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Ms. Catherine Bai, Associate Design Review Planner
Boise City Planning and Development Services
150 N Capitol Blvd
Boise, ID 83702

CCDC 1010 W. Jefferson Street Commercial Space and Public Parking Facility
Design Review Work Session Narrative | 124204 DRH25-00227

Dear Catherine:

The project at 1010 W. Jefferson Street underwent a comprehensive Design Review (DR) process, receiving conditional approval on August 13, 2025. As part of the approval, certain site-specific conditions were outlined, requiring the project team to return for a work session to address them. We're excited to share that, while some adjustments were required to address budget constraints, the project has remained true to its original design intent.

The updates described below reflect our commitment to both the original vision and the necessary modifications, ensuring that the project continues to align with the goals and standards set forth at our initial design review hearing.

Site Specific Conditions Requiring Additional Review by the Commission

1. Site Furnishing Selection

- a. For conformance with the Downtown Boise Streetscape Standards & Specification Manual, the specifications for the tables and seating within the public right-of-way have been modified to match the Steelsites Collection by Victor Stanely. In lieu of the square table specified in the standards, the project proposes the use of the round table from the same collection. Incorporating a round table allows for more flexibility for ADA access and improved integration with the proposed cast-in-place concrete seat walls along Jefferson and 10th Streets.

2. Sidewalk Paving Design

- a. At the August 13, 2025 Design Review Hearing, commissioners asked that the proposed decorative concrete paving within the public right of way be revisited for greater consistency with the standards described in the Downtown Boise Streetscape Standards & Specification Manual. To achieve the objectives, significant portions of the streetscape frontages have been simplified, while decorative paving patterns have been retained at prominent pedestrian thresholds.
- b. Over the past decade, CCDC, along with the City of Boise and ACHD, have made significant improvements along the 11th Street Corridor with the intent of improving regional multi-modal mobility connectivity and providing inviting public spaces along this corridor that are contributing to the unique identity of the west side of Downtown.
- c. As a continuation of this effort, CCDC's 1010 W. Jefferson Street Commercial Space and Public Parking Facility intends to reinforce this identity through the replication of forms

and functions. Like the bold paving patterns at the intersection of 11th and Bannock Streets at Cherie Buckner-Webb Park, the proposed paving uses geometric patterns in shades of gray to create visual interest, extending building and public space into the right-of-way. Localized primarily to intersections along Jefferson Street, the ornamentation accentuates the building's iconic stair towers on the corners of the parking garage. Between these sidewalk portals, the streetscape standard is simplified to be consistent with Downtown Boise Streetscape Standards scoring and finishes.

3. Architectural Detailing

- a. The team is currently wrapping up the Construction Document phase, advancing toward permit submittal. A focus for this update is the continued development of the exterior "veil" façade detail and its constructability and street-level experience. The "veil" is the project's primary façade layer: a perforated metal screen that wraps the parking structure to unify the building, provide visual screening of vehicles, and create a refined, textural skin.
- b. Horizontal articulation: The "veil" patterning creates a clear rhythm along the street frontages, transitioning from more subtle along 10th Street to denser along Jefferson Street approaching the 11th Street stair tower, and continuing around the corner along 11th Street.
- c. Vertical articulation: The perforated cladding is organized into three tiers. Along the alley and 10th Street, the tiers remain in plane with each other; along Jefferson Street, the tiers begin to project outward to introduce depth and shadow, with each tier stepping approximately 1 foot relative to the tier below.
- d. Structural detail: The basis of design for the panel system aligns with targeted structural spans, confirming constructability and supporting the design intent to limit visibility of a secondary support structure.
- e. Material and perforation: The façade will incorporate a mix of 10% and 33% perforated panels, with 33% perforation as the predominant condition. The palette remains Bone White, with subtle variation introduced through differing sheens across select panel types to add interest across changing daylight conditions.

We look forward to further discussing these details at our February 11, 2026, Work Session. Please let us know if you have any questions.

Sincerely,



Ashley Thompson, PE, SE
Associate | KPFF Consulting Engineers