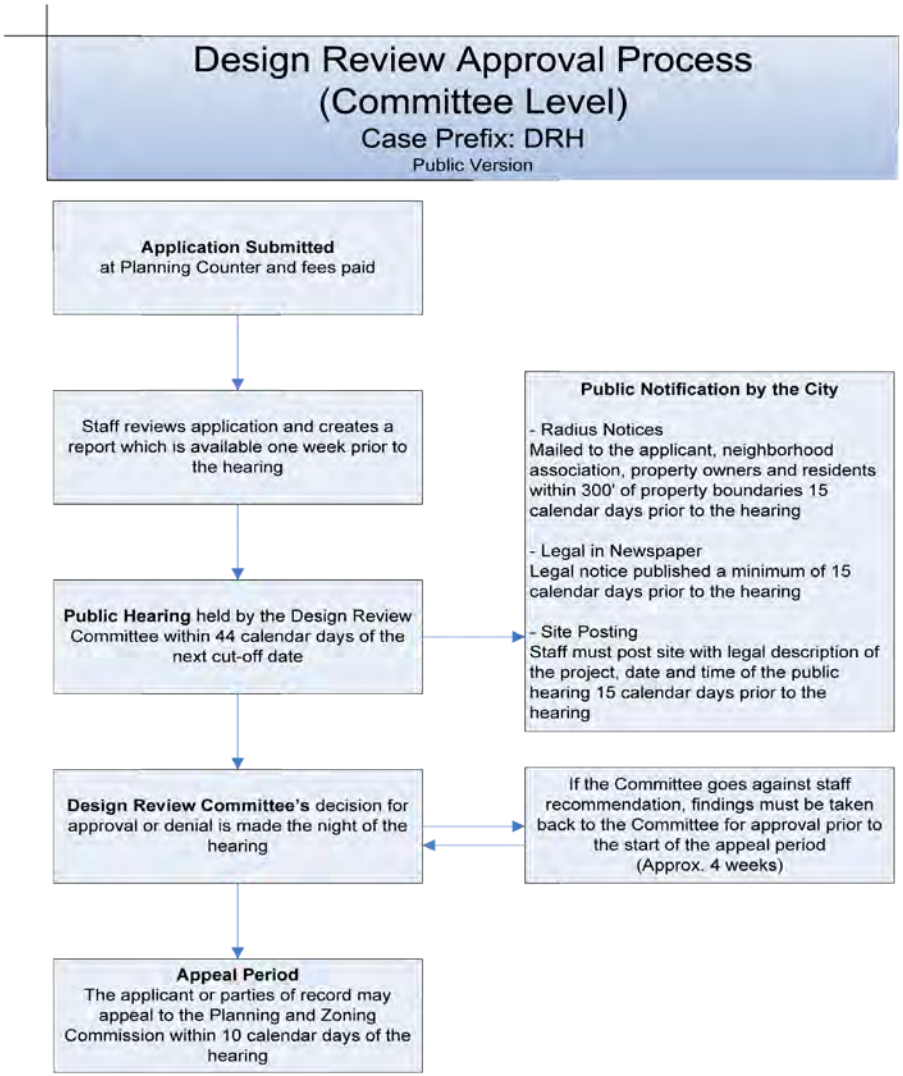
C. Site design conforms with block frontage provisions (Chapter 2).

Fig. 1-2. Illustrating examples of each of the three improvement thresholds on a site.

How Does the Design Review Process Work?

The charts below diagram the design review approval process under BCC 11-03-04.12. The tresholds for level of review are under BCC 11-03-04.12 B.





1 Context & Considerations

Purpose & Content

The purpose of this chapter is provide early guidance to applicants in designing projects – first taking into account the site's unique context and natural systems.

The sections in this chapter include:

1.1 Site Context
1.2 Sustainable Design

1.1 Site Context

Applicant considerations in designing a project

The very first step for prospective project applicants in developing plans is to take stock of the site's unique context, including its planning and regulatory context, surrounding land uses and physical context, and the unique constraints and opportunities of the site itself. Below is a checklist that applicants are encouraged to use to assess the site prior to developing a project. Early conversations with City staff, local community groups, and adjacent property owners, residents, business owners and workers will be useful in helping to answer these questions and determining the best approach in developing a site.

Question/Issue	Answer
1. What is the planning and regulatory context?	
a. Comprehensive Plan Land Use Designation? (see Comprehensive Plan)	
b. Comprehensive Plan – Applicable goals and policies? (see Comprehensive Plan)	
c. Adopted neighborhood plan for area and associated goals/policies? (see Neighborhood section of City's website)	
d. Zoning and key land use/density/dimensional parameters? (see BCC 11-04.)	
e. Block frontage designation? (see Section 2.1)	
f. Other key applicable standards?	
2. What are the surrounding uses and context?	
a. What is the site are area's role within the City in terms of use mix, access, development intensity, geography and environmental conditions? (see Comprehensive Plan and conduct site analysis)	
b. What condition are the surrounding uses in? Were they recently developed? Are they likely to be redeveloped in the near term or longer term? (conduct site analysis)	
c. Assess the transportation context, including vehicular, transit, and non-motorized elements: What are the conditions, challenges, and opportunities? Are there distinct access patterns that should be maintained, and/or are there significant access gaps that can be enhanced? (conduct site analysis)	
d. Are there distinctive attributes of the neighborhood that should be followed? This could include architectural, landscaping, building/street relationship, signage, and/or special design details. (conduct site analysis)	

Question/Issue	Answer
e. How do the current uses and features surrounding the site affect or impact the site? Furthermore, if there are plans for surrounding properties or one or more surrounding sites are prime for redevelopment, how will that affect this site? (conduct site analysis and discuss issue with Planning Department staff)	
f. Are new streets or internal circulation routes needed within the site to handle impacts and/or to improve neighborhood circulation? (conduct site analysis and discuss issue with Planning Department staff)	
g. What is the character, condition, and challenges/opportunities associated with the street or streets fronting/surrounding the site? (conduct site analysis and see the Livable Street Design Guide and Ada County Master Street Map).	
3. What are the constraints and opportunities of the site, itself?	
a. Are there unique geographical/environmental constraints and/or opportunities associated with the site? For example, are there on-site wetlands? Special views? Challenging topography and/or distinctive rock outcroppings? Solar access and wind patterns also need to be considered. (conduct site analysis)	
b. What, if any, existing uses and/or features on-site should be preserved and integrated into a development? (conduct site analysis)	
c. Are there any historical buildings or features or special history associated with the site that might be integrated with the development? (contact Planning Department and review GIS information)	
d. What are the access challenges and opportunities associated with site development? (conduct site analysis and discuss issue with Planning Department and ACHD staff)	

1.2 Sustainable Design

Standards, Guidelines, Approaches, and Considerations

Sustainability needs to be integrated into the project's design from the very beginning. Use the natural systems and features of the site and its surroundings as a starting point in designing a project. Applicable standards, guidelines, approaches, and considerations:

Sustainability Issue/Approach	Standard or Guideline(s)
ENVIRONMENTAL ELEMENTS	
1. **Sunlight:** Take into account solar access and shade when designing buildings, landscaping, and site features.	Applicants shall demonstrate how the configuration of the site/buildings (where applicable) responds to the site's unique solar access conditions.
2. **Wind:** Analyze wind patterns on-site to determine optimal site and building layouts/designs.	Applicants shall demonstrate how wind patterns were factored into the design of the development, if applicable.
3. **Energy:** Examine energy options and consider how energy choices influence building and site layout and design.	Applicants shall describe techniques used to minimize the energy used in the development and maintenance of the project (where applicable).
4. **Water:** Integrate and enhance natural water features, where present, with new development. Explore site and building layout concepts that reduce the demand for water use.	For sites containing natural water features, the applicant shall demonstrate how such features are integrated and enhanced with the development. The applicant shall also demonstrate how the site and building layout reduces the demand for water.
5. **Drainage:** Use site drainage elements as an amenity to the site. Examples include drainage swales, green roofs and walls and fountains of recycled water.	Applicants shall demonstrate how site drainage elements have been designed and integrated as an environmental and visual amenity to the development. BCC 08-15.
6. **Plants & habitat:** Incorporate existing trees and habitat into new development. New materials should be native or water-wise.	Applicants shall describe efforts to integrate existing plants and habitat into the development, where applicable. BCC 11-07-05. See Section 3.8 herein for landscaping design provisions.
DEVELOPMENT/IMPROVEMENTS	
7. **Land use mix:** Considering the site's context and zoning, what permitted uses are most appropriate given market conditions, community needs, neighborhood compatibility, and transportation concerns?	The applicant shall describe how the proposed development/use mix responds to the unique market conditions, community needs, neighborhood compatibility, and transportation conditions.
8. **Connectivity:** Configure the site to enhance access to and through the site to reduce vehicular trips. For example, is there an opportunity for a through block pedestrian connection, which would make it easier for residents to access transit, bicycle trails, schools, and/or commercial services?	The applicant shall demonstrate how the proposal conforms to connectivity goals and requirements. BCC 11-07-04.
9. **Food production:** Where residential uses, food stores, and restaurants are being considered, integrate space for vegetable gardens on the site. It could include rooftop gardens over restaurants and small courtyard garden plots for apartment residents – providing access to fresh foods.	The applicant shall describe techniques and/or features of the development proposal that allow future site users to integrate spaces for food production. BCC 11-06-07.04E.

2

Block Frontages & Community Design Framework

Purpose & Content

The purpose of this chapter is:

- To provide standards will help to reinforce existing and desired development patterns intended to implement the Comprehensive Plan and adopted neighborhood plans;
- To design sites and orient buildings with an emphasis on character and creating a comfortable walking environment; and
- To provide standards that recognize that recognize the need for a hierarchy of streets and block frontages.

The sections in this chapter include:

2.1 Community Design Framework Maps
2.2 Block Frontages and Standards

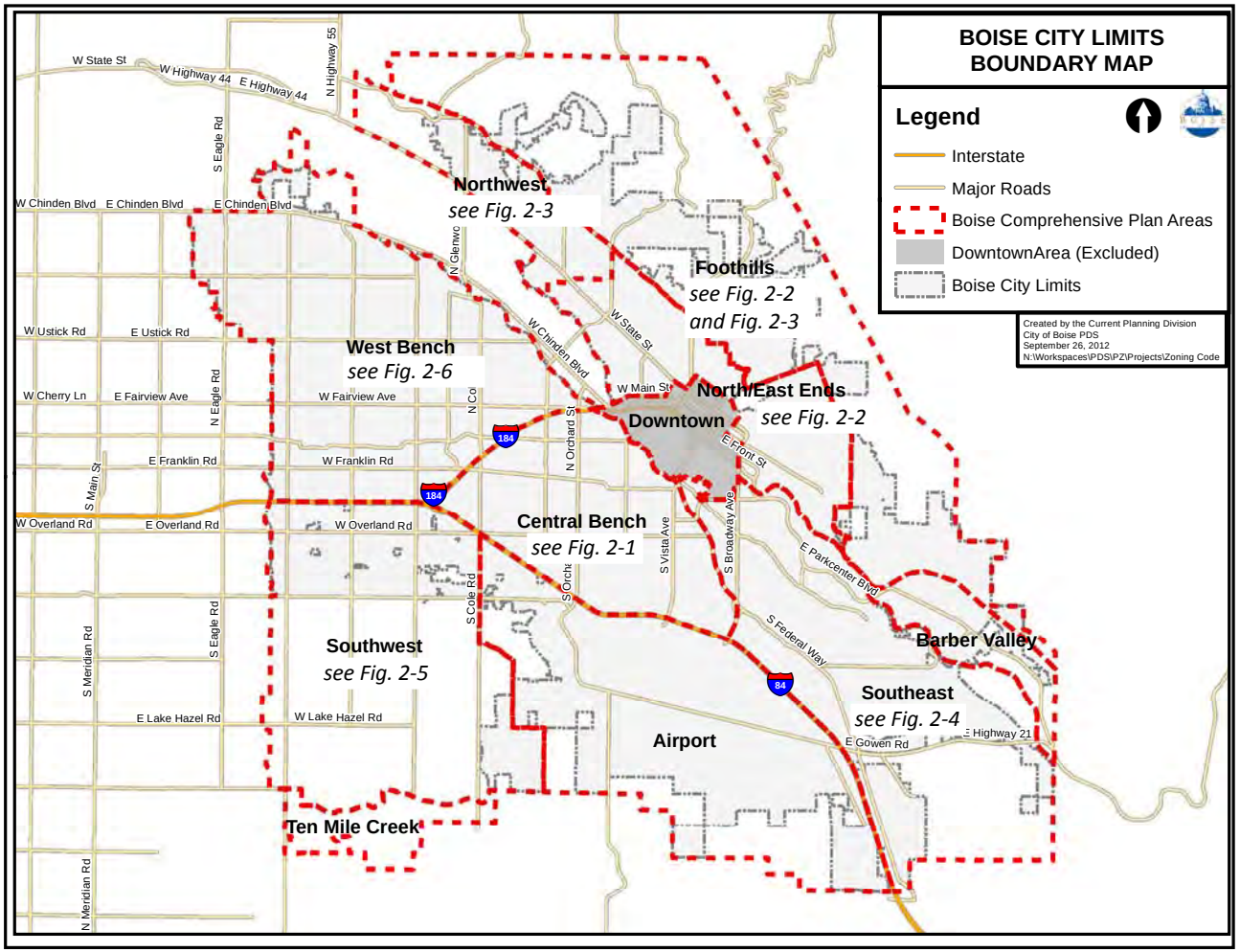
Chapter Overview

This Chapter includes design provisions that guide the look and feel of development when viewed from the street. The provisions herein recognize that there are a hierarchy of different street/block frontage types ranging from the pedestrian-oriented *storefronts* (such as 8th Street in downtown and Bown Road in Bown Crossing) to arterial streets/frontages (such as W Fairview Avenue) that warrant greater flexibility in the design of frontages. The block frontage standards address streetfront elements including building location and orientation, parking lot location, window transparency, weather protection, and landscaping.

The community design framework maps also identify future internal connections to be implemented with redevelopment activity and high visibility street corner sites that warrant special design treatment. Ultimately, these "form-based" provisions will help to reinforce existing and desired development patterns intended to implement the Comprehensive Plan and adopted neighborhood plans.

2.1 Community Design Framework Maps

Below is an overview map of the applicable planning areas within Boise. Fig. 2-1 through Fig. 2-6 include community design framework maps for each of the applicable planning areas. Each of the community design framework maps for the planning areas include detail maps of key districts or areas which are located in the Appendix.



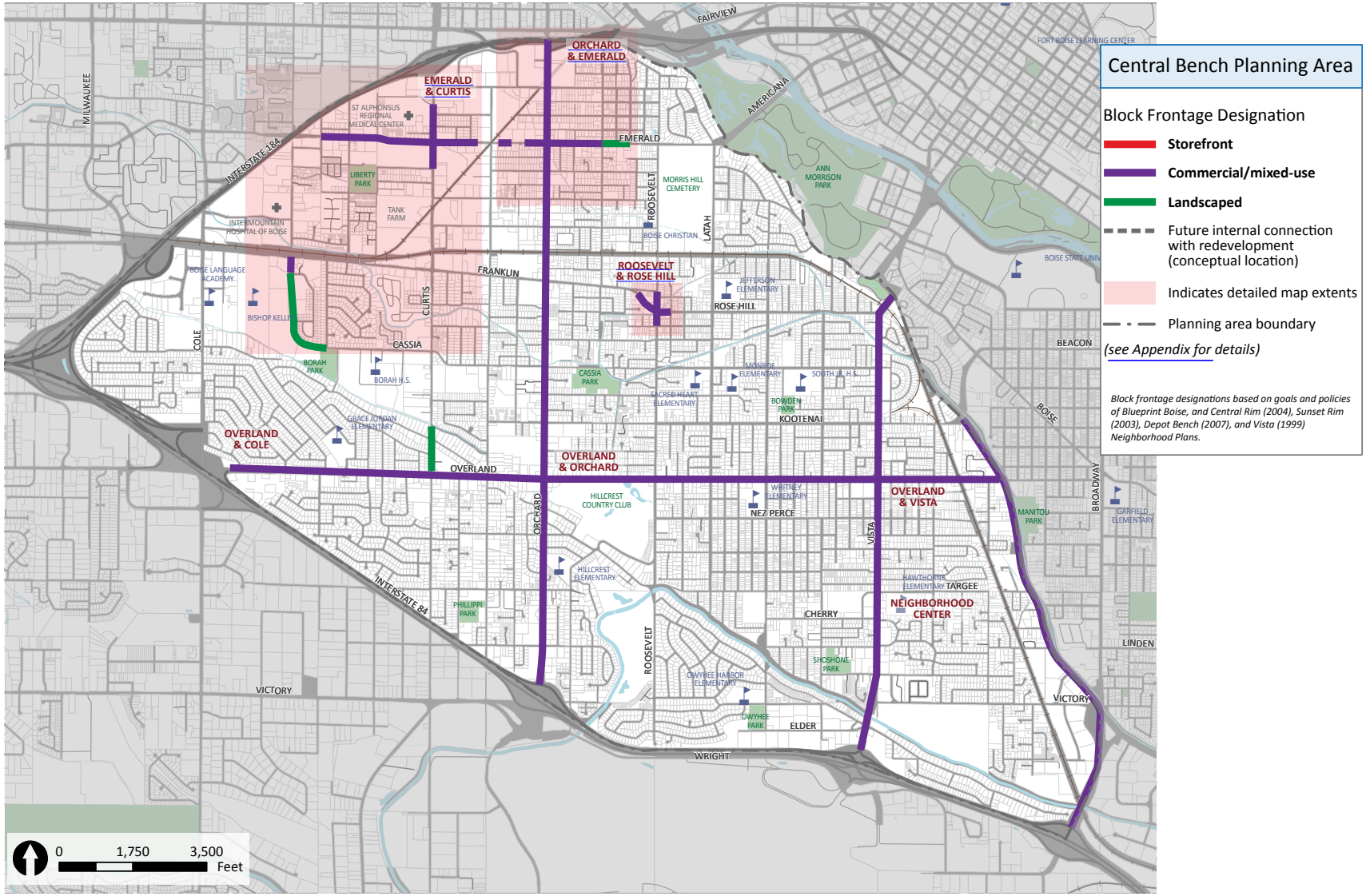


Fig. 2-1. Central Bench.

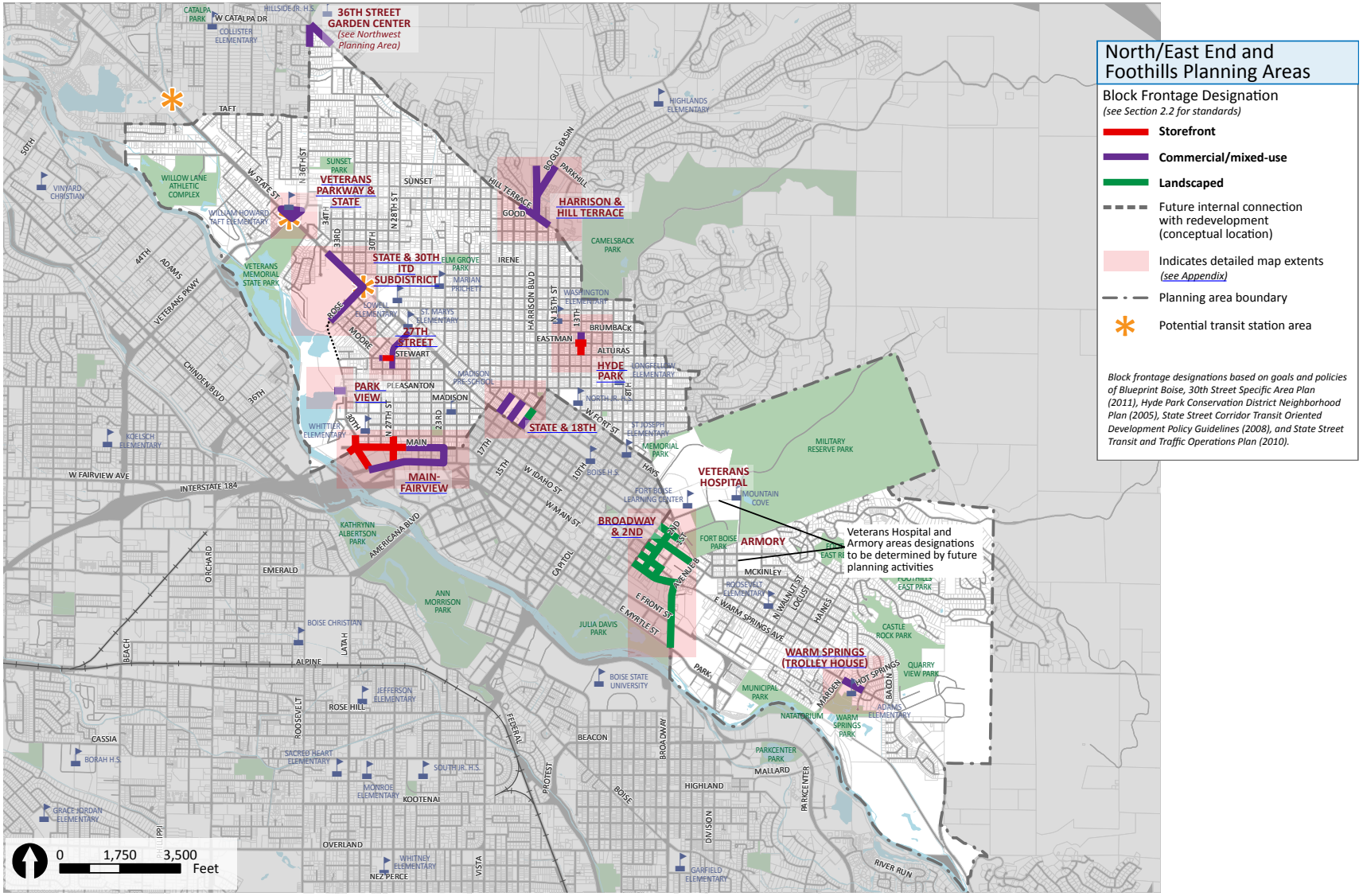


Fig. 2-2. North East End.

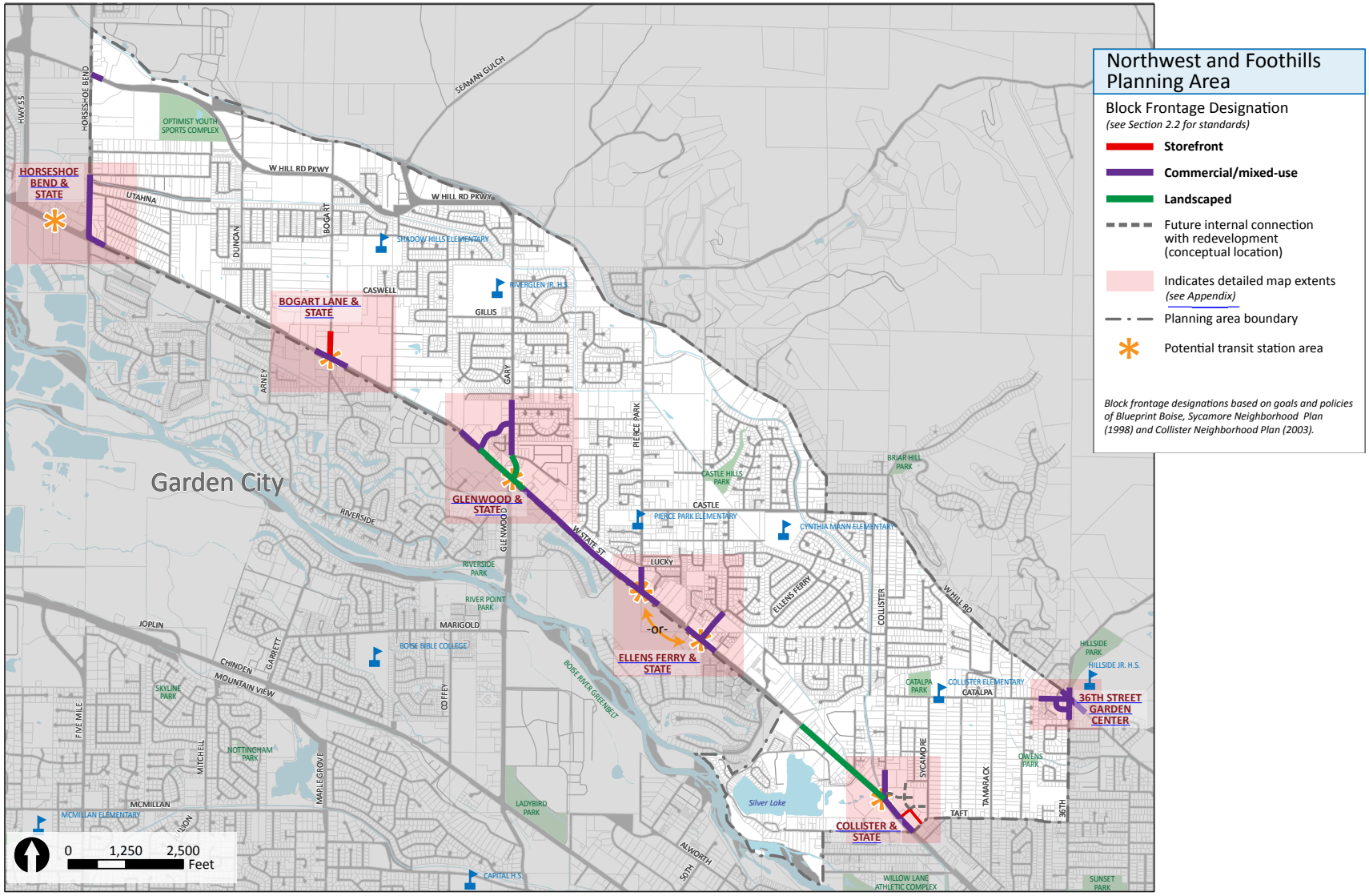


Fig. 2-3. Northwest.

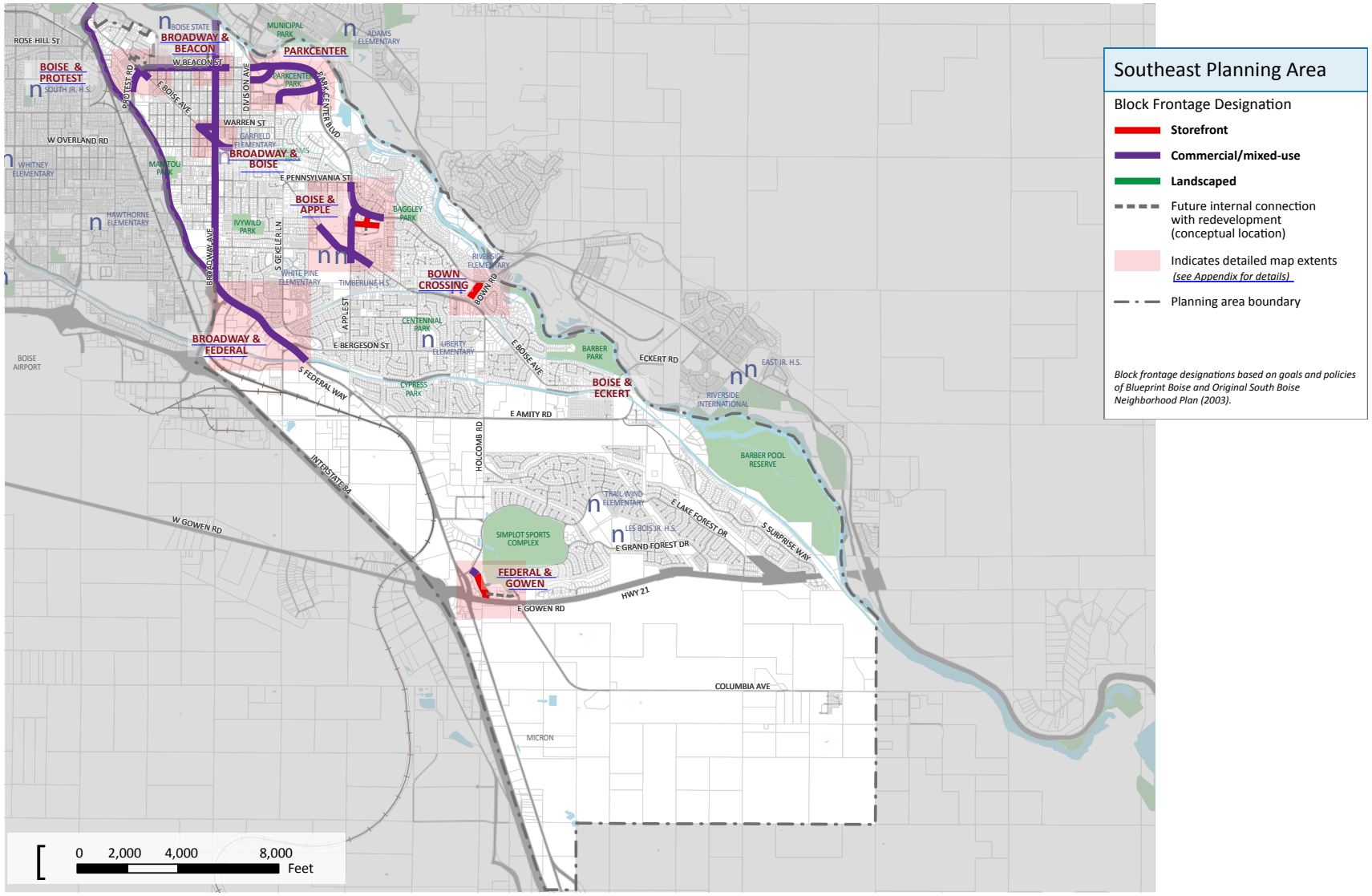


Fig. 2-4. Southeast.

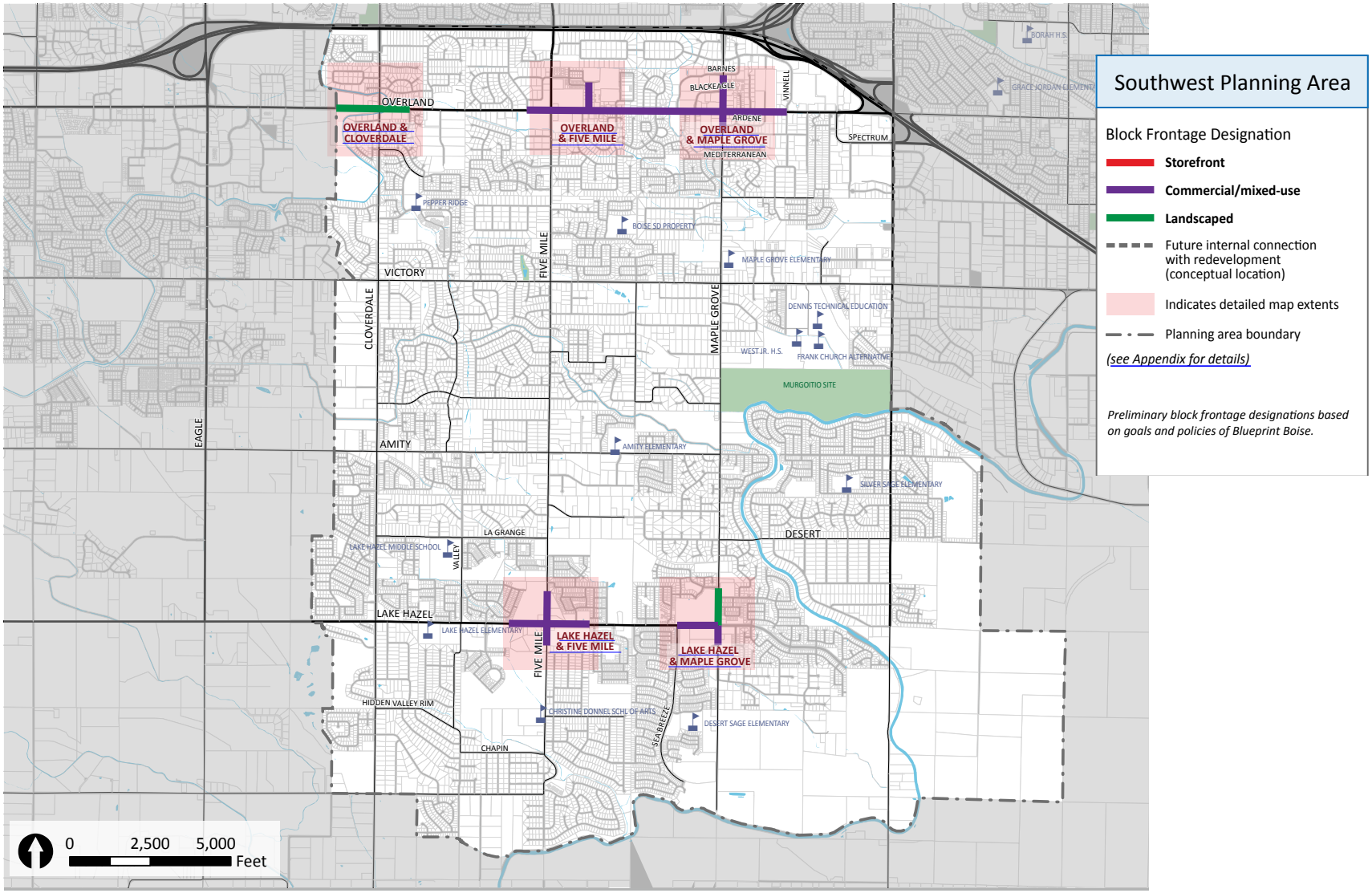


Fig. 2-5. Southwest.

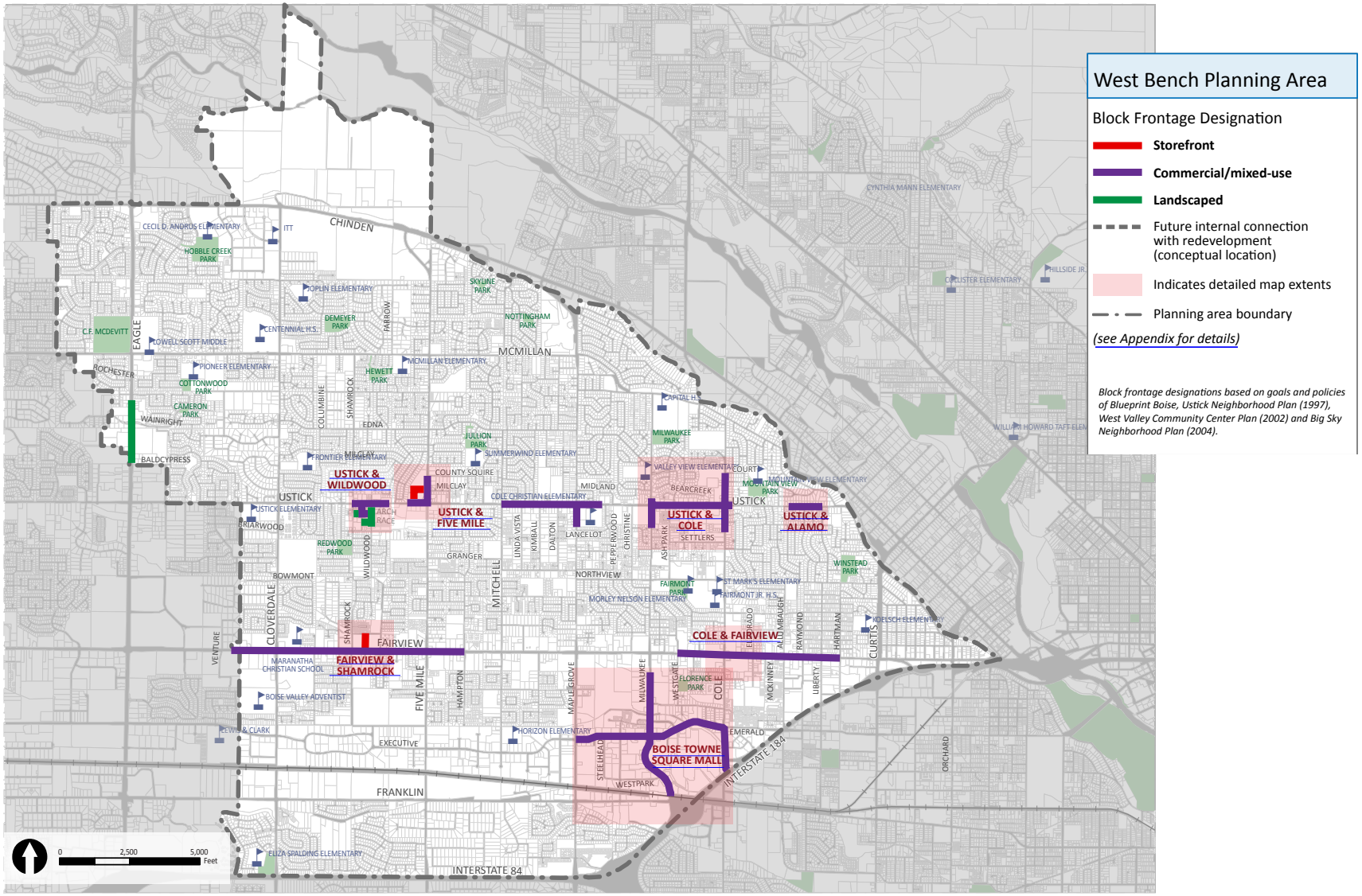


Fig. 2-6. West Bench.

2.2 Block Frontages & Standards

The chart below summarizes some key standards for each of the four designated block frontage types. For detailed provisions, review the specific standards for each block frontage type set forth below.

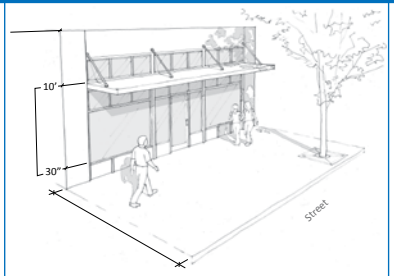
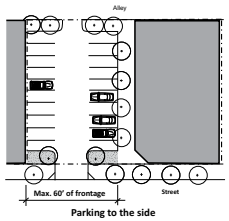
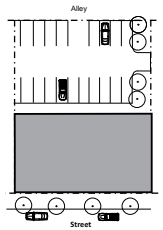
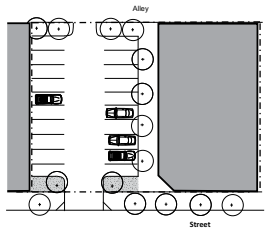
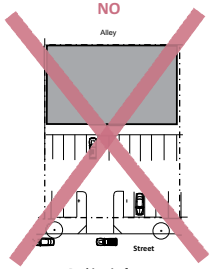
	Storefront	Commercial/Mixed use	Landscaped	Other
Permitted frontages		storefront -**or**- landscaped frontages are permitted		storefront -**or**- landscaped frontages are permitted
Parking location	• New surface or structured parking along street shall be placed to the side, rear, below or above storefronts  Parking to the side	GOOD  Parking in back ACCEPTABLE  Parking to the side NO  Parking in front *For multi-building developments, no more than 50% of frontage shall be parking or vehicular access areas.*	• No parking lot location restrictions
Other key provisions	• Min commercial space depth = 30' (new buildings only) • No ground floor residential uses except lobbies/entrances for upstairs units	• Landscaping to soften façade and screen blank wall surfaces. • Provide minimum facade windows/ transparency for **residential** buildings *(at least 15% of the entire façade)*	• Provide minimum façade windows/ transparency for **non-residential** uses *(between 15-40% of ground floor façade, depending on building setback)*	

Fig. 2-7. Summary of key standards for each of the four block frontage designations.

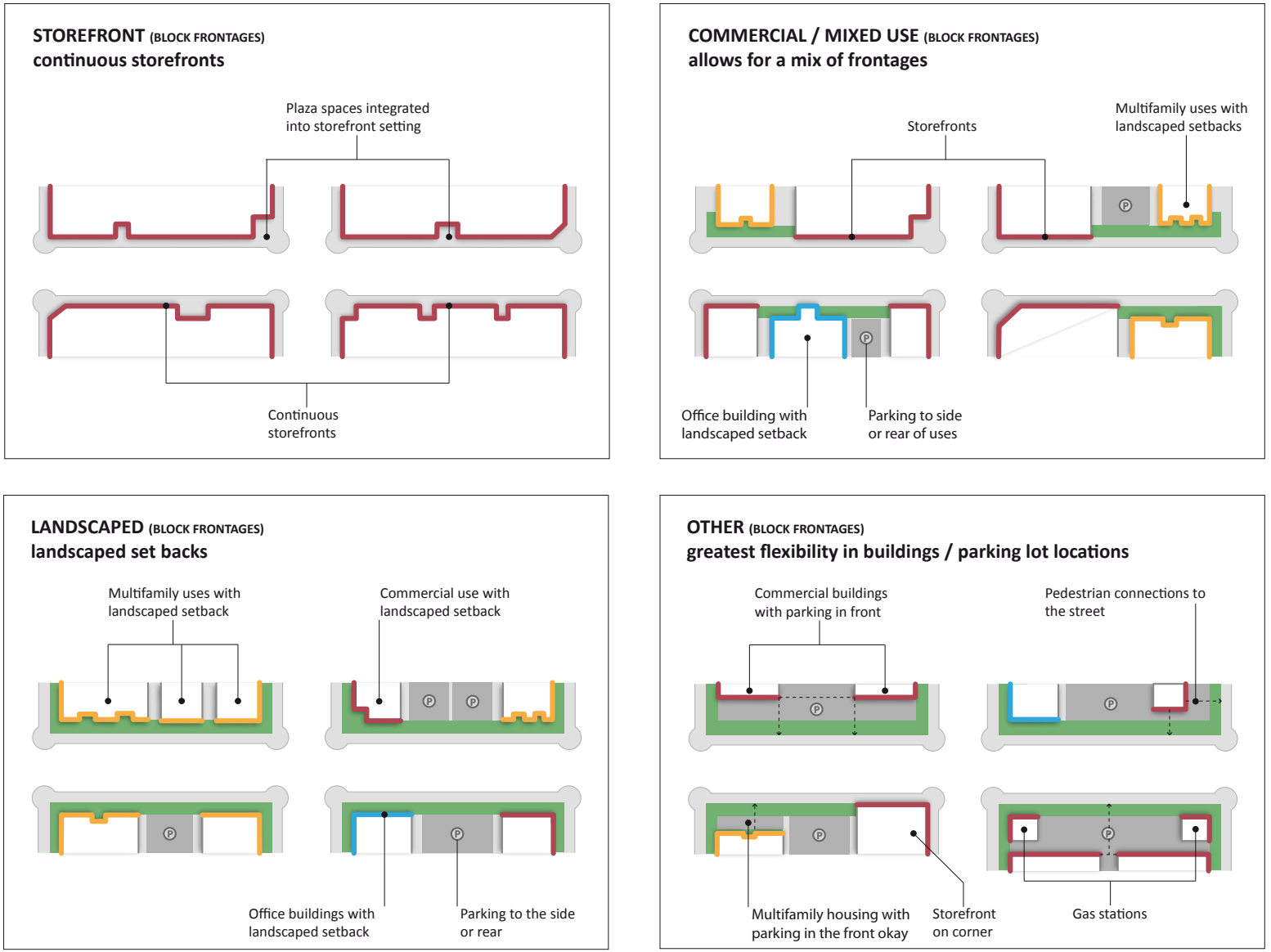


Fig. 2-8. Examples of block frontage development under each of the four block frontage designations.

Application and Flexibility

The provisions herein apply to new development and additions/remodels. See page vi for details about how the standards apply for remodels and additions. The following provisions provide flexibility to the standards herein:

Civic and other Landmark Buildings – warrant flexibility in the design of frontage standards – as the state capital and many other large institutional buildings can attest to.

Public buildings are exempted from the block frontage standards herein provided design treatments are integrated to meet the following objectives:

- Enliven the pedestrian environment along the adjacent sidewalks;
- Incorporate a prominent and inviting entry visible from the street;
- Building design and materials should evoke a sense of permanence; and
- Site and building design stands out from the surrounding context as a distinct landmark and provides visual interest from all observable scales.

Private buildings that occupy highly visible street corners and/or full block development sites shall be awarded some flexibility to the following standards via *Departures*, provided they meet the intent of the applicable standards and *departure* criteria.

Historic Buildings – also warrant flexibility – as many of the buildings, as originally designed, may not meet all of the specific frontage standards. Therefore, restoration/rehabilitation of recognized historic buildings are exempt from the frontage standards herein, provided the improvements conform to the applicable historic district guidelines.

Departures – The standards herein often provide specific opportunities for *departures*. The purpose is to provide applicants with the option to propose alternative designs provided they meet the intent of the standards and any specific design criteria set forth herein. These opportunities are identified in the charts depicting the standards with the ➲ symbol. Details on specific *departure* design criteria follows each of the charts for each street type designation.

Fig. 2-9. Some flexibility to the block frontage standards may be needed for improvements to historic buildings — to retain the historic integrity of the structure.

Storefront Block Frontage

Description/Intent:

Storefront Block Frontages are intended to be the most vibrant and activated shopping and dining areas within the city. *Storefronts* enclose the street to create the sense of an outdoor room with connections across the street.

Vision:

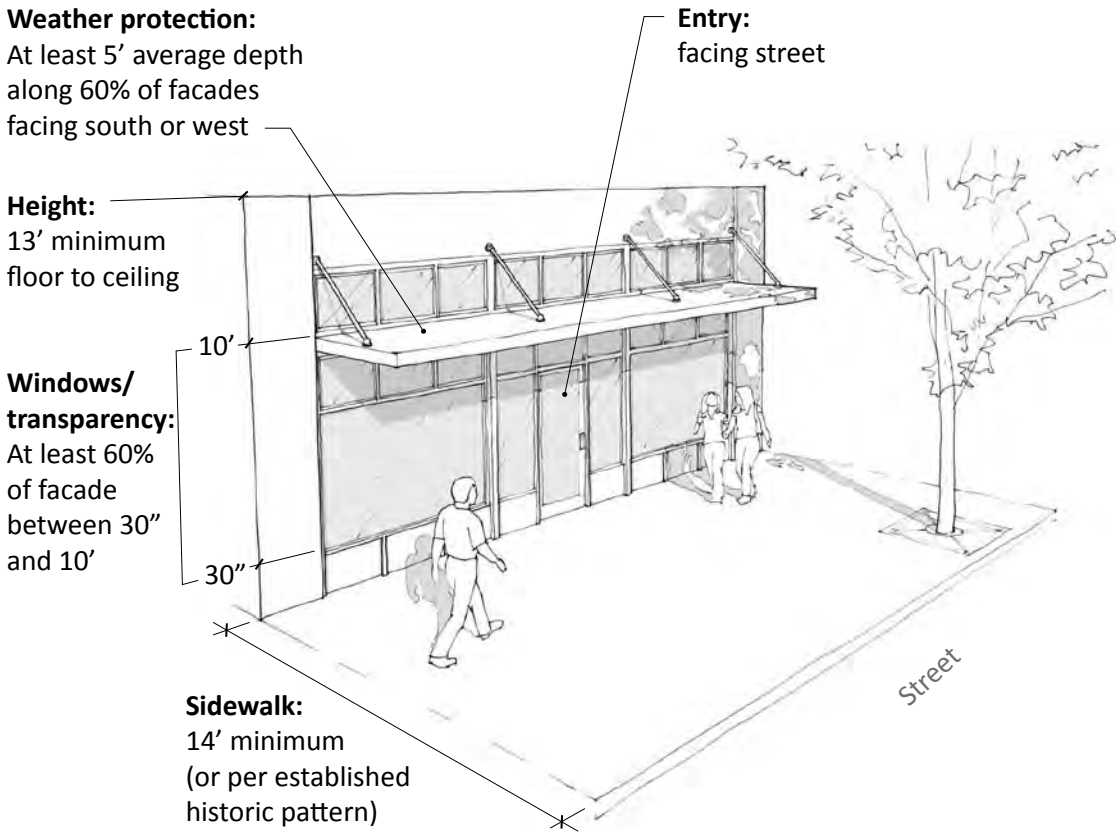
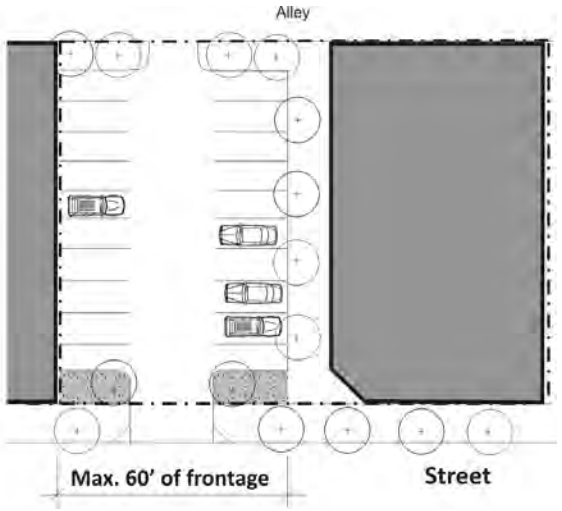


Fig. 2-12. Storefront block frontage standards.

Fig. 2-10. 8th Street in the Downtown core is the prime example.

Fig. 2-11. Bown Road in Bown Crossing is a newer example.

Storefront Block Frontage Standards:

Element	Standards (➲ indicates a *departure* opportunity)	Examples and Notes
Ground floor: • Land use	Non-residential, except for lobbies associated with residential or hotel/ motel uses on upper floors (see BCC 11-06 for the specific list of permitted non-residential uses).	 Note large storefront windows, front & corner entries, and retractable awnings on both frontages.  Preferably, parking is behind *storefronts*. It can be located to the side of *storefronts* if it occupies no more than 60' of frontage (between *storefront* buildings).
• Floor to ceiling height	13' minimum (applies to new buildings only)	
• Retail space depth	30' minimum (requirement for new buildings, guideline for existing) ➲	
Building placement	At front property line/back edge of sidewalk. Additional setbacks are allowed for widened sidewalk or *pedestrian-oriented space* (see Provision 3.5.2)	
Building entrances	Must face the street. For corner buildings, entrances may face the street corner.	
Façade transparency	At least 60% of ground floor between 30" and 10' above the sidewalk. ➲ Display windows may count for up to 50 percent of the transparency requirements provided they are at least 30 inches in depth to allow changeable displays. Tack-on display cases shall not qualify as transparent window areas.	
Weather protection	For south & west-facing *facades*, weather protection at least 5' in average depth along at least 60% of *façade*; ➲ Otherwise, provide weather protection at least 3' deep over primary business entries. Recessed entries may be used to meet this standard. Retractable awnings may be used to meet these requirements.	
Parking and driveways	New surface and structured parking areas (ground floor) shall be placed to the side or rear of structures and are limited to 60' of street frontage. ➲	
Sidewalk width	14 feet minimum between curb edge and *storefront* (area includes clear/ buffer zone with street trees in grates) OR established historic pattern (whichever is more); ➲	In areas with limited rights-of-way width, building setbacks may be needed to meet the sidewalk width standard herein.

Departure Criteria:

Departures to the above standards will be considered provided they meet the intent of the standards, plus the following special criteria:

Retail space depth: Reduced depths will be considered where the applicant can successfully demonstrate that the design and configuration of the space is viable for a variety of permitted retail uses.

Façade transparency: The design treatment of *façade* area between ground level windows provides visual interest to the pedestrian and mitigates impacts of any *blank wall* areas. The City shall consider the current and desired context (per the Comprehensive Plan or applicable neighborhood plan) of the specific site and determine if reduced transparency would be acceptable even with special *façade* design treatment. No less than 40 percent of the *façade* between 30 inches and ten feet above the sidewalk may be approved with a *departure*.

Weather protection: Other design treatments provide equivalent weather protection benefits.

Parking location: *Departures* shall only be considered for phased developments, where parking occupies up to 120 feet of block frontage in the initial phase of development. Design features are included above and beyond standard parking lot buffers to add visual interest to the pedestrian and help provide spatial definition to the street. The applicant shall illustrate how the subsequent phase(s) meet the standards.

Sidewalk width: Sidewalk/streetscape and/or building design techniques should be employed to increase pedestrian comfort and safety and provide visual interest and character to the specific neighborhood. The City shall consider the current and desired context (per the Comprehensive Plan or applicable neighborhood plan) of the specific site and determine if reduced sidewalk widths would be acceptable even with special design features referenced above. Minimum widths with *departures*: ten feet where on-street parking is present, 12 feet where there is no on-street parking, but a bicycle lane or wide shoulder is present.

Fig. 2-13. Design treatments between sidewalks and parking lots that add visual interest and help to provide spatial definition to the street.

Commercial/Mixed-Use Block Frontages

Description/Intent:

The Commercial/Mixed-Use block frontage designation serves areas that accommodate a mixture of ground floor uses and allows a diversity of development frontages provided they contribute to the visual character of the street and enhance the pedestrian environment.

Vision:

STOREFRONT

-or-

LANDSCAPED FRONTAGE

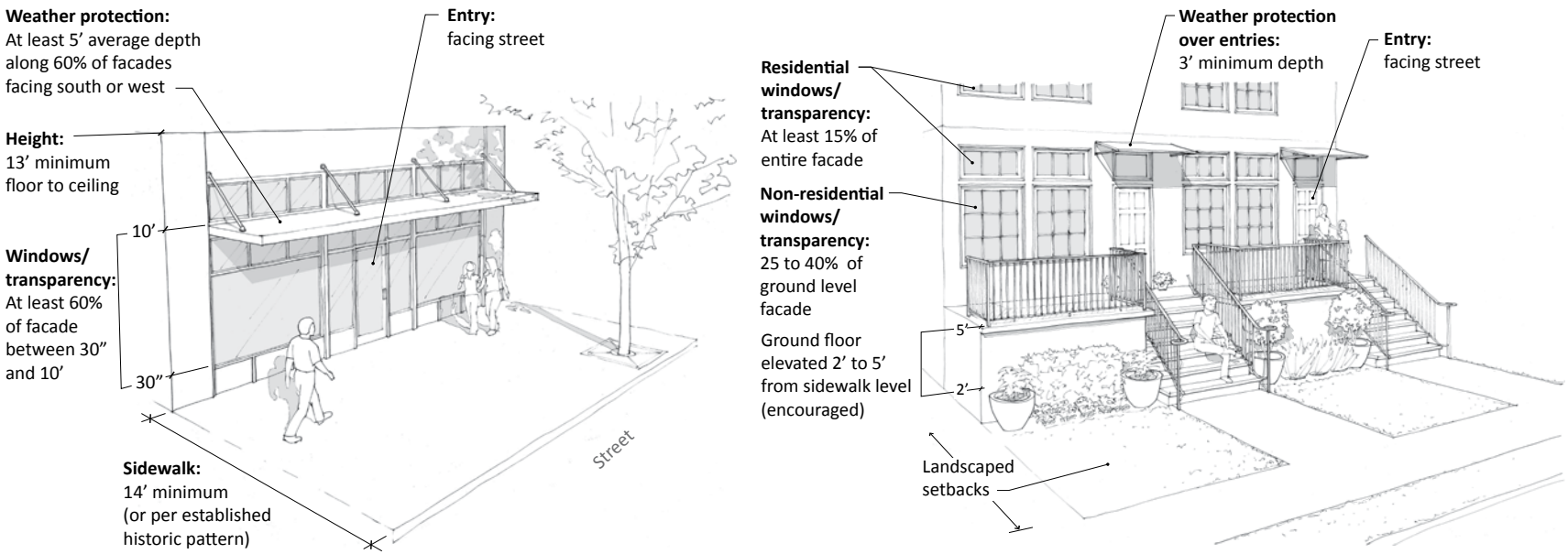
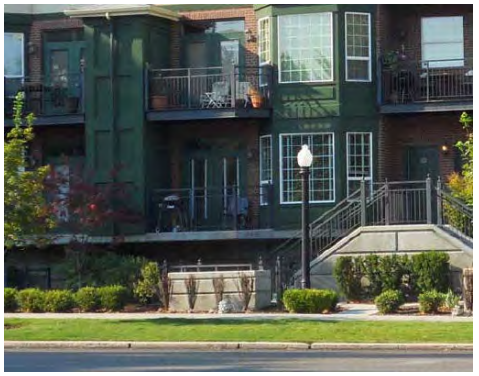
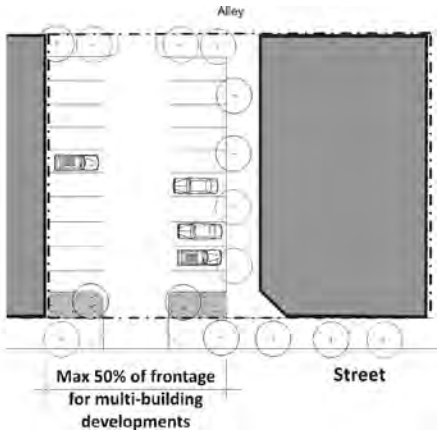


Fig. 2-14. Storefront vision, key standards, and examples.

Fig. 2-15. Landscaped frontage vision, key standards, and examples.

Commercial/Mixed-Use Block Frontage Standards:

Element	Standards (➲ indicates a *departure* opportunity)	Examples and Notes
Ground floor: • Land use	See BCC 11-06-01.05 for details. Generally, uses could include a combination of commercial and residential uses.	Commercial example with landscaped setback: 
• Floor to ceiling height	13' minimum for *Storefronts* and zones where ground floor commercial uses are required (applies to new buildings only).	
• Ground floor height, residential uses	Elevated between 2' to 5' above the sidewalk level is encouraged, particularly where consistent with the surrounding context.	
• Retail space depth	30' minimum where ground floor commercial uses are required. (applies to new buildings only) ➲	
Building placement	Buildings may be placed up to the sidewalk edge provided they meet *Storefront* standards set forth below. Maximum building setbacks shall be 20'. ➲ The area between the street and building shall be landscaped, *pedestrian-oriented space* (see Provision 3.5.2), or private patio space. The minimum setback for buildings with ground floor residential uses is 10'. ➲	
Building entrances	Building entrances facing the street are encouraged. At a minimum, at least one building entry visible and directly accessible from the street is required. For uses that front on multiple Commercial/Mixed-Use designated block frontages, an entry along both streets is encouraged, but not required.	Residential example with landscaped setback: 
Façade transparency	For *Storefronts*, at least 60% of ground floor between 30" and 10' above the sidewalk. ➲ Display windows may count for up to 50 percent of the transparency requirements provided they are at least 30 inches in depth to allow changeable displays. Tack-on display cases shall not qualify as transparent window areas. Other buildings with non-residential uses on the ground floor within 10 feet of sidewalk, at least 40% of the ground floor between 4-8 feet above the sidewalk. ➲ Other buildings with non-residential uses on the ground floor within 20 feet of the sidewalk, at least 25% of the ground floor between 4-8 feet above the sidewalk. ➲ Residential buildings, at least 15% of the entire *façade* (all vertical surfaces generally facing the street). ➲	

Element	Standards (➲ indicates a *departure* opportunity)	Examples and Notes
Weather protection	For south & west-facing *Storefronts*, weather protection at least 5' in average depth is required along at least 60% of *façade*. Retractable awnings may be used to meet this requirement; For all other *facades*, weather protection at least 3' deep over primary business and residential entries is required.	
Parking and driveways	Parking shall be placed to the side, rear, below or above uses. For multi-building developments, surface and structured parking areas (ground floor) are limited to no more than 50% of the street frontage. ➲ Surface parking lots adjacent to the street shall be screened with landscaping per Table 3.8.3. ➲ New parking structures shall feature landscaped setbacks at least 10' in width. ➲ Drive through lanes between the street and a building shall be considered as a parking area for the purpose of these standards.	
Landscaping	For setbacks adjacent to buildings with windows, provide low level landscaping that maintains views between the building and the street. For setbacks adjacent to *façade* areas without windows, provide plant materials that screen *blank walls* and add visual interest at both the pedestrian scale and motorist scale. For extended wall areas, provide for a diversity of plant materials and textures to maintain visual interest from a pedestrian scale.	
Sidewalk width	Per the Livable Street Design Guide.	

Departures

Departures to the above standards (provisions where the ➲ symbol is included) will be considered provided they meet the intent of the standards, plus the following special criteria:

Retail space depth: Reduced depths will be considered where the applicant can successfully demonstrate that the design and configuration of the space is viable for a variety of permitted retail uses.

Maximum setback: The City will consider the current and planned context of the site (based on adopted plans) to determine whether greater setbacks would negatively impact the character of the area and the spatial definition of the street.

Minimum setback: For residential uses, provide design treatments that create an effective transition between the public and private realm. This could include a stoop design (see Fig. 2-19) or other similar treatments that utilize a low fence, retaining wall, and/or hedge along the sidewalk (see Fig. 2-20).

Façade transparency: The design treatment of *façade* and/or landscaping elements provide visual interest to the pedestrian and mitigates impacts of any *blank wall* areas. The City shall consider the current and desired context (per the Comprehensive Plan or applicable neighborhood plan) of the specific site and determine if reduced transparency would be acceptable even with special *façade* design treatment. Up to a 50 percent reduction in the minimum amount of window transparency may be approved with a *departure*.

Parking location: Other design treatments will be considered provided they meet the intent of the standards and the goals and policies of the Comprehensive Plan, related to the applicable street corridor/planning area. Fig. 3-7 in Chapter 3 illustrates a good site development example of where a *departure* would meet tht intent of the standards. Design features above and beyond the standard parking lot buffers must be provided to add visual interest to the pedestrian and help provide spatial definition to the street. For parking structures within 10 feet of the sidewalk, design treatments must be included to the *façade* and/or landscaping to add continuous visual interest to the pedestrian along the sidewalk and from more distant vantage points.

Sidewalk width: Sidewalk/streetscape and/or building design techniques should be employed to increase pedestrian comfort and safety and provide visual interest and character to the specific neighborhood. The City shall consider the current and desired context (per the Comprehensive Plan or applicable neighborhood plan) of the specific site and determine if reduced sidewalk widths would be acceptable even with special design features referenced above. Minimum widths with *departure*s: ten feet where on-street parking is present, 12 feet where there is no on-street parking, but a bicycle lane or wide shoulder is present.

Fig. 2-16. For a proposed building that includes a departure proposed to reduce the facade's percentage of transparency, design treatments like this would help to mitigate impacts that the reduced transparency have on the adjacent sidewalk.

Landscaped Block Frontages

Description/Intent:

The Landscaped Block Frontage designation emphasizes landscaped setbacks that create a semi-private transition between the buildings and the sidewalk. This designation includes residential based streets and other streets in commercial/ mixed-use areas where special landscaped frontages are desired.

Vision:

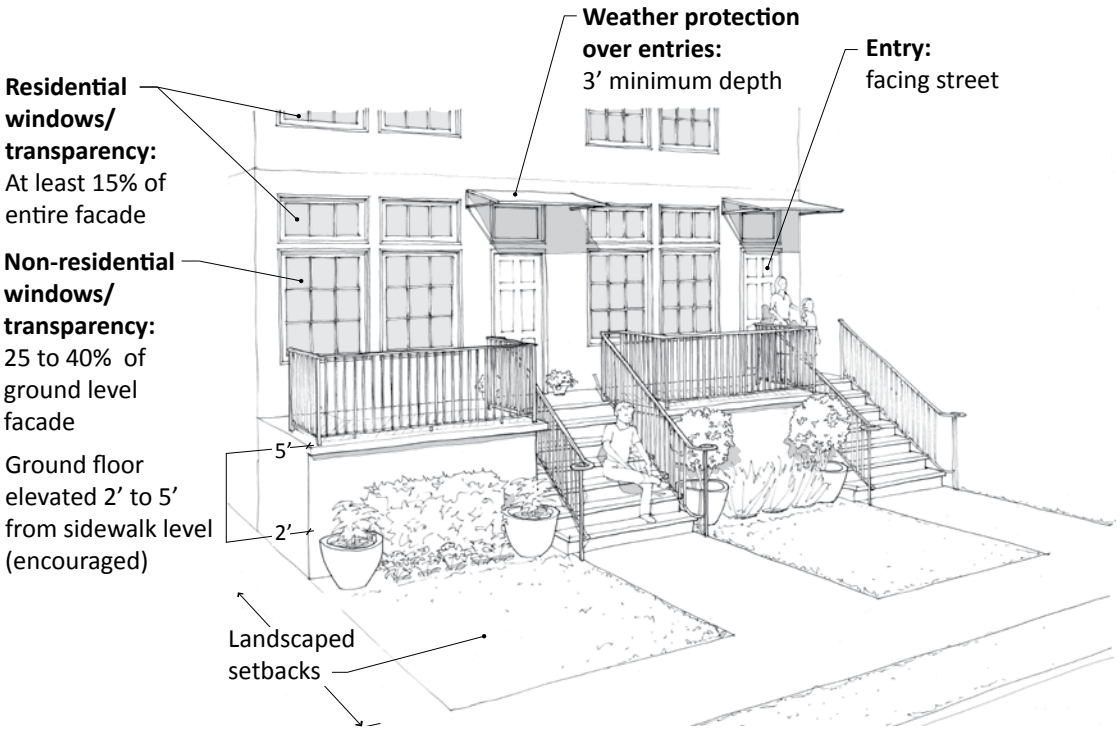


Fig. 2-17. Landscaped block frontage standards.

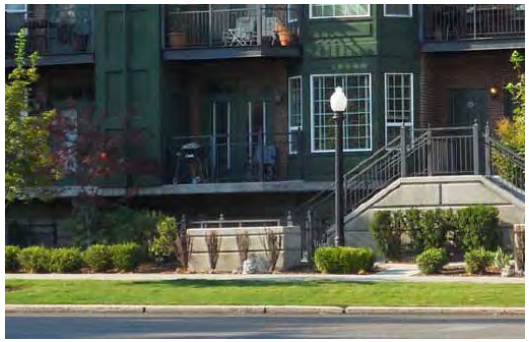
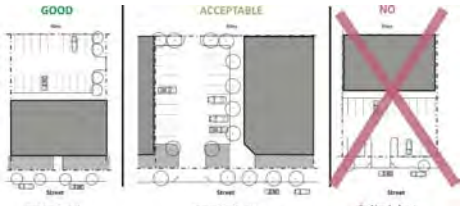


Fig. 2-18. Landscaped block frontage examples.

Landscaped Block Frontage Standards:

Element	Standards (➲ indicates a *departure* opportunity)	Examples and Notes
Ground floor: • Land use	See BCC 11-06-01.05 for details.	 *Landscaped frontage example. Note the elevated ground floor, private entry facing the street, weather protection over entry (balcony), and transparency. The space behind the hedge in this example is a private patio.*
• Ground floor height, residential uses	Elevated between 2' to 5' above the sidewalk level is encouraged, particularly where consistent with the surrounding context.	
Building placement	10' minimum setback from the sidewalk is required (more where required by applicable zoning district – BCC 11-04 ➲ The area between the street and building shall be landscaped, *pedestrian-oriented space*, or private patio space.	
Building entrances	Building entrances facing the street are required. As an alternative, building entrances facing *pedestrian-oriented space* (see Provision 3.5.2), but visible from the street are permitted. For *multifamily* buildings, private individual entrances facing the street for ground level units are encouraged. For uses that front on multiple Landscaped designated block frontages, an entry along both streets is encouraged, but not required. Also, see Provision 3.2.2.	
Façade transparency	For non-residential uses (ground floor), at least 25% of the ground floor between 4-8 feet above the sidewalk. ➲ Residential buildings, at least 15% of the entire *façade* (all vertical surfaces generally facing the street). ➲	
Weather protection	Provide weather protection at least 3' deep over primary business and residential entries.	
Parking and driveways	Parking shall be placed to the side, rear, below or above uses. New surface and structured parking areas (ground floor) are limited to 50% (maximum) of the street frontage for multi-building developments. ➲ Surface parking lots adjacent to the street shall be screened with landscaping per Table 3.8.3.	Drive through lanes between the street and a building shall be considered as a parking area for the purpose of these standards.  *Parking location standards.*
Landscaping	For setbacks adjacent to buildings with windows, provide low level landscaping that maintains views between the building and the street. For setbacks adjacent to *façade* areas without windows, provide plant materials that screen *blank walls* and add visual interest at both the pedestrian scale and motorist scale.	
Sidewalk width	Per the Livable Street Design Guide.	

Departures

Departures to the above standards (provisions where the ➲ symbol is included) will be considered provided they meet the intent of the standards, plus the following special criteria:

Minimum setback: Reduced setbacks will be allowed whereby design treatments are added to provide visual interest to the pedestrian and increase privacy (where ground floor residential uses are proposed). For buildings with non-residential uses on the ground floor treatments may include an increase in window transparency, decorative use of building materials and/or details, and/or landscaping treatments. For residential uses, provide design treatments that create an effective transition between the public and private realm. This could include a stoop design (see Fig. 2-19) or other similar treatments that utilize a low fence, retaining wall, and/or hedge along the sidewalk (see Fig. 2-20 below).

Façade transparency: The design treatment of *façade* and/or landscaping elements provide visual interest to the pedestrian and mitigates impacts of any *blank wall* areas. The City shall consider the current and desired context (per the Comprehensive Plan or applicable neighborhood plan) of the specific site and determine if reduced transparency would be acceptable even with special *façade* design treatment. Up to a 50 percent reduction in the minimum amount of window transparency may be approved with a *departure*.

Parking location: Other design treatments will be considered provided they meet the intent of the standards and the goals and policies of the Comprehensive Plan, related to the applicable street corridor/planning area. Design features above and beyond the standard parking lot buffers must be provided to add visual interest to the pedestrian and help provide spatial definition to the street. For parking structures within 10 feet of the sidewalk, design treatments must be included to the *façade* and/or landscaping to add continuous visual interest to the pedestrian along the sidewalk and from more distant vantage points (see Fig. 2-21 below).

Sidewalk width: Sidewalk/streetscape and/or building design techniques should be employed to increase pedestrian comfort and safety and provide visual interest and character to the specific neighborhood. The City shall consider the current and desired context (per the Comprehensive Plan or applicable neighborhood plan) of the specific site and determine if reduced sidewalk widths would be acceptable even with special design features referenced above. Minimum widths with *departures*: ten feet where on-street parking is present, 12 feet where there is no on-street parking, but a bicycle lane or wide shoulder is present.

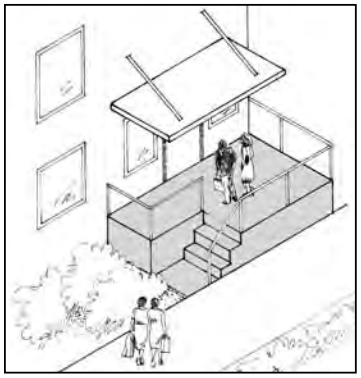


Fig. 2-19. Stoop examples.

Fig. 2-20. The low fence and landscaping provide an effective transition between the sidewalk and ground floor residential uses and help to enhance privacy for ground floor units.

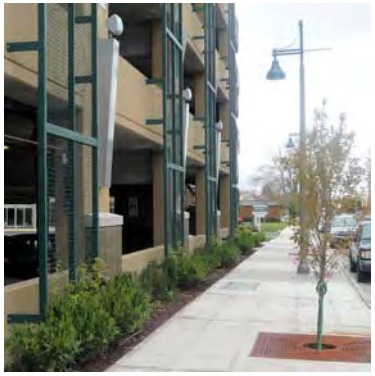


Fig. 2-21. Landscaping, metal trellis structures and building design details help to mitigate impacts of this parking garage on the streetscape environment.

All "Other" Block Frontages in Non-Residential and Mixed-Use Zones

Description/Intent:

All other block frontages in Commercial, Office, and Health Service districts that are not designated in Community Design Framework Maps are provided with greater flexibility with regards to the design of development frontages. These block frontages includes a combination of side streets (where most uses often front on other adjacent streets), service oriented streets (often characterized by industrial or service types of uses), and heavy arterial streets. While there is greater flexibility in the amount of transparency of *facades* and the location of surface and structured parking, design parameters are included to ensure that development frontages along these streets provide visual interest at all observable scales and meet the design objectives of the city.

Block Frontage Standards for Other Streets (not designated in Community Design Framework Maps)

Element	**Standards** (➲ indicates a *departure* opportunity)	Examples and Notes
Ground floor land use	See BCC 11-06-01.05 for details.	For examples of *storefronts* and landscaped frontages, see images on previous pages.
Building placement	Where allowed in the applicable zoning district, buildings may be placed up to the sidewalk edge provided *storefront* design standards are met (see page 18) . The minimum setback for buildings with ground floor residential uses is 10'. ➲	
Building entrances	Building entrances facing the street are encouraged. At a minimum, at least one building entry visible and directly accessible from the street is required. Where buildings are setback from the street, pedestrian connections are required from the sidewalk (see Provision 3.2.2).	
Façade transparency	For *storefronts*, at least 60% of ground floor between 30" and 10' above the sidewalk is required. ➲ Other buildings with non-residential uses on the ground floor within 10 feet of sidewalk, at least 30% of the ground floor between 4-8 feet above the sidewalk. ➲ Other buildings with non-residential uses on the ground floor within 20 feet of the sidewalk, at least 20% of the ground floor between 4-8 feet above the sidewalk. ➲ Residential buildings, at least 15% of the entire *façade* (all vertical surfaces generally facing the street). ➲	
Weather protection	At least 3' deep over primary business and residential entries.	
Parking location	Except for setback and landscape buffer requirements (see Table 3.8.3), there are no parking lot location restrictions.	
Landscaping	For setbacks adjacent to buildings with windows, provide low level landscaping that maintains views between the building and the street. For setbacks adjacent to *façade* areas without windows, see Section 4.6 for *blank wall* treatment standards.	
Sidewalk width	Per the Livable Street Design Guide.	

Departures

Departures to the above standards (provisions where the ➲ symbol is included) will be considered provided they meet the intent of the standards, plus the following special criteria:

Minimum setback: Provide design treatments that create an effective transition between the public and private realm. This could include a stoop design (see Fig. 2-19) or other similar treatments that utilize a low fence, retaining wall, and/or hedge along the sidewalk (see Fig. 2-20).

Façade transparency: The design treatment of *façade* and/or landscaping elements provide visual interest to the pedestrian and mitigates impacts of any *blank wall* areas. The City shall consider the current and desired context (per the Comprehensive Plan or applicable neighborhood plan) of the specific site and determine if reduced transparency would be acceptable even with special *façade* design treatment.

Where a Property Fronts Onto Multiple Streets/Frontage Designations

Where a property fronts onto multiple streets and frontage designations, each frontage shall comply with the applicable standard for the applicable block frontage designation, with the following exceptions/clarifications:

Where there is a conflict between frontage standards, below is the order of preference in terms of which provisions apply:

a. *Storefront*
b. Commercial/Mixed-Use
c. Landscaped
d. Other

The items below clarify how the order of preference works for particular frontage elements.

Building Location: For corner sites with Landscaped block frontage on one street and *Storefront* or Commercial/Mixed-Use on another, a *storefront* building may wrap around the corner (on the Landscaped block frontage side) for up to a half block width or no more than 120 feet (whichever is less). See Fig. 2-22 for an example.

Entrances: For corner sites, entrances on both streets are encouraged, but only one entrance is required. For corner sites with frontage on a *Storefront* block frontage on one side, an entrance shall be placed on the *Storefront* block frontage side. For corner sites with a mix of designations that do not include a *Storefront* block frontage, the applicant can choose where to place the entry, although they are encouraged to place their entry on the order of preference identified above.

Transparency: For corner sites – at least one block frontage shall meet the applicable transparency standards (based on the order of preference above). For the second block frontage, applicants are allowed a reduction in the minimum amount of transparency by 50 percent. For street corners with like designations on both frontages, buildings shall employ the full transparency on the dominant frontage (based on the frontage width or established neighborhood pattern).

Parking: Surface parking (including ground floor parking in a structure) adjacent to a street corner is not allowed, except:

a. Corner lots with non-designated frontages ("other") on both streets;
b. Other combination of block frontages, except those with a *Storefront* designation, via a *departure* and subject to the applicable *departure* criteria.

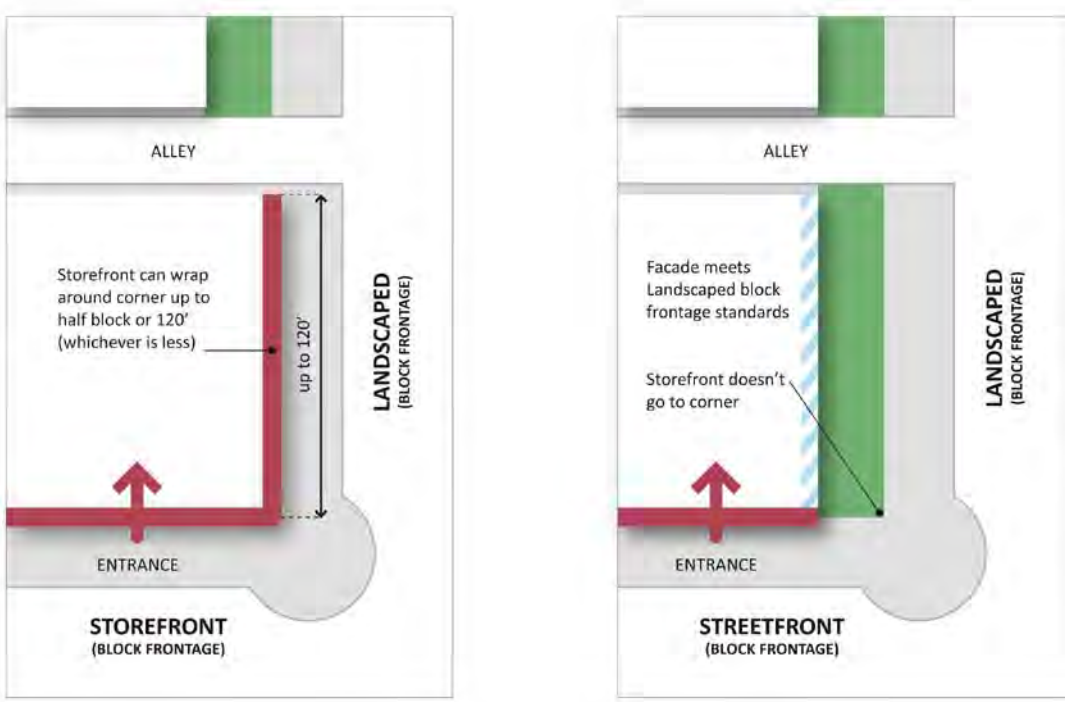


Fig. 2-22. Clarifying block frontage standards and options on corner lots.

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3

Site Design / Elements

Purpose & Content

The purpose of this chapter is to provide guidance and parameters for the layout and design of site development features consistent with the goals and policies of Blueprint Boise.

The sections in this chapter include:

3.1 Building Location and Orientation
3.2 Non-Motorized Circulation & Connections
3.3 Vehicular Circulation & Connections
3.4 Parking Structures & Drive Through Lanes
3.5 Internal Open Space / Design
3.6 High Visibility Street Corners & Gateway Sites
3.7 Service Area Location & Design
3.8 Landscaping Design

3.1 Building Location & Orientation

Intent:

- To design sites and orient buildings to create a comfortable walking environment; and
- To enhance the visual character and definition of streets.

Applicability:

If applicable planning areas have adopted Block Frontage provisions within Chapter 2, such provisions shall supersede the provisions of this subchapter.

Standards/Guidelines:

3.1.1 Storefronts.

Buildings placed to the edge of the sidewalk, where allowed by the applicable zoning district, shall meet the following standards:

1. Ground floor:
   a. Land uses: Except for lobbies associated with residential or hotel/motel uses, non-residential uses are required on the ground floor;
   b. Floor ceiling height: 13 feet minimum for new buildings, to ensure that the space is viable for commercial use; and
   c. Retail space depth: 30 feet minimum for new buildings. Again, this is to ensure that the space is viable for commercial uses.

      Reduced depths will be considered where unique site constraints are present and where the applicant can successfully demonstrate that the design and configuration of the space is viable for a variety of permitted retail uses.
2. Building entrances: Must face the street. For street corner buildings, entries on both streets are encouraged, but an entry on only one street is required.
3. *Façade* transparency: At least 60 percent of ground floor between 30 inches and 10 feet above the sidewalk. ➲

   Display windows may count for up to 50 percent of the transparency requirements provided they are at least 30 inches in depth to allow changeable displays (see Fig. 3-4 next page for an example). Tack-on display cases shall not qualify as transparent window areas.
4. Weather protection:
   a. For south & west-facing *facades*, weather protection at least 5 feet in average depth along at least 60 percent of *façade*; ➲
   b. Otherwise, provide weather protection at least 3 feet deep over primary business entries. Recessed entries may be used to meet this standard; and
   c. Retractable awnings may be used to meet these requirements.
5. Sidewalk width adjacent to storefonts: 14 feet minimum between curb edge and *storefront* (area includes clear/buffer zone with street trees in grates) OR established historic pattern (whichever is more). ➲ In areas with limited rights-of-way width, building setbacks may be needed to meet the sidewalk width standard herein.

➲ *Departure* criteria: *Departure*s to the above standards will be considered provided they meet the intent of the standards, plus the following special criteria:

- *Façade* transparency: The design treatment of *façade* area between ground level windows provides visual interest to the pedestrian and mitigates impacts of any *blank wall* areas. The City shall consider the current and desired context (per Blueprint Boise or applicable neighborhood plan) of the specific site and determine if reduced transparency would be acceptable even with special *façade* design treatment. No less than 40 percent of the *façade* between 30 inches and ten feet above the sidewalk may be approved with a *departure*.
- Weather protection: Other design treatments provide equivalent weather protection benefits.
- Sidewalk width: Sidewalk/streetscape and/or building design techniques should be employed to increase pedestrian comfort and safety and provide visual interest and character to the specific neighborhood. The City shall consider the current and desired context (per Blueprint Boise or applicable neighborhood plan) of the specific site and determine if reduced sidewalk widths would be acceptable even with special design features referenced above. Minimum widths with *departures*: ten feet where on-street parking is present, 12 feet where there is no on-street parking, but a bicycle lane or wide shoulder is present.

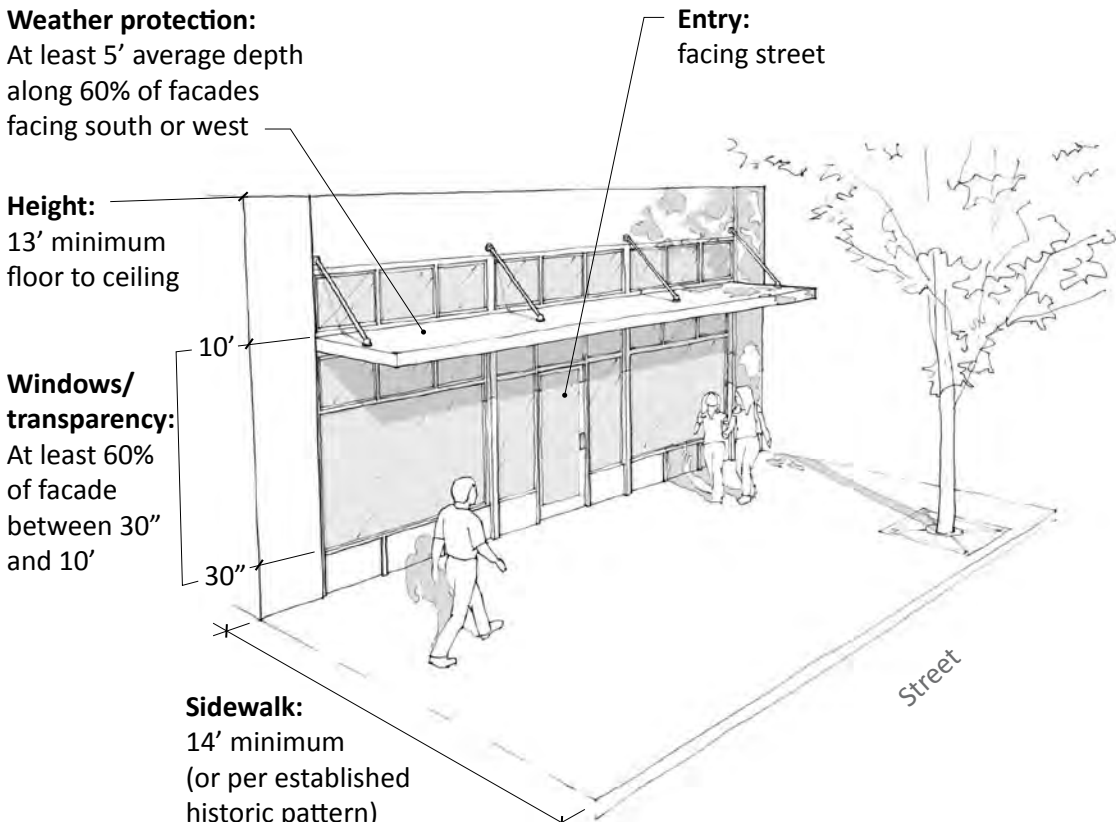

Fig. 3-1. Storefront standards.

Fig. 3-2. 8th Street in the Downtown includes continuous storefronts.

Fig. 3-3. Bown Road in Bown Crossing is a newer example with storefronts.

Fig. 3-4. Display window example.

3.1.2 Building/parking location.

Applicability: All development within designated *Activity Centers* (see definition in Chapter 5) and all *multifamily* developments are subject to the following building/parking location standards:

Standards: Sites shall be designed to locate buildings towards the street with parking located to the side or rear of buildings. For multi-building developments, no more than 50 percent of the street frontage shall be occupied by parking and vehicular access elements. For multi-building developments on corner lots, the 50 percent standard shall only apply to the primary frontage (as determined by the governing authority) provided one of the buildings is sited towards the street corner, with parking areas to the side or rear.

➲ *Departures*: Other design treatments will be considered provided they meet the intent of the standards and the goals and policies of the Comprehensive Plan, related to the applicable street corridor/planning area. Design features above and beyond the standard parking lot buffers (see Table 3.8.3) must be provided to add visual interest to the pedestrian and add spatial definition of the street.

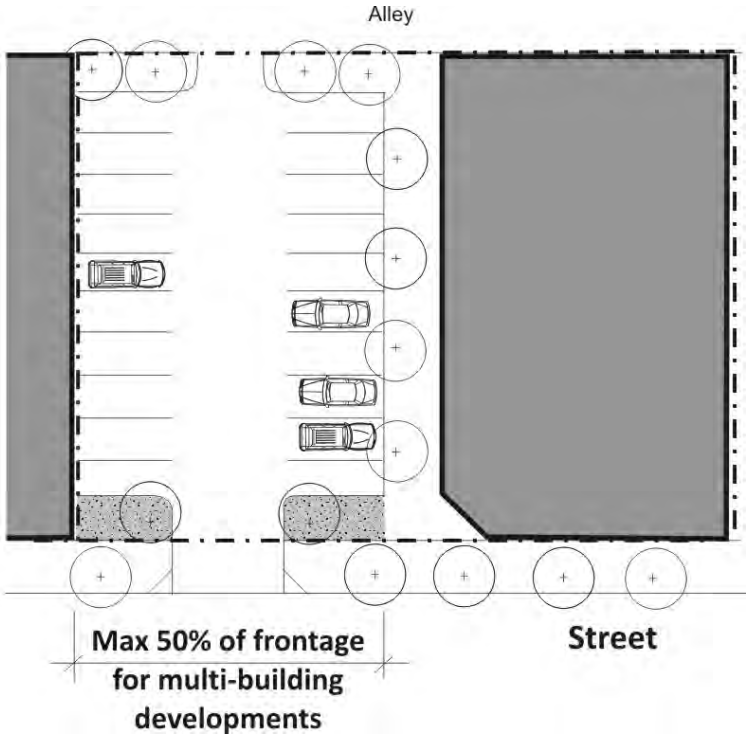

Fig. 3-5. Parking location standard for Provision 3.1.2.

3.1.3 Building entrances.

Building entrances facing the street are encouraged. At a minimum, at least one building entry visible and directly accessible from the street is required. In districts with an established pattern of building entrances facing the street, new buildings shall be designed consistent with the established pattern. For *storefront* buildings, see Provision 3.1.1.

Fig. 3-6. Design treatments between sidewalks and parking lots that add visual interest and help to provide spatial definition to the street.

Existing

Proposed

Applicant requests *departure* for boulevard frontage: more than 50% of frontage is parking

Fig. 3-7. An example of an acceptable building/parking location "departure" — where an alternative configuration results in a new strorefront type of street with a plaza as a focal point.

3.1.4 Façade transparency.

For *storefront* buildings, see Provision 3.1.1.

Other buildings with non-residential uses on the ground floor within 10 feet of sidewalk, at least 40 percent of the ground floor between 4-8 feet above the sidewalk. ➲

Other buildings with non-residential uses on the ground floor within 20 feet of the sidewalk, at least 25 percent of the ground floor between 4-8 feet above the sidewalk. ➲

Residential buildings, at least 15 percent of the entire *façade* (all vertical surfaces generally facing the street). ➲

➲ *Departures*. The design treatment of *façade* and/or landscaping elements provide visual interest to the pedestrian and mitigates impacts of any *blank wall* areas. The City shall consider the current and desired context (per Blueprint Boise or applicable neighborhood plan) of the specific site and determine if reduced transparency would be acceptable even with special *façade* design treatment. Up to a 50 percent reduction in the minimum amount of window transparency may be approved with a *departure*.

3.1.5 Weather protection.

For *storefront* buildings, see Provision 3.1.1.

For all other *facades*, weather protection at least 3 feet deep over primary business and residential entries is required.

3.1.6 Ground floor elevation for residential uses.

New residential buildings sited close to the street are encouraged to raise the floor elevation for the ground floor between 2 and 5 feet, consistent with the historic pattern of residential development in Boise and to increase privacy for residential uses and enhance the opportunity for "eyes on the street" for community safety purposes.

3.1.7 Landscaping.

For setbacks adjacent to buildings with windows, provide low level landscaping that maintains views between the building and the street.

For setbacks adjacent to *façade* areas without windows, provide plant materials that screen *blank walls* and add visual interest at both the pedestrian scale and motorist scale. For extended wall areas, provide for a diversity of plant materials and textures to maintain visual interest from a pedestrian scale.

For other landscaping provisions, see Provision 3.8.2.

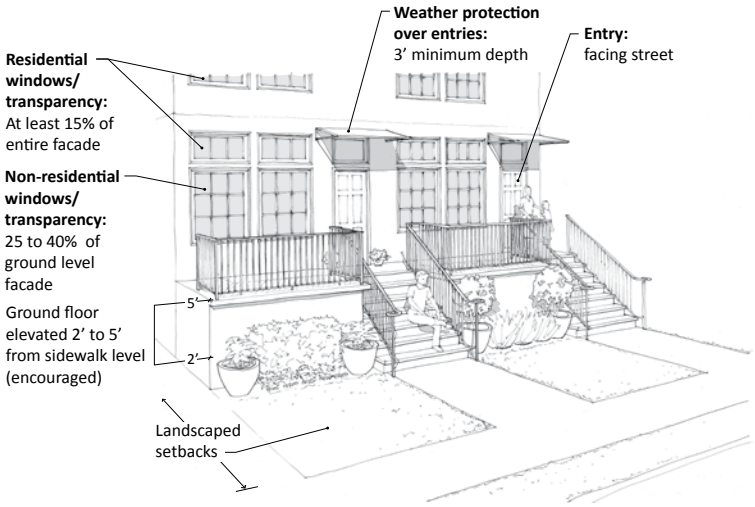

Fig. 3-8. Example of a residential building illustrating applicable frontage standards and guidelines.

Fig. 3-9. Commercial example with landscaped setback.

Fig. 3-10. Residential example with landscaped setback.

3.2 Non-Motorized Circulation & Connections

Intent:

- To provide safe and direct pedestrian access in commercial and multi-family areas;
- To minimize conflicts between pedestrians and vehicular traffic;
- To provide a network of pathways that can be expanded over time;
- To provide attractive internal pedestrian routes that promote walking and enhance the character of the area; and
- To create a safe, convenient, and efficient network for vehicular circulation and parking.

Cross-References:

ACHD Roadways to Bikeways Plan, 2009

ACHD Pedestrian-Bicycle Transition Plan, 2005

Standards/Guidelines:

3.2.1 Integrated circulation system.

All developments shall successfully demonstrate how the proposal includes an integrated non-motorized circulation system that connects buildings, open space, and parking areas with the adjacent sidewalk system and adjacent properties. As a general rule, the greater the intensity of development (in terms of residential unit density, anticipated employment/user/shopper density per use/building), the stronger the circulation network needs to be. This includes the number of connections, the distance between connections, and the width and quality of the connections. This includes the location and quality of the proposed bicycle facilities and connections and coordinated with the applicable non-motorized plan. Specificly, non-motorized connections shall be provided at 200-foot intervals, maximum. Industrial zones are exempt from this provision.

Fig. 3-11. Developments shall provide an integrated circulation system.

➲ *Departures* will be considered where alternative provisions meet the intent of the standards. Exceptions will be considered by the City based on the specific nature of the use and surrounding context. For example, storage based uses or large scale auto sales lots are good candidates for exemptions, except where such connections are specifically desired by the community per Comprehensive Plan/applicable neighborhood plan policies. Or a combination of proposed uses and the surrounding context may reduce the need for connections at the required rate. For example, a long narrow commercial lot along a freeway would only require pathways between the street and the main entry of a building per Provision 3.2.2 below.

3.2.2 Pedestrian access to sidewalk.

All buildings shall have clear pedestrian access to a public sidewalk. Where a use fronts onto two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets.

3.2.3 On-site pedestrian connections.

Pedestrian paths or walkways connecting all businesses and the entries of multiple commercial buildings frequented by the public on the same development site shall be provided.

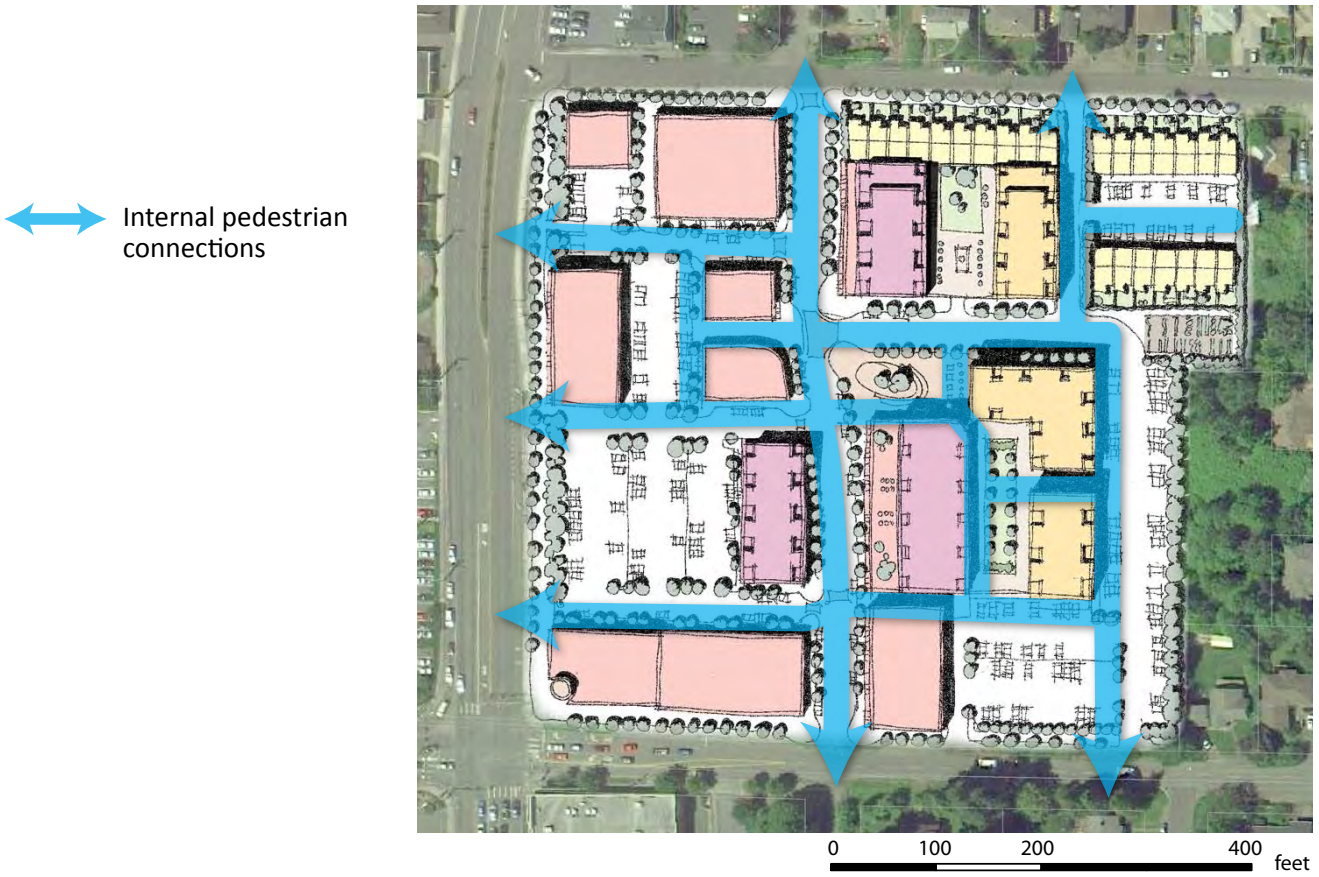

Fig. 3-12. Illustrating an example of neighborhood infill development with good internal pedestrian circulation — at intervals less than 200 feet except where buildings are longer than 200 feet or where connections to adjacent properties aren't possible.

3.2.4 Future internal connections.

For properties with a "Future internal connection" line illustrated on an applicable Community Design Framework Map in Chapter 2, new developments and Level III Improvements are required to integrate an internal connection with the development. The connection may be a public street (where required by the governing authority) or a private internal roadway accommodating both vehicular and pedestrian access (also see Provision 3.3.2 below). The location of the connection on the Community Design Framework Map is intended to be conceptual – to provide some flexibility based on the ultimate uses and type of development on-site. Some variation to the alignment will be permitted, provided the connection meets the intent of the standards and fits the context of the site and development.

This standard shall also apply to non-residential development where surrounded by an established street grid. The new development shall be required to make connections to the adjacent street grid.

New internal road creates a better connected street network for vehicular and pedestrian traffic

Fig. 3-13. Example of how a "future internal connection" could be implemented in neighborhood infill development.

3.2.5 Connections to adjacent properties/uses.

For sites abutting vacant or underdeveloped land, the City may require new development to provide for the opportunity for future connection to its interior pathway system through the use of pathway stub-outs, building configuration, and/or parking lot layout. Connections (or provisions for future connections) at a maximum of 200-foot intervals are required. ➲ *Departures* will be considered where alternative provisions meet the intent of the standards. Exemption from the standards:

1. Where adjacent uses are configured to prevent such a connection and it is determined by the City such use is unlikely to redevelop within the next 20 years based on use compared to zoning capacity, land value to improvement value (X), current use lease(s) on the property, and/or other applicable site or land owner information; and/or
2. The size of the proposed use necessitates a greater interval between connections.

3.2.6 Parking lot pathways.

A paved walkway or sidewalk shall be provided for safe walking areas through surface parking lots greater than 200 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or at a distance of less than 200 feet shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement.

The width of the pathway shall be appropriate for the applicable on-site uses. For example, walkway widths near grocery stores where carts are used warrant 8-12 foot wide pathways.

3.2.7 Americans with Disabilities Act.

All pathways shall conform to the Americans with Disabilities Act (ADA).

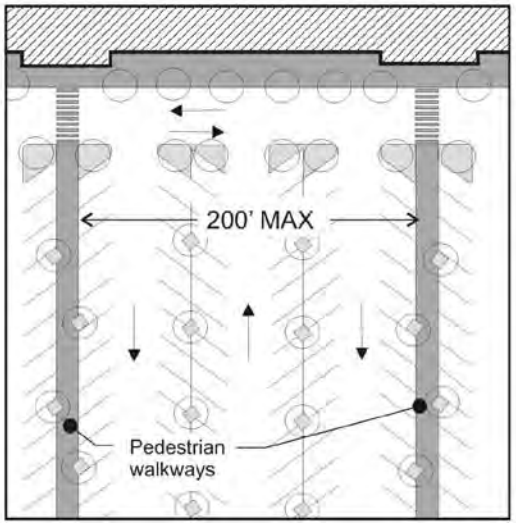

Fig. 3-14. Illustrating the maximum width between parking lot pathways within a large parking lot.

Fig. 3-15. Parking lot pathway examples. The wider pathway (middle) is an excellent example where strong visual and physical connections are needed between uses and activity centers.

3.2.8 Internal pathway width and design.

1. All internal pedestrian walkways shall have at least 5-foot-wide unobstructed walking surfaces (which allows two adults to comfortably walk side by side or pass in opposite directions), except where wider walkways are prescribed in this chapter or where the applicable uses and context dictate wider walkways. ➲ *Departures* will be considered where the applicant can successfully demonstrate that a reduced width walkway will accommodate the anticipated demand given the proposed use, location and configuration of the proposed and surrounding development and land use(s). Environmental constraints and/or other design solutions that create a comfortable walking environment appropriate for the context will also be considered.
2. Internal pedestrian walks shall be separated from structures at least 3 feet by landscaping, except where the adjacent building meets *storefront façade* requirements set forth in Provision 3.1.1 or where other design treatment are included on or adjacent to the wall that add visual interest at the pedestrian scale. Examples could include the use of a *trellis* with vine plants on wall or sculptural, mosaic, bas-relief artwork, or other decorative wall treatments. Secondary walkways near the rear of developments may be exempted from this standard where the governing authority determines that special design treatments are unnecessary.

Fig. 3-16. Separate walkways from structures (other than storefronts) with at least 3 feet of landscaping.

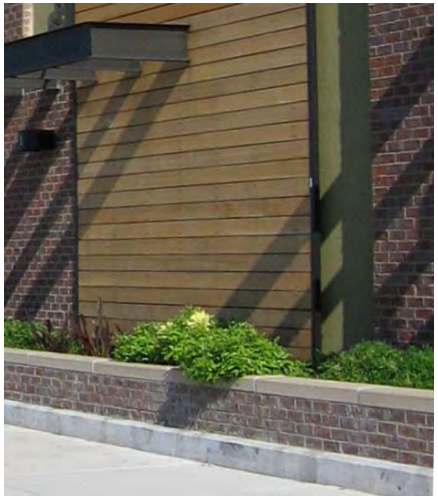

Fig. 3-17. ➲ Examples of design treatments along walkways that add visual interest to the pedestrian. In the left example, a narrow elevated planter (less than 3' wide) combined with a distinctive mixture of quality materials provides interest. In the right image, artwork, materials, and design details add interest.

3.2.8 Internal pathway width and design (cont.).

3. All internal walkways along pedestrian-oriented building fronts and walkways on the edge of parking areas shall feature at least one street tree (on average) for every 40 feet of walk. Trees may be sited to maintain entry sign visibility.
4. Pathways along the front *facade* of mixed-use and retail buildings 100 feet or more in length (measured along the *facade*) that are not located adjacent to a street must be at least 12 feet wide with 8 feet minimum unobstructed width and include the following:
   a. Street trees shall be placed at an average of 40 feet on-center and placed in grates (except where trees are placed in planting strips). Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than one tree per 60 lineal feet of building *facade* must be provided;
   b. Planting strips may be used between any vehicular access or parking area and the pathway, provided that the required trees are included and the pathway is at least 8 feet in width and the combined pathway and planting strip is at least 14 feet in width; and
   c. Pedestrian-scaled lighting may be used as a substitute to the required street trees, provided they are used at the same intervals.
5. Pedestrian crossings.
   a. Crosswalks are required when a walkway crosses a paved area accessible to vehicles; and
   b. Applicants must continue the sidewalk pattern and material across driveways.

Fig. 3-18. Standards and good/bad examples of walkways along the facades of internal walkways fronting retail or mixed-use buildings 100 feet or more in length.

Fig. 3-19. Example of extending sidewalk paving pattern on crosswalks through parking lots.

3.3 Vehicular Circulation & Connections

Intent:

- To minimize conflicts between pedestrians and vehicular traffic;
- To provide attractive internal pedestrian routes that promote walking and enhance the character of the area; and
- To create a safe, convenient, and efficient network for vehicular circulation and parking.

Standards/Guidelines:

3.3.1 Integrated circulation system.

All developments shall provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network, integrates non-motorized transportation elements, and integrates opportunities for future internal vehicular connections (see Provision 3.3.2 below).

3.3.2 Future (internal) connections.

Where an applicable Community Design Framework Map in Chapter 4 indicates a "future connection" internal or adjacent to a site, new development and Level III Improvements shall be designed to integrate such connections. Connections that run along property boundaries shall be designed and dedicated as public streets per the Livable Street Design Guide. Connections that are internal to sites are typically private internal roadways, except for large sites where public street connections would be required per ACHD. The routes shown on the Community Design Framework Map (see Section 2.1) are conceptual in nature as the actual location may vary depending on the proposed use, design proposal, and per negotiation with the City during the applicable design review process. See Fig. 3-20 for a good example of how this can be accomplished on a neighborhood infill site.

3.3.3 Internal access roads.

Interior access roads in multi-building commercial or multi-family developments shall be designed to look and function more like public streets. This includes planting strips and street trees on both sides, sidewalks on one or both sides, and perpendicular parking on one or both sides. The Community Development Director may approve innovative and special street designs, such as a "woonerf" street, provided pedestrian safety and other street functions are achieved. Woonerf is the Dutch name for a "living street" in which the needs of car drivers are secondary to the needs of users of the street as a whole. It is a "shared space" designed to be used by pedestrians, playing children, bicyclists, and low-speed motor vehicles, becoming a public place for people instead of single-intent conduits for automobiles.

Fig. 3-20. The 36th Street Garden Center features good internal circulation with two ring roads that connect to surrounding streets. The parallel parking combined with walkways, lighting, and design details add character to the development.

3.3.4 Transit access and integration.

Developments located adjacent to existing and planned transit routes shall coordinate with Valley Regional Transit prior to submitting the development application. The purpose is to ensure that transit uses are well integrated with the development in terms of pedestrian connections to transit stops, the design of transit stops, and a context surrounding transit stops that is comfortable to transit users.

Fig. 3-21. An example of a curbless woonerf street

3.4 Parking Structures & Drive Through Lanes

Intent:

- To mitigate the impact of parking facilities on the streetscape and pedestrian environment; and
- physically and visually integrate parking facilities into the design of developments.

Related standards:

- See Chapter 2 for applicable block frontage (including parking lot/structure location) standards;
- See Provision 3.2.6 for parking lot pathways;
- See Provision 3.8.3 for parking lot landscaping buffers and internal parking lot landscaping requirements; and
- See BCC 11-07-03 for minimum parking requirements

Standards/Guidelines:

3.4.1 Parking structure design.

Preferably, parking structures are hidden underneath or behind uses so that their impacts to the street are minimized. For example, providing ground floor retail along the streetfront, with structured parking behind is desirable, where the market conditions for retail are viable. Another desirable approach used increasingly for large multi-level parking structures in mixed-use developments is to include a single row of apartments lining the outside.

In areas where parking structures are exposed to the street, the following standards apply:

1. Structured parking facilities shall be designed to meet applicable building design provisions in Chapter 4, including architectural character, massing and *articulation*, building elements and details, building materials, building lighting, and *blank wall* treatments. Some flexibility to the massing and *articulation* standards may be considered via the *departure* process due to the large floor-plates needed for a parking garage, provided the design treatment appropriately fits the context. For example, a parking garage wall facing a freeway will warrant greater flexibility in *façade articulation* than a smaller scale street with a mix of uses. See Fig. 3-22 and Fig. 3-23 below for acceptable parking garage design examples.
2. Parking garage entries should be designed and sited to complement, not subordinate, the pedestrian entry. If possible, locate the parking entry away from the primary street, to either the side or rear of the building. The location of the entry should take into account existing street traffic.

Fig. 3-22. Preferably, parking structures are located behind uses as in this shopping mall example.

Fig. 3-23. In the first example, design details are included to articulate the facade and add visual interest. In the second example, a trellis structure provides for a green screen of the parking structures.

3.4.2 Drive through uses/lanes.

1. Drive-through lanes between a building and the street. All applicable developments shall comply with the following standards:
   a. Drive through lanes are encouraged to be located behind or to the side of buildings rather in than in front of buildings. For the purpose of the block frontage standards in Chapter 2 or the building/parking location standards in Provision 3.1.2 (whichever is applicable to the site), drive through lanes between a street and a parking are considered as a parking lot. Also, building *facades* facing the street are subject to the applicable transparency requirements in Chapter 2 or Provision 3.1.4 (whichever is applicable to the site).
   b. Drive through lanes shall be separated from the sidewalk by a planting strip with Type C landscaping at least 5 feet in width. Alternative landscaping schemes may be permitted provided they meet the minimum planting width requirement and help to mitigate the visual impact of the drive through use on the streetscape environment.
   c. Drive through lanes shall not restrict pedestrian access between the sidewalk and on-site buildings, as determined by the Director. Where pedestrian routes cross drive through lanes, a crosswalk that is raised or features a change in texture and/or other treatment must be utilized to enhance the safety and visual appearance of the pedestrian crossing.
2. Drive-through lanes visible from internal access roads and customer parking lots shall meet the same standards as (1) above, except:
   a. Visible *facades* are not subject to any of the block frontage standards, including transparency requirements.
   b. Landscaping as set forth in (1) above shall be required between the drive through lane and any sidewalk or other vehicular access route.

Fig. 3-24. While drive-through lanes between the street and building aren't prohibited, they count as a parking lot for the purpose of building/parking lot location standards in Provision 3.2.1 or Chapter 4 frontage provisions. Also, the facade would need more windows to meet transparency provisions of 3.1.4 and clear pedestrian access is needed between the sidewalk and the main building entry.

Fig. 3-25. A more desirable configuration with the drive-through lane integrated behind the building, allowing for a stronger pedestrian-orientation for the building.

3.5 Internal Open Space / Design

Intent:

- To create a variety of pedestrian areas in retail and mixed-use developments;
- To provide safe, attractive, and usable open spaces that promote pedestrian activity;
- To create usable space that is suitable for leisure and recreational activities for residents;
- To create open space that enhances the setting and character of residential, commercial, and mixed-use development; and
- To promote a variety of open spaces for *multifamily* uses.

Standards/Guidelines:

3.5.1 Open space requirements for non-residential uses.

All non-residential development (including commercial portions of mixed use development) more than one acre in size within Commercial, Office, and Health Service districts shall provide *pedestrian-oriented space* equal to at least one percent of the net project area plus one percent of the gross non-residential building floor area, exclusive of structured parking. Service areas and storage uses are exempt from this standard. The intent is to mitigate the impacts of large scale commercial development and to contribute to the desired pedestrian-oriented character of Boise's *Activity Centers* and business districts. *Pedestrian-oriented space* shall comply with the design provisions of Provision 3.5.2 below.

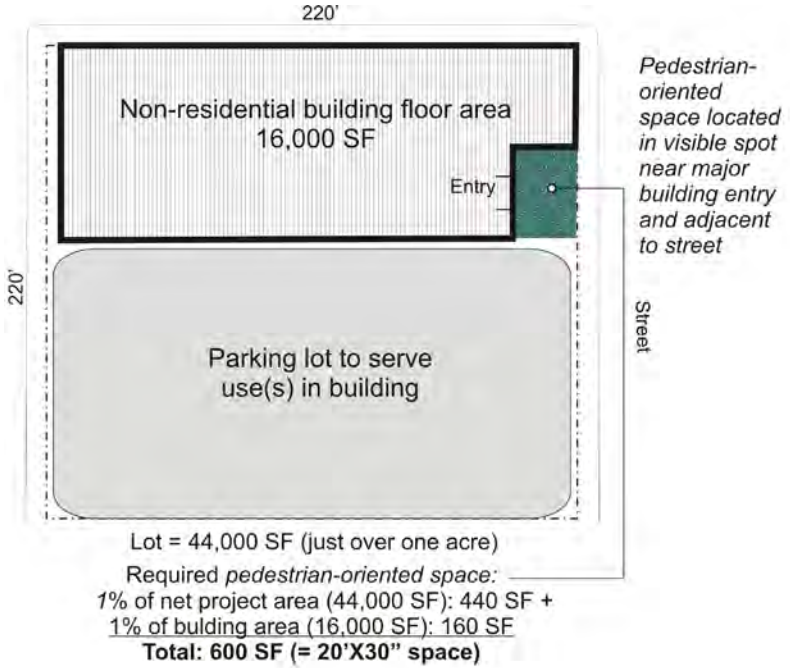

Fig. 3-26. Illustrating the amount of pedestrian-oriented space required for non-residential development.

3.5.2 Pedestrian-oriented space design criteria.

These spaces, as required per Provision 3.5.1 above, are intended to be publicly accessible spaces that enliven the pedestrian environment by providing (1) opportunities for outdoor dining, socializing, relaxing and (2) visual amenities that contribute to the character of commercial areas. Design criteria for *pedestrian-oriented space*:

1. Sidewalk area, where widened beyond minimum requirements, shall count as pedestrian-oriented open space. The additional sidewalk area may be used for outdoor dining and temporary display of retail goods. The standards below shall not apply to sidewalks, where used as usable open space;
2. The following design elements are required for pedestrian-oriented open space:
   a. Spaces shall be physically and visually accessible from the adjacent street or major internal vehicle or pedestrian route. Spaces shall be in locations that the intended user can easily access and use, rather than simply left-over or undevelopable spaces where very little pedestrian traffic is anticipated;
   b. Paved walking surfaces of either concrete or approved unit paving;
   c. Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting;
   d. At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space. This provision may be relaxed or waived where there are provisions for movable seating or where the governing authority determines that seating areas are not necessary (certain "pass-through" areas);
   e. Spaces shall be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry; and
   f. Landscaping that adds visual or seasonal interest to the space.
3. The following features are encouraged in *pedestrian-oriented space*:
   a. Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork;
   b. Provide pedestrian-oriented *facades* on some or all buildings facing the space;
   c. Consideration of the sun angle at noon and the wind pattern in the design of the space;
   d. Transitional zones along building edges to allow for outdoor eating areas and a planted buffer;
   e. Movable seating;
   f. Incorporation of water treatment features such as rain gardens or the use of an area over a vault as a *pedestrian-oriented space*; and
   g. Weather protection, especially weather protection that can be moved or altered to accommodate conditions.
4. The following features are prohibited within *pedestrian-oriented space*:
   a. Asphalt or gravel pavement, except where continuous gravel or asphalt paths intersect with the space;
   b. Adjacent chain link fences;
   c. Adjacent unscreened *blank walls*; and
   d. Adjacent dumpsters or service areas.

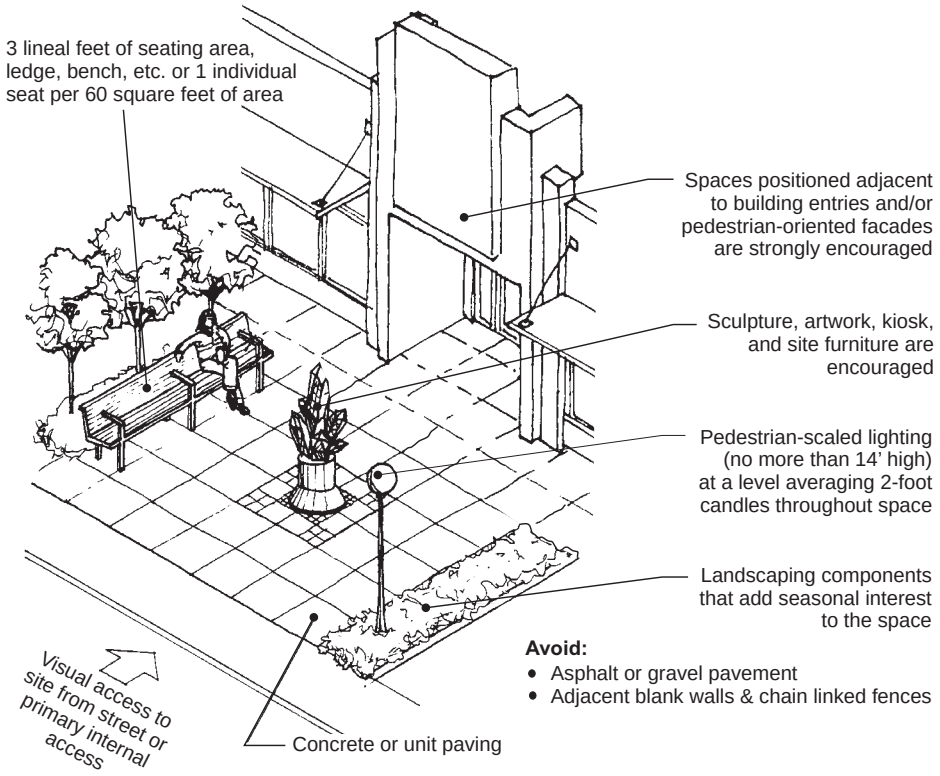

Fig. 3-27. Examples of pedestrian-oriented space.

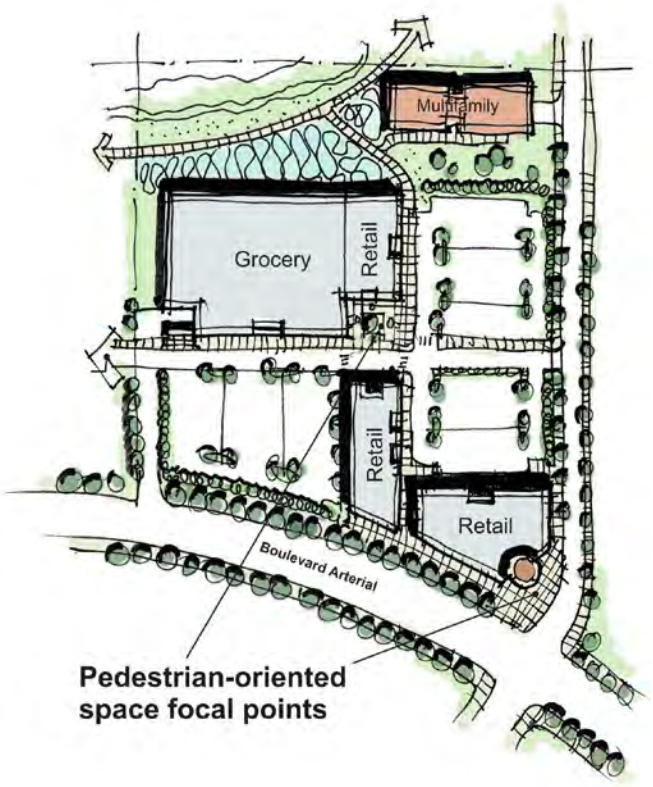

Fig. 3-28. A good example in configuring usable pedestrian-oriented space into a neighborhood center development.

3.5.3 Open space requirement for multi-family uses.

BCC 11-06-03.02 sets forth the amount of open space required with all multi-family development. The required open space may be provided in a combination of the following ways.

1. 100 percent of the required open space may be in the form of common open space available to all residents and meeting the requirements of Provision 3.5.4(1) below. Common open space may be in the form of courtyards, front porches, patios, play areas, gardens or similar spaces;
2. Up to 50 percent of the required open space may be provided by private or common balconies meeting the requirements of Provision 3.5.4(2) below;
3. For mixed-use buildings, up to 50 percent of the required open space may be provided by common indoor recreation areas meeting the requirements of Provision 3.5.4(3) below; and/or
4. For mixed-use buildings, up to 50 percent of the required open space may be provided by shared roof decks located on the top of buildings which are available to all residents and meet the requirements of Provision 3.5.4(4) below.

3.5.4 Multi-family open space design criteria.

1. **Common open space** includes landscaped courtyards or decks, front porches, gardens with pathways, children's play areas, or other multi-intent recreational and/or green spaces. Special requirements and recommendations for common open spaces include the following:
   a. Spaces (particularly children's play areas) shall be visible from at least some dwelling units and positioned near pedestrian activity;
   b. Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable;
   c. Individual entries may be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are encouraged to enliven the space. Low walls or hedges (less than three feet in height) are encouraged to provide clear definition of semi-private and common spaces;
   d. Separate common space from ground floor windows, automobile circulation, service areas and parking lots with landscaping, low-level fencing, and/or other treatments that enhance safety and privacy (both for common open space and dwelling units);
   g. Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible;
   h. Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into minimum required common open space areas. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard. Front porches are an exception;
   i. Community gardens may qualify as common open space if they are integrated into the development and contain gardening spaces available to residents; and
   j. Shared front porches qualify as common open space provided:
      (i) No dimension is less than eight feet; and
      (ii) The porches are accessible to all residents.

Fig. 3-29. Examples of common open space. The lower right example could be used to meet both pedestrian-oriented space and multifamily open space since it serves both ground floor retail uses and as an amenity to the upper floor apartments.

3.5.4 Multi-family open space design criteria (cont.).

2. **Private balconies and decks.** Such spaces shall be at least 35 square feet, with no dimension less than four feet, to provide a space usable for human activity. This standard also applies to individual front porches if counted toward townhouse open space requirements.
3. **Indoor recreational areas.** Such spaces shall meet the following conditions:
   a. The space shall meet ADA standards and shall be located in a visible area, such as near an entrance, lobby, or high traffic corridors; and
   b. Space shall be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space shall include amenities and design elements that will encourage use by residents.
4. **Shared rooftop decks.** Such spaces shall meet the following requirements:
   a. Space shall be ADA accessible to all dwelling units;
   b. Space shall provide amenities such as seating areas, landscaping, and/or other features that encourage use;
   c. Space shall feature hard surfacing appropriate to encourage resident use; and
   d. Space shall incorporate features that provide for the safety of residents, such as enclosures and appropriate lighting levels; or

Fig. 3-30. Balconies are a good source of usable open space for residents.

   e. A green roof may qualify as rooftop deck space provided it meets accessibility requirements above and includes seating areas for residents to enjoy the space.

Fig. 3-31. Shared rooftop deck example.

3.6 High Visibility Street Corners & Gateway Sites

Intent:

- To enhance the character and identity of Boise neighborhoods; and
- To enhance the pedestrian environment at street corners.

Standards/Guidelines:

3.6.1 Street corner treatments.

All development proposals located at designated *high visibility street corners and gateway sites* per Community Design Framework Maps in Chapter 2 shall include at least one of the design treatments described below [in order of preference, (a) being the highest]:

1. Locate a building on the street corner (preferably with a corner entry and/or special design features that accentuate the street corner); or
2. Provide *pedestrian-oriented space* (designed per Provision 3.5.2) at the corner leading directly to a building entry or entries.

If the City determines that (1) or (2) above are not feasible, provide for one of the following options:

3. Install substantial landscaping: At least 30 feet by 30 feet or 900 square feet of ground surface area with trees, shrubs, and ground cover in a decorative manner that provides four-season interest. The space shall include a special architectural element, such as a *trellis*, to add identity or demarcation of the area. Such an architectural element may have a sign incorporated into it (as long as such sign does not identify an individual business or businesses); or
4. Other treatments will be considered, provided they meet the intent of the standards and guidelines as determined by the governing authority.

Fig. 3-32. Street corner building example.

Fig. 3-33. Pedestrian-oriented space adjacent to the street corner.

Fig. 3-34. Corner treatment integrating landscaping, pedestrian space, and a decorative trellis that demarcates the neighborhood shopping center.

3.7 Service Area Location & Design

Intent:

- To minimize the potential negative impacts of service elements; and;
- To encourage thoughtful siting of service elements that balance functional needs with the desire to screen negative impacts.

Standards/Guidelines:

3.7.1 Service element location and design.

All developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:

1. Service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas;
2. The designated spot for service elements shall be paved with concrete; and
3. Appropriate enclosure of the common trash and recycling elements shall be required. Requirements and considerations:
   a. Service areas visible from the street, pathway, *pedestrian-oriented space* or parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a durable wall or fence at least six feet high. Developments shall use materials and detailing consistent with primary structures on-site. Acceptable materials include brick, concrete block or stone;
   b. The sides and rear of the enclosure must be screened with Type A, B, or C landscaping (see Provision 3.8.1) at least five feet deep in locations visible from the street, dwelling units, customer parking areas, or pathways to soften the views of the screening element and add visual interest;
   c. Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way;
   d. Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment;
   e. Preferably, service enclosures are integrated into the building itself; and
   f. Service areas (location and design) are also subject to the following: Policy for Solid Waste Service Location Design Standards.

Fig. 3-35. Service enclosure example.

3.7.2 Utility meters, electrical conduit, and other service utility apparatus.

These elements shall be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

3.7.3 Rooftop mechanical equipment.

All rooftop mechanical equipment shall be screened. Screening features should utilize similar building materials and forms to blend with the architectural character of the building.

Fig. 3-36. The utility meters in the left image are accessible for functional use, but thoughtfully located and screened. Avoid exposed utility meter designs like those in the upper and lower right images, which degrade the character of the development.

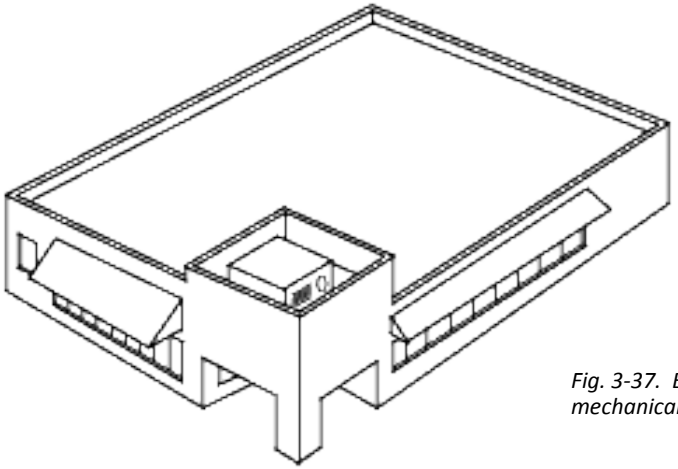

Fig. 3-37. Example of screened rooftop mechanical equipment.

3.8 Landscaping Design

Intent:

- Promote well-conceived and attractive landscaping that reinforces the architectural and site planning concepts in response to site conditions and context;
- To enhance environmental conditions;
- To maintain and enhance the character of the area;
- To reduce negative potential impacts between adjacent and neighboring uses;
- To encourage the use of attractive and drought tolerant plant materials native to the Treasure Valley region;
- To ensure that plants will quickly achieve their intended visual objectives;
- To promote tree retention and the protection of existing native vegetation;
- To define, break up, and screen parking areas to reduce potentially negative impacts on adjacent uses; and
- To provide for the long-term establishment and health of new landscape plantings.

Cross-Reference:

- The provisions herein shall supplement the landscaping standards in BCC 11-07-05.

Standards/Guidelines:

3.8.1 Landscaping types.

Below are described five landscaping types. These landscaping types may be required by different sections of the design standards herein.

1. Type A landscaping. (see Fig. 3-38)
   a. Type A landscaping shall function as a full screen and visual barrier. This landscaping is typically found between residential and nonresidential areas and to screen unwanted views;
   b. Type A landscaping shall consist of:
      (i) A mix of primarily evergreen trees and shrubs generally interspersed throughout the landscape strip and spaced to form a continuous screen;
      (ii) Trees shall be spaced to provide a visual screen as detailed in paragraph (vi) below;
      (iii) Groundcover; and
      (iv) The selected plant materials and configuration shall be able to completely screen 60 percent of the unwanted views within five years of planting and fully screen the unwanted view within six years. This requirement will account for the type of plant materials, size at planting, and their typical growth rate.

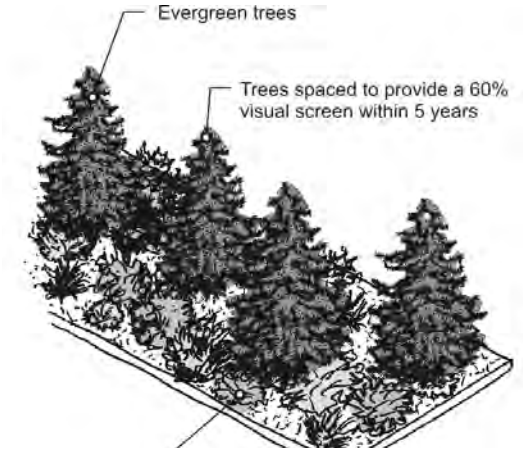

Fig. 3-38. Type A landscaping.

3.8.1 Landscaping types (cont.).

2. Type B landscaping. (see Fig. 3-39)
   a. Type B landscaping is a "filtered screen" that functions as a visual separator. This landscaping is typically found between differing types of residential development, and to screen unwanted views from the pedestrian environment;
   b. Type B landscaping shall minimally consist of:
      (i) A mix of evergreen and deciduous trees and shrubs generally interspersed throughout the landscape strip spaced to create a filtered screen;
      (ii) Trees provided at the rate of one tree per 40 linear feet of landscape strip;
      (iii) Groundcover; and
      (iv) Alternative tree spacing will be considered provided the plant materials and configuration meet the intent of the standards within three years of planting. This requirement will account for the type of plant materials, size at planting, and their typical growth rate.

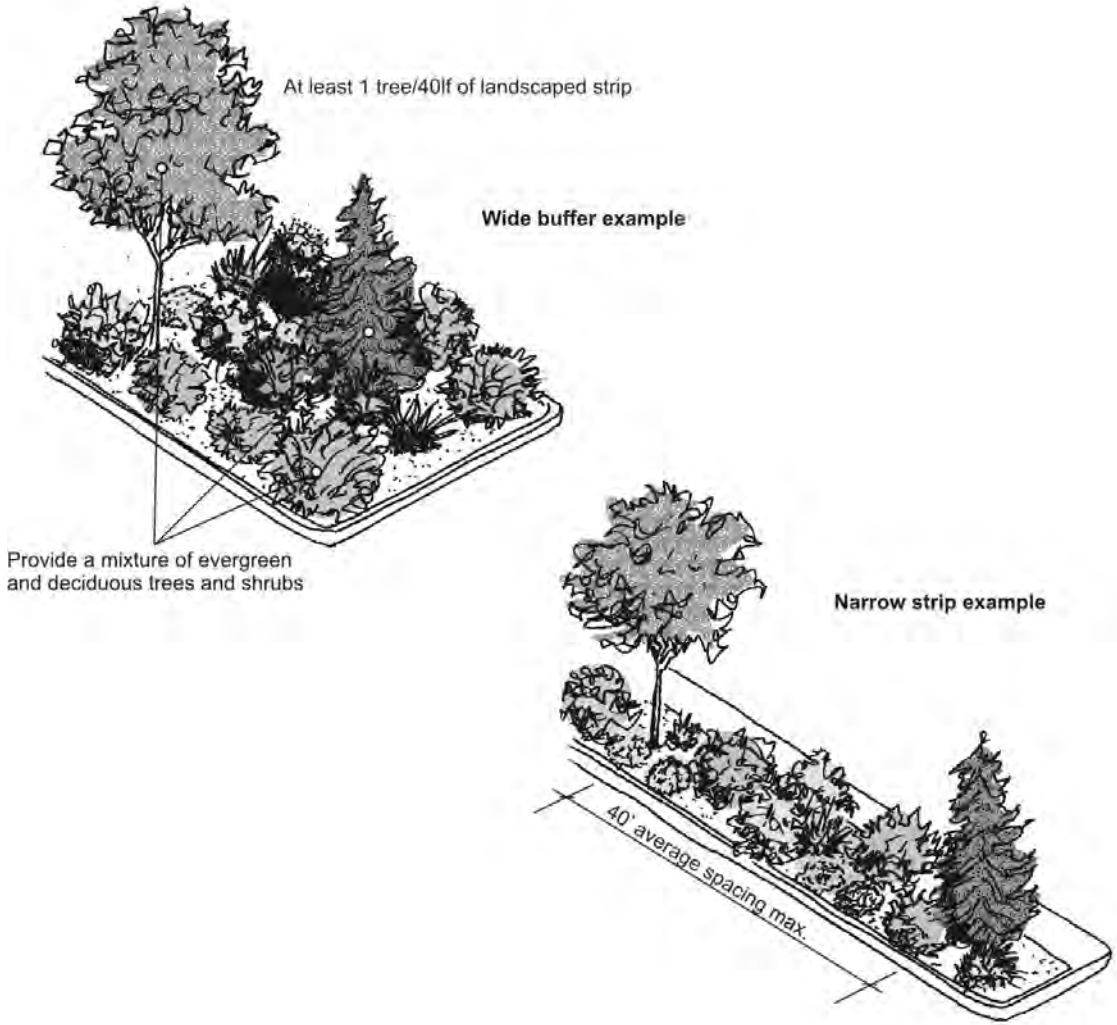

Fig. 3-39. Type B landscaping.

3.8.1 Landscaping types (cont.).

3. Type C landscaping. (see Fig. 3-40)
   a. Type C landscaping is a "see-through screen" that functions as a partial visual separator to soften the appearance of parking areas and building elevations. This landscaping is typically found along street frontage or within parking lots;
   b. Type C landscaping shall consist of:
      (i) Primarily deciduous trees generally spaced to create a continuous canopy that extends well beyond the landscaped area;
      (ii) Trees provided at the rate of one tree per 40 linear feet of landscape strip;
      (ii) Shrubs and groundcover;
      (iii) Maintain trees and shrubs to maximize pedestrian visibility (generally between three and eight feet above grade); and
      (iv) Alternative tree spacing will be considered provided the plant materials and configuration meet the intent of the standards within three years of planting. This requirement will account for the type of plant materials, size at planting, and their typical growth rate.

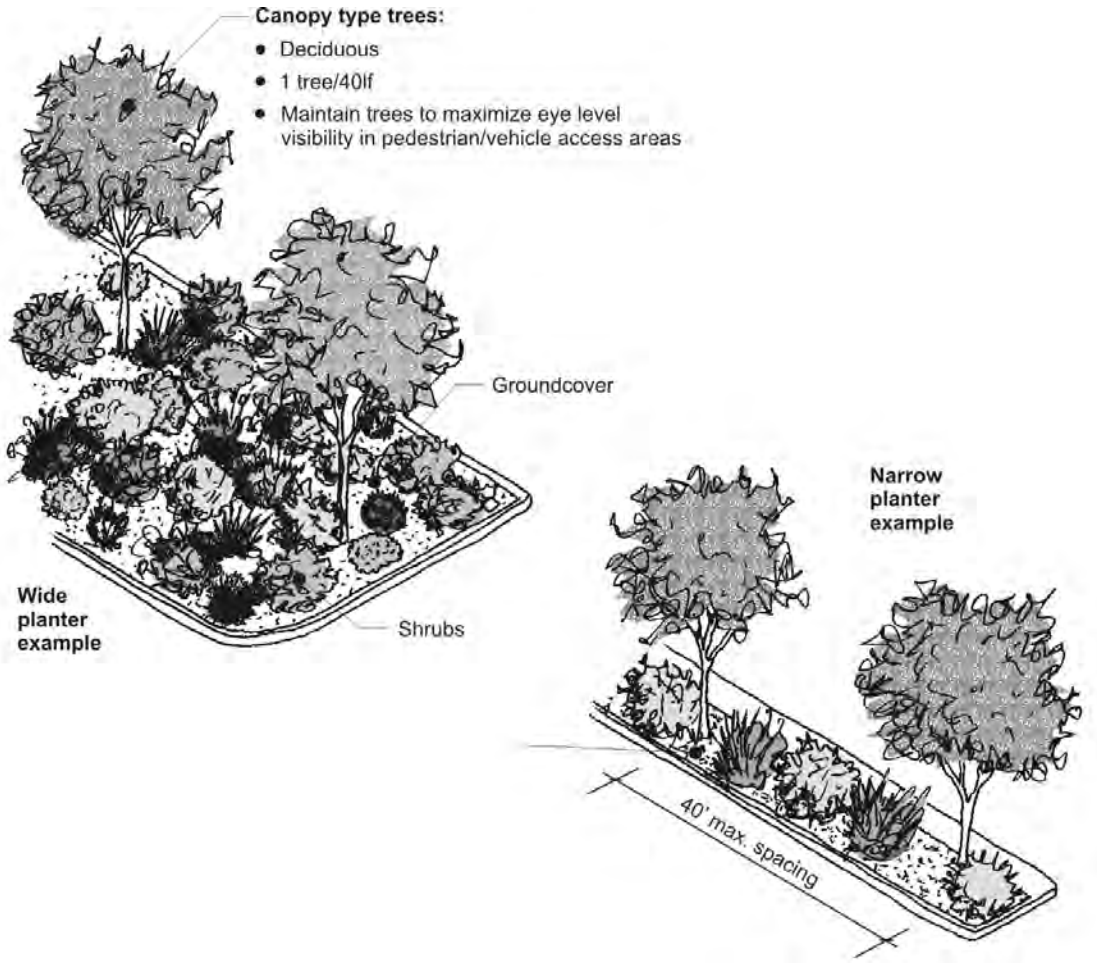

Fig. 3-40. Type C landscaping standards.

3.8.1 Landscaping types (cont.).

4. Type D landscaping.
   a. Type E landscaping refers to all other landscaped areas that do not qualify as Type A-C landscaping. While native and low maintenance trees and shrubs are encouraged in these areas, lawn areas may be used for recreational or design intents. These areas also could include flower beds and perennial beds.
   b. Type D landscaping may include any combination of plant materials.

3.8.2 Landscaping plans & installation.

1. The required Landscape Plan shall be prepared by an Idaho licensed landscape architect; and 2. Landscape improvements shall be installed as listed in BCC 11-07-05.

3.8.3 Landscape site design.

1. Landscaped buffers and separators. In order to mitigate the impacts of new development on adjacent uses, the required buffer standards listed in the table on the following page are established. The provisions herein reference landscaping types described in Provision 3.8.1 above. A new development use or facility listed in the first column shall include the buffer indicated in the cell in the applicable Adjacent Uses, Features, and Zoning column. The buffers are only required where the new and existing developments have a common property line (not properties across the street from one another). The governing authority may modify the requirements if such a revision results in a public benefit and better condition for the adjacent properties.

Table 3.8.3. Table of required landscaped separators and buffers. See Provision 3.8.1 for descriptions and standards for the various landscaping "types". The minimum required width of the buffers are set forth in BCC 11-04, based on zone. Breaks in the landscaping treatments which provide for pedestrian connectivity between properties are permitted. The ➲ symbol indicates that *Departures* will be considered, provided alternative treatments can effectively mitigate negative impacts between uses.

		ADJACENT USES AND ZONING				
	PROPOSED NEW DEVELOPMENT[1]	**Single-family zone**	**Existing residential in non-single family zone**	**Non-residential use or vacant in non-single family zone**	**Street right-of-way**	**Public trail or public open space**
USES AND ZONES	**Townhouses & multifamily building(s)** (up to 3 stories)	Type B or C with fence[2] or Type A without fence	Type B or C with fence[2] or Type A without fence ➲	Type A, B, C or D; Other options include an internal pedestrian or vehicular access, shared parking lot, service area, or open space	Any type of landscaping = width of minimum setback, provided a mix of trees (1/40lf min), shrubs and ground cover are integrated; *Storefronts*, where allowed, are exempt from landscaping requirement	Any type of landscaping
	Office, commercial & mixed-use building(s) (up to 3 stories)	Type B or C with fence[2] or Type A without fence ➲	Type B or C with fence[2] or Type A without fence ➲			Any type of landscaping ➲; *Storefronts* are exempt
	Multifamily, office, commercial & mixed-use building(s) (>3 stories)	Type B or C with fence[2] or Type A without fence ➲	Type B or C with fence[2] or Type A without fence ➲			
	Industrial buildings	Type B or C with fence[2] or Type A without fence ➲	Type B or C with fence[2] or Type A without fence ➲			Type A, B, C or D ➲
FACILITIES	**Parking area**	Type A or B with fence[2] ➲	Type B or C with fence[2] or Type A without fence ➲	Type C; Other options include an internal pedestrian or vehicular access, shared parking lot, service area, or open space	Type C landscaping = minimum building setback for district ➲	Type A, B, C, or D
	Service, loading, or waste management areas	Type A with fence[2] ➲	Type A or B ➲	Type A or B except where designed as a shared service area with adjacent property ➲	Type A ➲	Type A or B

1. See BCC 11-04.
2. Fence refers to a six to eight-foot tall privacy fence placed at or near the property line and behind the landscaping.

2. Surface parking lot landscaping.
   a. Intent. To minimize potential negative impacts of parking lots on the City's visual character, pedestrian environment, local water quality conditions, and adjacent uses, and minimize the "heat island" effect of urban development.
   b. Parking lot perimeters: See Table 3.8.3.
   c. Internal parking lot landscaping is required for all lots featuring 12 or more parking spaces (including vehicular sales lots). Uses in Industrial zones are exempt from these requirements. Specifically:
      (i) Landscape planters shall be a minimum of eight feet in width for Class I and II trees and ten feet in width for Class III trees. The required length of the planters shall be the same as the the length of the adjacent parking space. Dimensions are measured inside curbs;
      (ii) Type C landscaping shall be utilized for planters, with at least one tree required for every planting island;
      (iii) No linear grouping of parking spaces shall exceed ten in a row without a planting island. Interior landscaping shall be used to delineate and guide major traffic movement within the parking area. Terminal planters shall be provided at the end of parking rows to protect parked vehicles and confine moving traffic to aisles and driveways;
      (iv) Internal parking lot walkways (see Provision 3.2.6) shall include shade trees planted along at least one side of the walkway and spaced at one tree per 30 linear feet, minimum. Such trees may be placed in grates or within planting strips; See Fig. 3-41 below for examples;
      (vi) The design plan shall integrate features such as wheel stops, curbs, or walkways to protect planting islands from vehicles;
      (vii) Rain gardens and swales may be integrated into required planting areas; and
      (viii) Light poles and fixtures shall be located outside of landscape planters; and
      ➲ *Departures* to the landscaping standard will be considered provided the alternative landscaping design meets the intent of the standards.

3. Foundation planting. All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building *facade* that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:
   a. The landscaped area must be at least three feet wide;
   b. There must be at least one-three-gallon shrub for every three lineal feet of foundation; and
   c. Ground cover plants must fully cover the remainder of the landscaped area.

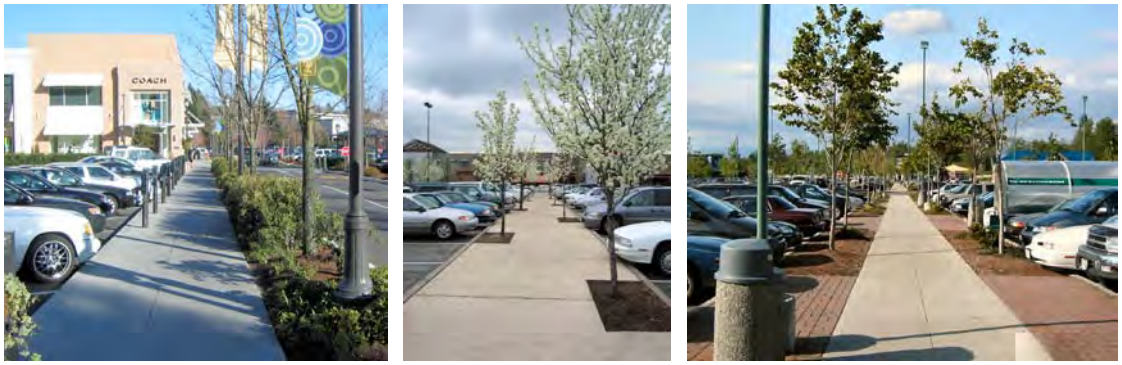

Fig. 3-41. Examples of trees placed every 30 feet or less along internal parking lot walkways. Note, however, that wider planting strips may be required to meet Provision 3.8.3(2)(c)(i).

Fig. 3-42. Foundation plantings would be required along the exposed concrete foundation.

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4 Building Design

Purpose & Content

The purpose of this chapter is to provide guidance and parameters for the design of buildings throughout Boise (outside of Downtown) that meet the following objectives:

- Design buildings that respond to the unique context of the site, including frontage/ground floor design, building massing and orientation, and site environmental conditions;
- Design buildings that address the street and create a pedestrian-friendly environment;
- Promote original and distinctive building design;
- Utilize building materials that convey a sense of quality and permanence;
- Incorporate sustainable development practices; and
- Demonstrate respect for historic resources.

The sections in this chapter include:

4.1 Architectural Character
4.2 Building Massing & Articulation
4.3 Building Elements & Details
4.4 Building Materials
4.5 Building Lighting
4.6 Blank Wall Treatments
4.7 Industrial Buildings

Applicability

Buildings in the Industrial zones are only subject to the provisions of Section 4.7. Sections 4.1 to 4.6 apply to all other non-residential and *multifamily* development.

4.1 Architectural Character

Intent:

- To promote original and distinctive building design;
- To promote building design that responds uniquely to the site's context;
- To allow for a diversity of architectural styles; and
- To demonstrate respect for surrounding historic resources.

Standards/Guidelines:

4.1.1 Encourage architectural diversity.

Boise has evolved over the past 100+ years as uses, technology, and design styles have changed. The design standards and guidelines herein seek to allow for architectural diversity, provided the design meets block frontage, massing and *articulation*, materials and detail provisions herein. Below (Provision 4.1.2) are some considerations in determining the appropriate architectural style of individual buildings.

4.1.2 Promote original and distinctive building design.

Applicants for new buildings are encouraged to integrate the following objectives in into the design of their projects:

1. Provide a creative *façade* composition with a rich layering of design elements that provides visual interest from a variety of vantage points;
2. Design buildings that respond to unique site conditions and context; and
3. Integrate sustainable materials and elements into the design of the building in a way that adds character and visual interest to the building.

Except for recreational theme parks and individual retail stores or restaurants, commercial or *multifamily* projects that evoke a false sense of history are discouraged.

Fig. 4-1 and Fig. 4-2 herein and on the next page illustrate desirable building design examples.

Fig. 4-1. Examples of original and distinctive design.

4.1.2 Promote original and distinctive building design (cont.).

Fig. 4-2. Examples of original and distinctive design

Fig. 4-3. Commercial developments (other than recreational parks) designed to evoke a historical theme such as this are discouraged.

4.1.3 Landmark buildings - design considerations.

All great cities include both background or "infill" buildings (see Provision 4.1.2 above for guidelines) plus landmark or "object" buildings. These are often the most visible and accessible sites and generally reserved for civic or quasi-public buildings, such as theaters, prominent hotels or convention centers. These buildings may be attached or free standing buildings. Specifically,

1. Public buildings may be exempted from block frontage standards (see Chapter 2), building massing provisions (see Section 4.2), rooftop design (see Provision 4.2.5), building elements and details (see Section 4.3), provided design treatments are integrated to meet the following objectives:
   a. Enliven the pedestrian environment along the adjacent sidewalks;
   b. Incorporate a prominent and inviting entry visible from the street;
   c. Building design and materials should evoke a sense of permanence; and
   d. Site and building design stands out from the surrounding context as a distinct landmark and provides visual interest from all observable scales.
2. Private buildings that occupy highly visible street corners and/or full block development sites shall be awarded some flexibility to the following standards via *Departures*, provided they meet the intent of the applicable standards and *departure* criteria:
   a. Block frontage provisions (Chapter 2); and
   b. Building massing provisions (Section 4.2);

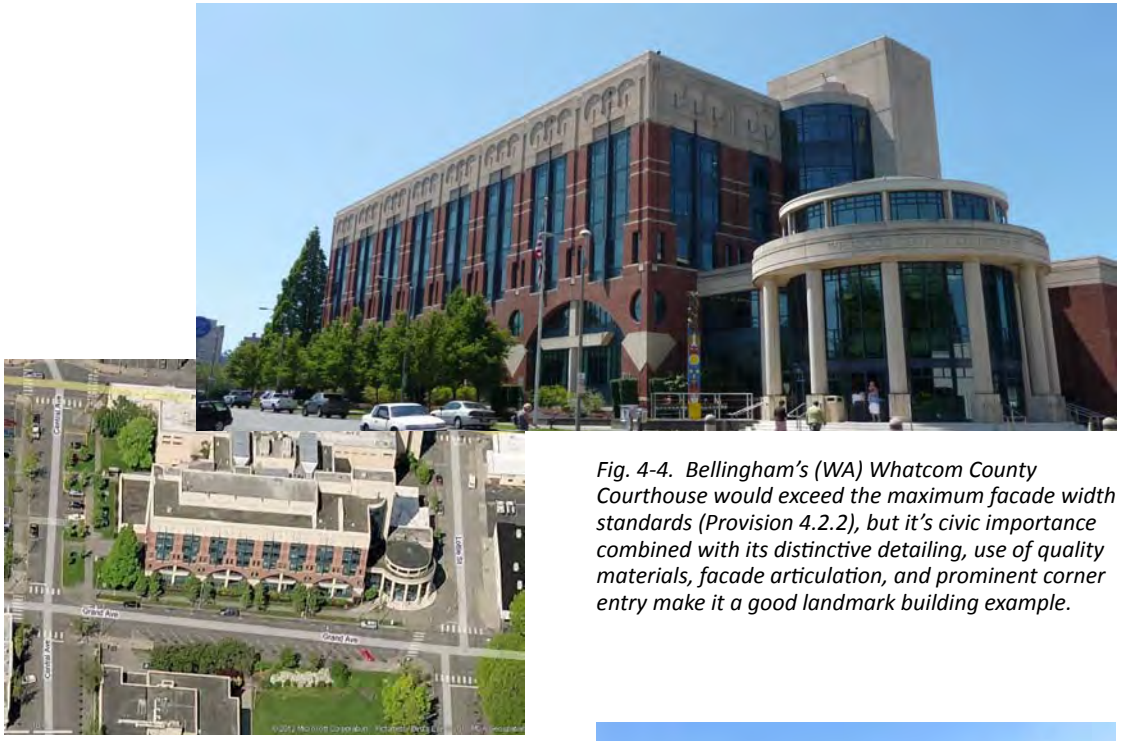


Fig. 4-4. Bellingham's (WA) Whatcom County Courthouse would exceed the maximum facade width standards (Provision 4.2.2), but it's civic importance combined with its distinctive detailing, use of quality materials, facade articulation, and prominent corner entry make it a good landmark building example.

Fig. 4-5. Seattle's Gates Foundation is another landmark example that warrants some design flexibility due to its full block size and visible location, not to mention the foundation's global importance.

4.2 Building Massing & Articulation

Intent:

- To employ *façade articulation* techniques that reduce the perceived scale of large buildings and add visual interest; and
- To create clear and welcoming building entries.

Standards/Guidelines:

4.2.1 Facade articulation.

1. **Storefronts and other buildings with non-residential uses on the ground floor** shall include *articulation* features every 50 feet (maximum) to create a pattern of small *storefronts*. At least three of the following features shall be employed at intervals no greater than 50 feet.
   a. Window *fenestration* patterns and/or entries;
   b. Use of weather protection features;
   c. Use of vertical piers/columns;
   d. Change in roofline per Provision 4.2.4;
   e. Change in building material or siding style;
   f. Vertical elements such as a *trellis* with plants, green wall, art element;
   g. Providing *vertical building modulation* (see Fig. 4-8 for examples) of at least 12 inches in depth if tied to a change in roofline modulation per Provision 4.2.4 or a change in building material, siding style, or color;
   h. Other design techniques that effectively reinforce a pattern of small *storefronts.*

➲ *Departures* will be considered provided they meet the intent of the standards and the design criteria set forth in paragraph 3 below.

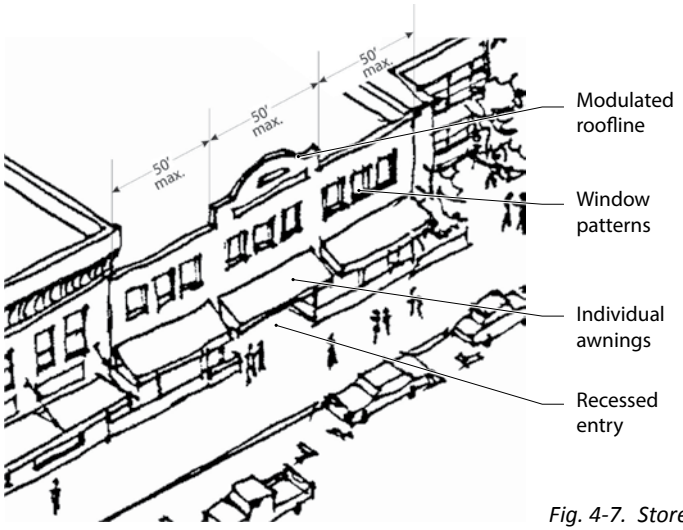


Fig. 4-7. Storefront articulation example.

Fig. 4-6. Example of a well-articulated building.

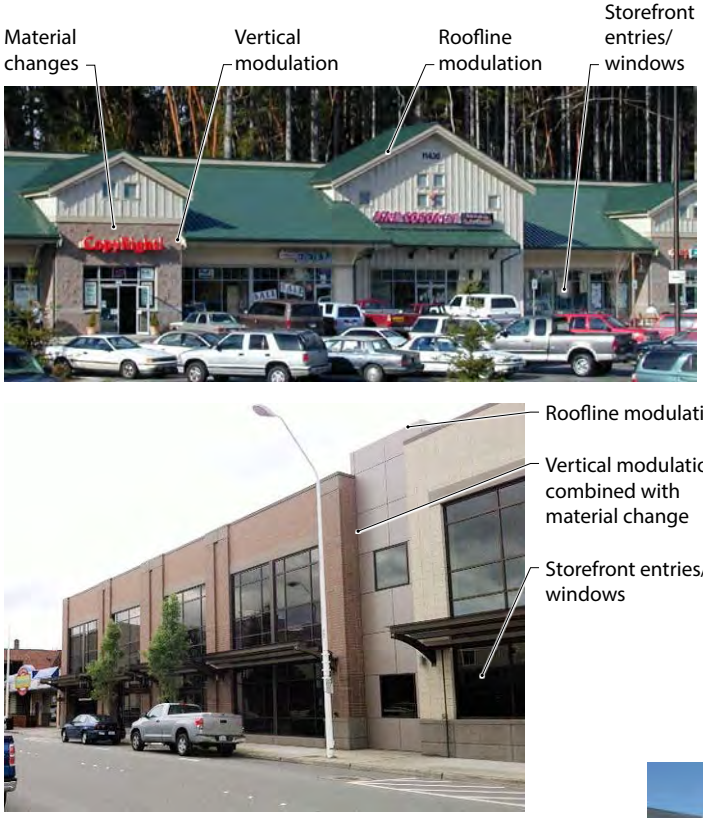


Fig. 4-8. Examples of well-articulated buildings.

Fig. 4-9. Examples of inadequate articulation. In the upper image, the flat roofline and continuous white facade is monotonous and devoid of character. In the lower image, the the vertical columns and roofline modulation are an attempt at articulation, but those treatments aren't enough to meet the intent of the standards. Vertical modulation tied to the columns and roofline modulation and better use of color would help.

4.2.1 Façade articulation (cont.).

2. **Multifamily buildings** shall include *articulation* features at intervals that relate to the location/ size of individual units within the building (or no more than every 30 feet) to break up the massing of the building and add visual interest and compatibility to the surrounding context. At least three of the following features shall be employed at intervals no greater than the unit interval or 30 feet (whichever is less).
   a. Use of windows and/or entries;
   b. Change in roofline per Provision 4.2.4;
   c. Change in building material, siding style, and/or window *fenestration* pattern;
   d. Providing *vertical building modulation* of at least 12 inches in depth if tied to a change in roofline modulation per Provision 4.2.4 or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the *façade* by at least 18 inches. Juliet balconies or other balconies that appear to be tacked on to the *façade* will not qualify for this option unless they employ high quality materials and effectively meet the intent of the standards;
   e. Vertical elements such as a *trellis* with plants, green wall, art element;
   f. Other design techniques that effectively break up the massing at no more than 30-foot intervals.

➲ *Departures* will be considered provided they meet the intent of the standards and the design criteria set forth in paragraph 3 below.

Fig. 4-10. Modulation intervals no greater than 30 feet or width of unit.

Fig. 4-11. Continuous roofline and monotonous color provide little facade articulation.

Fig. 4-12. Balconies, bay windows, and change in siding color and materials effectively articulate these facades.

4.2.1 Façade articulation (cont.).

3. ➲ ***Departure* criteria** associated with *articulation* standards. Proposed *departures* must meet the intent of the standards. The following criteria shall be considered in determining whether the proposed *articulation departures* meet the "intent".
   a. Consider the type and width of the proposed *articulation* treatment and how effective it is in meeting the intent given the building's current and desired context (per adopted Downtown plan(s);
   b. Consider the applicable block frontage designation. Undesignated block frontages warrant more flexibility than block frontages designated as Commercial/ Mixed-Use or Landscaped.
   c. Consider the size and width of the building. Smaller buildings warrant greater flexibility than larger buildings.
   d. Consider the quality of *façade* materials in concert with doors, windows, and other *façade* features and their ability to add visual interest to the street from a pedestrian scale and more distant observable scales.

Fig. 4-13. While this building wouldn't meet the strict façade articulation standards, the expansive use of windows combined with entry detail, varying window frosting pattern together with the storefront fenestration pattern would make this building an acceptable addition to most pedestrian-oriented business districts (depending on specific context).

4.2.2 Maximum façade width.

For most buildings, small scale *articulation* techniques (see Provision 4.2.1 above) are sufficient to reduce the perceived scale of buildings, add visual interest, and contribute to the pedestrian environment. Larger buildings need more substantial articulated/modulated features to break up the massing and add visual interest.

Building *facades* wider than 120 feet shall include at least one of the following features to break up the massing of the building and add visual interest:

1. **Provide vertical building modulation** at least 20 feet deep and 30 feet wide. For multi-story buildings, the modulation must extend through more than one-half of the building floors.
2. Use of a contrasting vertical modulated design component featuring all of the following:
   a. Component extends through all floors above the first floor fronting on the street. Exception: upper floors that are set back more than 10 feet horizontally from the *façade* are exempt.
   b. Utilizes a change in building materials that effectively contrast from the rest of the *façade*.
   c. Component is modulated vertically from the rest of the *façade* by an average of six inches.
   d. Component is designed to provide roofline modulation per Provision 4.2.4 below.
3. **Façade employs building walls with contrasting articulation** that make it appear like two distinct buildings. To qualify for this option, these contrasting *façades* must employ all of the following:
   a. Different building materials and/or configuration of building materials; and
   b. Contrasting window design (sizes or configurations).

➲ *Departures* will be considered provide the design meets the intent of the standards. Consideration for approving *departures*:

- Width of the *façade*. The larger the *façade*, the more substantial *articulation*/modulation features need to be.
- Block frontage designation. *Storefront* designated block frontages warrant the most scrutiny while undesignated streets warrant more flexibility.
- The type of *articulation* treatment and how effective it is in meeting the intent given the building's context.

Fig. 4-14. Example of a big box store effectively using articulated entries plus other distinctive features to break up the massing and add visual interest. (Employs all three design options).

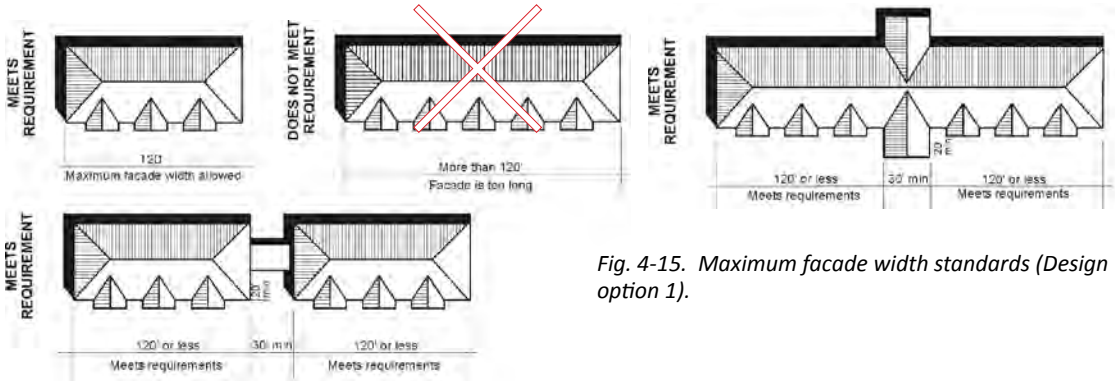


Fig. 4-15. Maximum facade width standards (Design option 1).

4.2.3 Maximum façade width (cont.).

Fig. 4-16. Retail center where different storefronts are designed to look like separate buildings.

Fig. 4-17. Office building using vertical modulated entry with gabled roof.

Fig. 4-18. The continuous strip mall building (above) and continuous roofline, color, and material over a full block (below) exceed the maximum facade width.

4.2.4 Roofline modulation.

In order to qualify as a *facade articulation* feature in Provision 4.2.1 above, rooflines must employ one or more of the following:

1. For flat roofs or *façades* with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with *vertical building modulation* techniques described in Provision 4.2.1 above. Otherwise, the minimum vertical dimension of roofline modulation is the greater of four feet or 0.2 multiplied by the wall height.
2. A pitched roofline or gabled roofline segment of at least 12 feet in width. Buildings with pitched roofs must include a minimum slope of 5:12 and feature modulated roofline components at the interval required per the applicable standard above.
3. A combination of the above.

Roofline modulation example using shed roof forms.

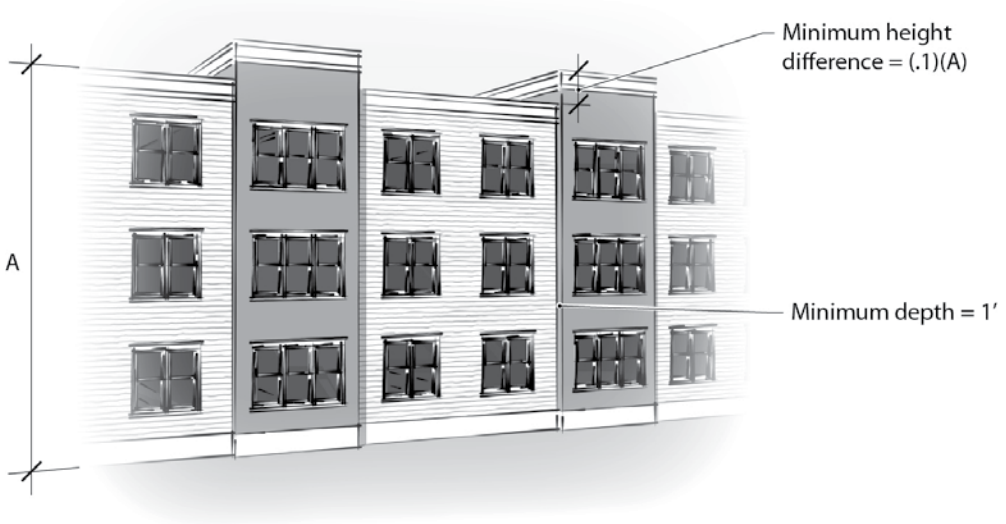


Fig. 4-19. Example proportions for adequate flat roof modulation.

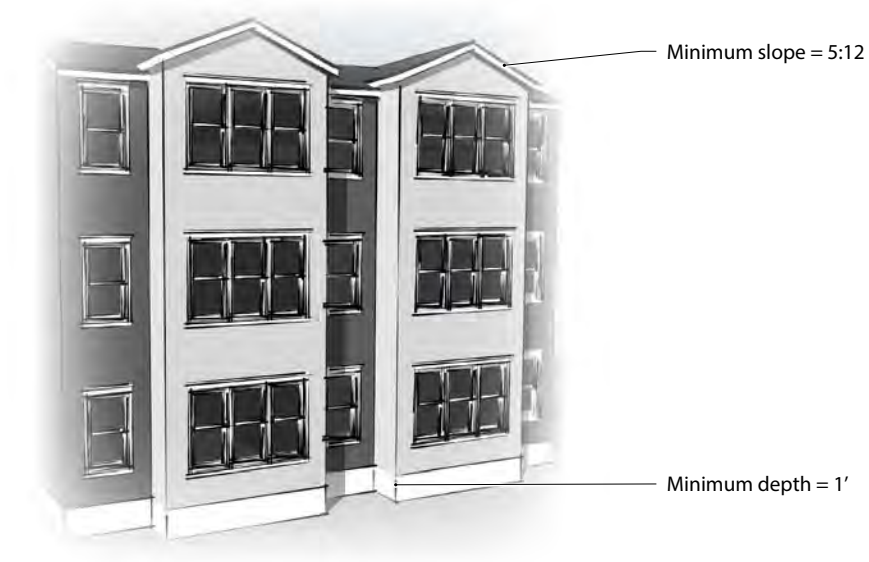


Fig. 4-20. Example proportions for adequate pitched roof modulation.

4.2.5 Cornice/roofline design.

Buildings employing a flat roof shall employ a original and distinctive roofline. Fig. 4-21 through Fig. 4-24 below illustrates acceptable and unacceptable examples.

Fig. 4-21. Acceptable cornice examples.

Fig. 4-22. Although this building does not employ a traditional cornice line, its combination of facade/ roofline articulation plus changes in color, texture, and materials lend it an original and distinctive roofline.

Fig. 4-23. While the cornice line, other than the dramatic corner cornice, is subdued, the color and material change of the top floor is an effective treatment that reduces the perceived scale of the building.

Fig. 4-24. Unacceptable cornice examples.

4.2.6 Articulated building entries.

The primary building entrance for an office building, hotel, public or community-based facility or other multi-story commercial building shall be designed as a clearly defined and demarcated standout architectural feature of the building. Such entrances should be easily distinguishable from regular *storefront* entrances on the building. The scale of the entry feature should also be sized appropriately to the size of the building. See Fig. 4-25 below for good examples.

Fig. 4-25. Good entry examples.

4.3 Building Elements & Details

Intent:

- To encourage the incorporation of design details and small-scale elements into building *facades* that are attractive at a pedestrian scale.

Standards/Guidelines:

4.3.1 Façade details – non-residential and mixed-use buildings.

All non-residential and mixed-use buildings shall be enhanced with appropriate details. All new buildings and additions and buildings associated with Level II and III Improvements must employ at least one detail element from each of the three categories below for each *façade* facing a street or public space for each *façade articulation interval* (see Provision 4.2.1 above). For example, a building with 120 feet of street frontage with a *façade* articulated at 40-foot intervals will need to meet the standards for each of the three *façade* segments below.

1. Window and/or entry treatment:
   a. Display windows divided into a grid of multiple panes;
   b. *Transom windows;*
   c. Roll-up windows/doors;
   d. Other distinctive window treatment that meets the purpose of the standards;
   e. Recessed entry;
   f. Decorative door;
   g. Other decorative or specially designed entry treatment that meets the intent of the standards.

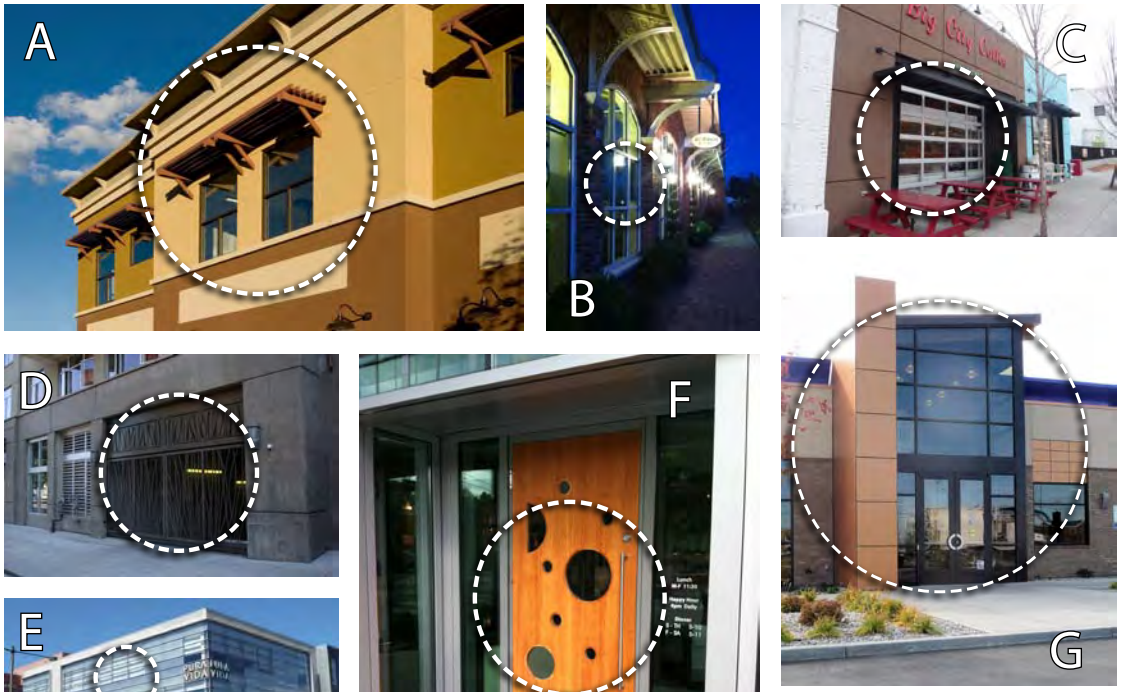


Fig. 4-26. Examples of decorative or specially designed windows and entries. A = decorative window shades. B = decorative windows. C = Roll up door/window. D = decorative garage door/grillwork. E = decorative curtain wall design with louvers that add depth and a frosted glass design. F = decorative door. G = decorative entry (glass/steel).

4.3.1 Façade details – non-residential and mixed-use buildings (cont.).

2. Building elements and *façade* details:
   a. Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning;
   b. Decorative, custom hanging sign(s);
   c. Decorative building-mounted light fixtures;
   d. Bay windows, *trellises*, towers, and similar elements; or
   e. Other details or elements that meet the purpose of these standards.

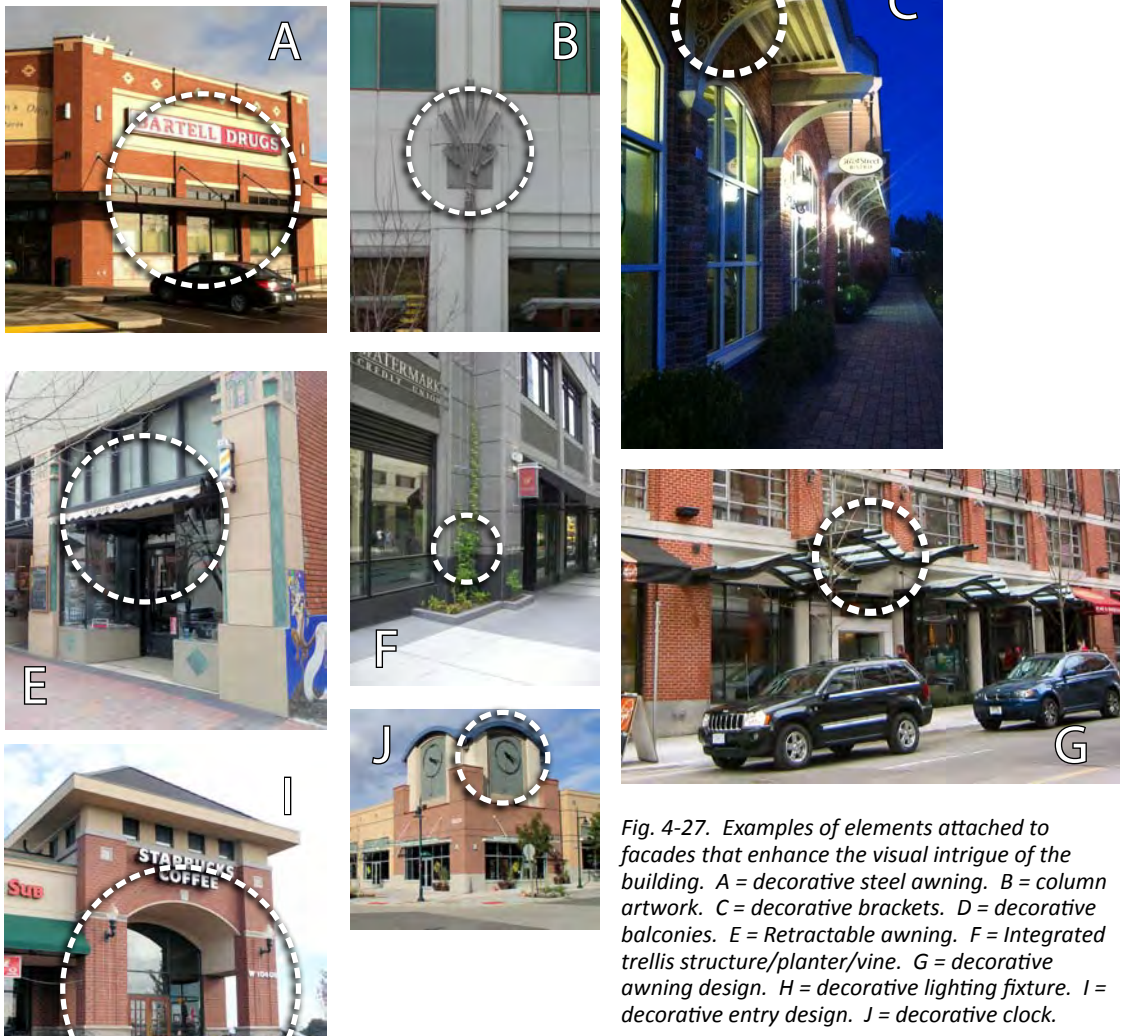


Fig. 4-27. Examples of elements attached to facades that enhance the visual intrigue of the building. A = decorative steel awning. B = column artwork. C = decorative brackets. D = decorative balconies. E = Retractable awning. F = Integrated trellis structure/planter/vine. G = decorative awning design. H = decorative lighting fixture. I = decorative entry design. J = decorative clock.

4.3.1 Façade details – non-residential and mixed-use buildings (cont.).

3. Building materials and other *facade* elements:
   a. Use of decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework;
   b. Artwork on building (such as a mural) or bas-relief sculpture;
   c. Decorative kick-plate, pier, beltcourse, or other similar feature;
   d. Hand-crafted material, such as special wrought iron or carved wood; or
   e. Other details that meet the purpose of the standards.

   "Custom," "decorative," or "hand-crafted" elements referenced above must be distinctive or "one-of-a-kind" elements or unusual designs that require a high level of craftsmanship.

➲ *Departures* to the standards above will be considered provided the number, quality, and mix of details meet the intent of the standards.

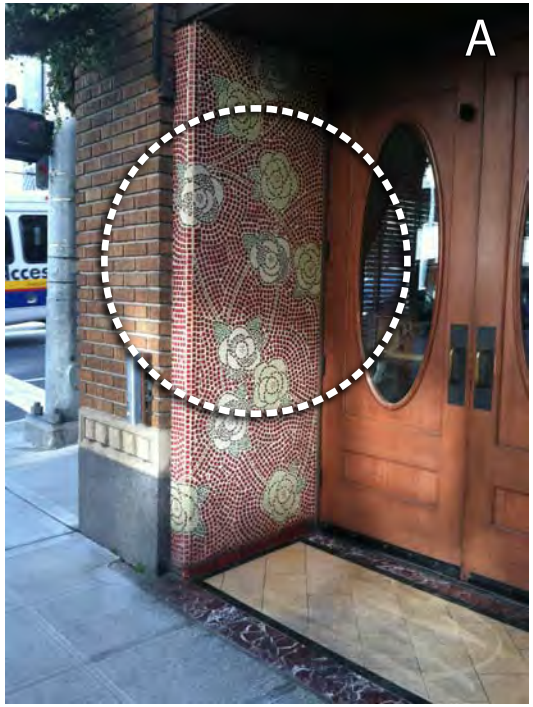


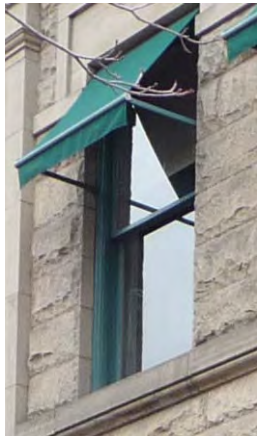
Fig. 4-28. Examples of decorative surface materials. A = decorative mosaic tile work. B = decorative stained wood pattern. C = decorative cornice lighting. D = decorative tilework and column art/patterns. E = Sculptural mural. F = Decorative wood element/pattern. G = Decorative stonework.

4.3.2 Window design.

Buildings shall employ techniques to recess or project individual windows above the ground floor at least two inches from the *façade* or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Glass curtain walls are exempt from this standard.

➲ *Departures* will be considered where buildings employ other distinctive window or *facade* treatment that adds a sense of depth to the *facade* and/or visual interest to the building.

Fig. 4-29. Examples of projecting windows. In the lower right image, although just the framing is projected from the facade, it provides shadows, depth and visual interest to the facade.



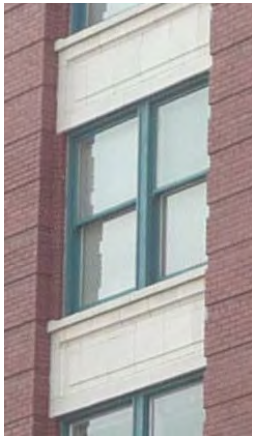


Fig. 4-30. Examples of windows that are recessed from the facade by at least two inches. Notice how this creates shadows on the windows, which lends depth and interest to the facade.

Fig. 4-32. Example of window without sufficient depth or trim.

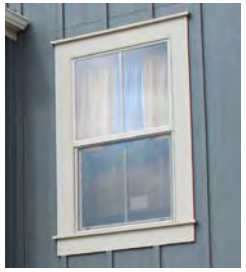


Fig. 4-31. Examples of 4" contrasting trim (appropriate for buildings outside of the Downtown Core).

Fig. 4-33. These windows alone would not meet the intent of the standards, but the use of wide contrasting framing, a small ledge, bay windows, balconies, and brick add variety, depth, and interest, making this an acceptable departure.

4.4 Building Materials

Intent:

- To encourage the use of high-quality building materials that minimize maintenance cost and provide visual interest to the street; and
- To promote the use of locally sourced and sustainable building materials.

Standards/Guidelines:

4.4.1 High quality building materials.

Building applicants are encouraged to use high quality durable materials. This is most important for the base of buildings, particularly in commercial areas where *storefronts* are sited adjacent to sidewalks. Desirable materials include brick, stone, precast concrete, glass, and refined exterior metal panels.

Fig. 4-35. Residential examples.

Good example of executing stucco on upper floors - note window detail and trim work

Split-faced and color concrete block base

Brick work

Nearly all brick

Fig. 4-34. Commercial examples.

4.4.2 Conditions for the use of special materials.

1. **Concrete block** - when used for the primary *façade*, buildings must incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns.

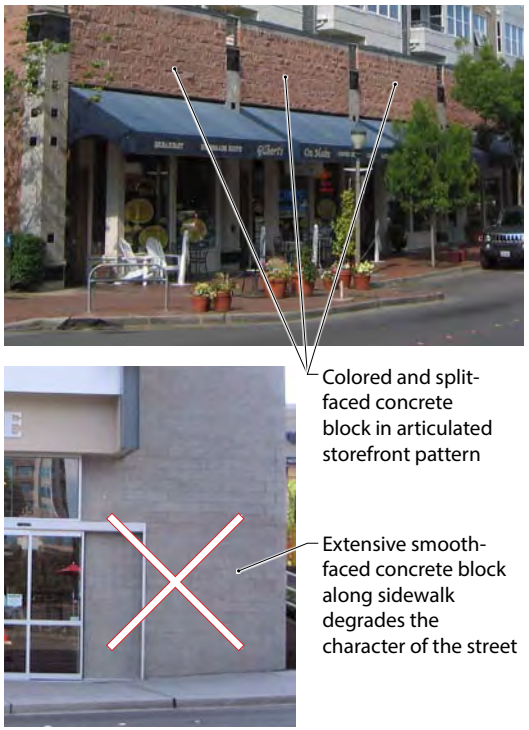


Fig. 4-36. Good and bad concrete block examples.

2. **Metal siding** may be used if it is incorporated with other permitted materials and it complies with the following:
   a. It features visible corner molding and trim and does not extend lower than two feet above grade when adjacent to a public sidewalk, internal pathway, or drive aisle. Masonry, concrete, or other durable material must be incorporated between the siding and the ground plane; and
   b. Metal siding shall be factory finished, with a matt, non-reflective surface.

Fig. 4-37. Examples where metal siding is well-trimmed and integrated with stucco (top) and brick.

3. **Standards for stucco or other similar troweled finishes**. Such material/finishes may be used if it is incorporated with other permitted materials and it complies with the following:
   a. Stucco must be trimmed in wood, masonry, or other material and must be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 50 percent of the *façade* area facing a public right-of-way for commercial and mixed-use buildings (75 percent for *multifamily* residential buildings).
      ➲ *Departures* to this standard will be considered provided design treatments are included to enhance the visual character of the building at all observable scales;
   b. Stucco shall not extend below two feet above the ground plane. Concrete, masonry, or other durable material must be used for wall surfaces within two feet of grade when adjacent to a public sidewalk, internal pathway, or drive aisle to provide a durable surface where damage is most likely.

Fig. 4-38. Masonry, concrete, or other durable material must be incorporated between metal siding and the ground plane.

Fig. 4-39. Monotonous use of stucco, made worse with lack of facade articulation and window trim and detail.

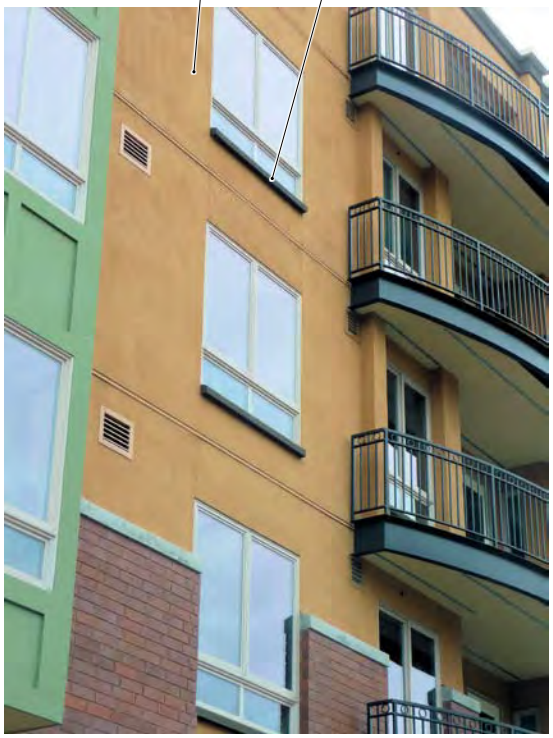


Fig. 4-40. Good use of stucco – well trimmed and integrated with other materials.

4.4.2 Conditions for the use of special materials (cont.).

4. **Wood** is acceptable as an accent or trim material. However, wood is not encouraged as a primary siding material for commercial and *multifamily* buildings due to its durability challenges in Boise's climate. A strict maintenance program is recommended for buildings utilizing wood as a primary siding material.

5. **Vinyl siding** is permitted as a secondary material provided it meets the following conditions:
   a. It occupies no more than 50 percent of the *façade*;
   b. It is only used on upper levels;
   c. The warranty on all siding shall be guaranteed to a minimum of three Hunter units of fade resistance; and
   d. It must be at least 0.046 inches of thickness except for the shake shingle siding which must have a minimum thickness of 0.044 inches.

Fig. 4-41. Examples of wood integrated in design.

4.5 Building Lighting

Intent:

- Integrate lighting that illuminates distinctive features of the building;
- Provide street level lighting that enhances the pedestrian environment;
- Allow for a greater amount of building lighting in commercial areas and less in residential areas; and
- Employ lighting techniques and materials to conserve energy and light pollution impacts.

Standards/Guidelines:

4.5.1 Street level lighting elements.

1. *Storefronts* are encouraged to install lighting in display windows that spills onto and illuminates the sidewalk;
2. Buildings are encouraged to integrate lighting that highlights the *façade* at street level and accents noteworthy architectural features. Examples include building entries, signage, decorative *cornice* lines, canopies, or other areas of architectural detail and interest; and
3. Site and building lighting should be designed to minimize light pollution and unwanted glare.

Fig. 4-42. Good internal and external building lighting example.

4.5.2 General lighting design.

1. Buildings in commercial areas should generally be allowed to have a greater amount of external building lighting than within residential areas;
2. Building lighting shall be designed to minimize upward and downward light pollution and unwanted glare. Baffles or shields on the luminaires should be included to direct light onto the building and minimize direct light into the sky;
3. Light sources are encouraged to be integrated into the architectural *fenestration* and design when possible;
4. Lighting treatments should be emphasized on buildings that are located on street intersections, view corridors, designated main and commercial streets and gateways to assist in city way-finding;
5. Up-lighting should be directed toward the building with the minimum amount of energy and light pollution to do the effect;
6. Seasonal lighting: Lighted attachments with color scenarios are encouraged in commercial and active use areas;
7. Projected light art is encouraged in civic and commercial areas; and
8. All conduit and electrical sources should be hidden from public view.

Fig. 4-43. Good lighting example.

4.6 Blank Wall Treatments

Intent:

- To promote building *facades* that enhance the pedestrian environment and the visual character of Boise.

Standards/Guidelines:

4.6.1 Blank wall definition.

A wall (including building *façades* and retaining walls) is considered a *blank wall* if it is over ten feet in height has a horizontal length greater than 24 feet and does not include a transparent window or door.

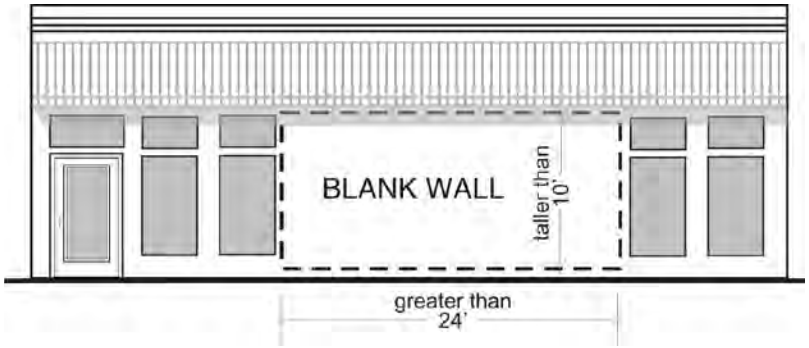


Fig. 4-44. Blank wall definition.

Fig. 4-45. Treatments are too insignificant given size of the wall - which in this example faces both a street and parking lot.

Fig. 4-46. Trees alone aren't enough to mitigate the negative impacts of this blank walls. Shrubs, vines, and architectural features would certainly help.

4.6.2 Blank wall treatment standards.

Untreated *blank walls* visible from a public street or pedestrian pathway are prohibited. Methods to treat *blank walls* can include:

1. Display windows at least 16 inches of depth to allow for changeable displays. Tack on display cases shall not qualify as a *blank wall* treatment;
2. Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within three years;
3. Installing a vertical *trellis* in front of the wall with climbing vines or plant materials;
4. Installing a mural as approved by the governing authority; and/or
5. Special building detailing that adds visual interest at a pedestrian scale. Such detailing must use a variety of surfaces; monotonous designs will not meet the purpose of the standards.

For large visible *blank walls*, a variety of treatments may be required to meet the purpose of the standards.

➲ *Departures* or *blank walls* sized larger than defined in Provision 4.6.1 will be considered provided the design of the applicable *facades* and site development features enhance the character of the area. Factors in determining whether a *departure* meets this criteria:

- Consider the prominence and visibility of the subject *facade*. The more prominent and visible the *facade*, the less flexibility should be given to *departure* proposals. For example, a lesser traveled and short side street might be granted more flexibility than a primary and highly visible through street. Context alone, however, must not be an excuse for an extensive *blank wall* (much larger than definition).
- Consider the design of the entire *facade* and other applicable streetscape and site development features that affect the character and visual interest of the building and the adjacent streetscape. For example, a *blank wall* slightly larger than the definition herein could be offset by high quality materials and design features and extensive window transparency in adjacent areas. Distinctive landscaping features in front of the *facade* could also be a mitigating factor.

Fig. 4-47. Examples of good blank wall treatment.

4.6.3 Firewall design.

Firewalls along property lines (where allowed) are exempt from the above standards, but where they are visible to the public, they shall include horizontal and/or vertical banding or other design treatments to add visual interest to the wall.

Fig. 4-48. Example of fire wall with no design treatment.

Fig. 4-49. Acceptable firewall treatments.

4.7 Industrial Buildings

Intent:

To enhance the appearance of buildings visible from the street in industrial districts.

Standards/Guidelines:

Buildings in the Industrial districts are exempt from building design provisions in Sections 4.1 to 4.6, but are subject to the provisions below.

4.7.1 Industrial building entries.

Industrial buildings shall provide an articulated and welcoming building entry for structures with an office component and/or customer/client use. Specifically:

1. Provide weather protection over the primary building entry for each business (at least three feet in depth)
2. Incorporate any combination of *façade articulation*, *façade* material change, and/or design details to create a clearly defined and welcoming building entry.
3. The primary building entry shall be visible from the street (for multi-tenant buildings, at least one building entry shall be visible from the street.
4. Provide a pathway between the street/ sidewalk and all tenant building entries.

4.7.2 Blank walls.s

Untreated *blank walls* visible from the street are discouraged. See Provision 4.6.2 for recommended design treatments for visible *blank walls.*

Fig. 4-50. Good examples of industrial buildings. Note the articulated entry features.

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5 Definitions

Activity Centers: Activity centers are defined in the Comprehensive Plan as either a Regional, Community, or Neighborhood Activity Center based on their relative scale. The Comprehensive Plan supports the revitalization of these areas as vibrant mixed-use centers that serve adjacent neighborhoods, offer a variety of housing types, and establish a transit-supportive pattern of growth. For clarification on whether a property resides within an activity center, contact the Planning Department.

Articulation: The giving of emphasis to architectural elements (like windows, *balconies*, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces. See Section 4.2 for articulation provisions.

Articulation interval: The measure of articulation, the distance before architectural elements repeat. See Section 4.2 for articulation provisions.

Blank wall: A ground floor wall or portion of a ground floor wall over 10 feet in height has a horizontal length greater than 20 feet and does not include a transparent window or door. See Section 4.6 for blank wall treatment provisions.

Cornice: A horizontal molding projecting along the top of a wall, building, etc. See Section 4.2.5 provision for related standards.

Departure: A provision allowing for applicants to propose alternative means of compliance with a specific standard on a voluntary basis, provided they meet the "intent" of the standard. See Page vi for more information on departures.

Façade: The entire building front or street wall face of a building extending from the grade of the building to the top of the parapet or eaves and the entire width of the building elevation.

Fenestration: The design, proportioning, and disposition of windows and other exterior openings of a building.

High visibility street corners and gateway sites: Special sites identified in the detailed Community Design Framework Maps (see the Appendix) that warrant special design standards set forth in Provision Section 3.7.1.

Level I, II, and III Improvements: See Page vii for descriptions.

Multifamily: A structure housing three or more dwelling units. This includes stacked flats, apartments, townhouses, and triplexes.

Pedestrian-oriented space: Publicly accessible spaces that enliven the pedestrian environment by providing opportunities for outdoor dining, socializing, relaxing and provide visual amenities that can contribute to the character of the neighborhood. See Provision Section 3.5.2 for pedestrian-oriented space design criteria.

Storefront: The ground floor façade of a commercial use adjacent to a sidewalk or internal pathway. Storefront also refers to one of the four block frontage designations that are applied to commercial and mixed-use zones. See Chapter 2 and Section 3.1 for related provisions.

Transom window: A window or series of windows placed above a beam separating a door and/or storefront windows. Transom windows are often placed above a canopy or marquee to emit extra daylight into a commercial space.

Trellis: A frame supporting open latticework used as a screen or a support for growing vines or plants.

Vertical building modulation: A stepping back or projecting forward vertical walls of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls. Vertical building modulation may be used to meet façade articulation standards set forth in Section 4.2.