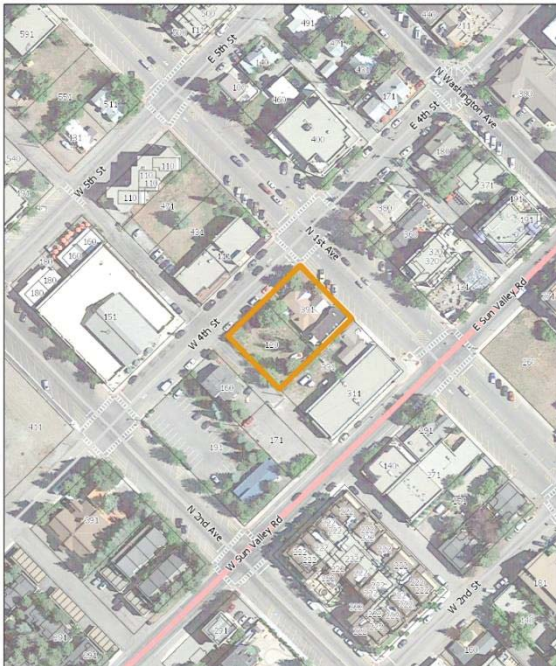


STAFF ANALYSIS

PROJECT:	First & Fourth Mixed-Use Building
FILE NUMBER:	P19-038
APPLICATION TYPE:	Design Review
REPRESENTATIVE:	John King & Michael McHugh, Pivot North Architecture
OWNER:	Bariteau Separate Property Trust/Main Trust Properties, LLC
REQUEST:	Amendment to Design Review
LOCATION:	120 W 4 th Street & 391 N 1 st Avenue (Ketchum Townsite: Block 57: Lots 1A & 2A)
ZONING:	Mixed-Use Subdistrict of the Community Core (CC-2)
OVERLAY:	None

BACKGROUND

The Planning and Zoning Commission approved Design Review Permit P19-038 on June 10, 2019. Since the approval, the architect is requesting modifications to the exterior materials for the project (Attachment A). This change is a modification to the Design Review Permit and staff is seeking Planning and Zoning Commission input into the change.



Location Map

Proposed Modification #2

From: [Ian McLaughlin](#)
To: [Abby Rivin](#); [Suzanne Frick](#)
Cc: [John King](#)
Subject: 1st & 4th - Design Review Materials
Date: Thursday, September 09, 2021 6:07:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[2021_0909_Material_Exhibit.pdf](#)

Good Afternoon Abby & Suzanne,

We've reviewed the feedback from the P&Z commissioners and are submitting the attached material selections for consideration.

In place of the Morin Corten panels we're proposing a Western Reveal Corten Metal Wall Panel with a varied reveal depth. We feel the combination of the vertical patterning and different reveal depths across the façade provides more variety and texture, while maintaining the warmth of the Corten panels.

In response to the concern of there being too much Corten, we've provided additional views around the building to show the extent of the palette. The Corten will be limited to the 4th Street and alley facing facades which will be broken up by wide expanses of glazing.

We would be happy to arrange a call or present to you or the P&Z Commissioners and walk through these selections. Please let us know if this might be possible.

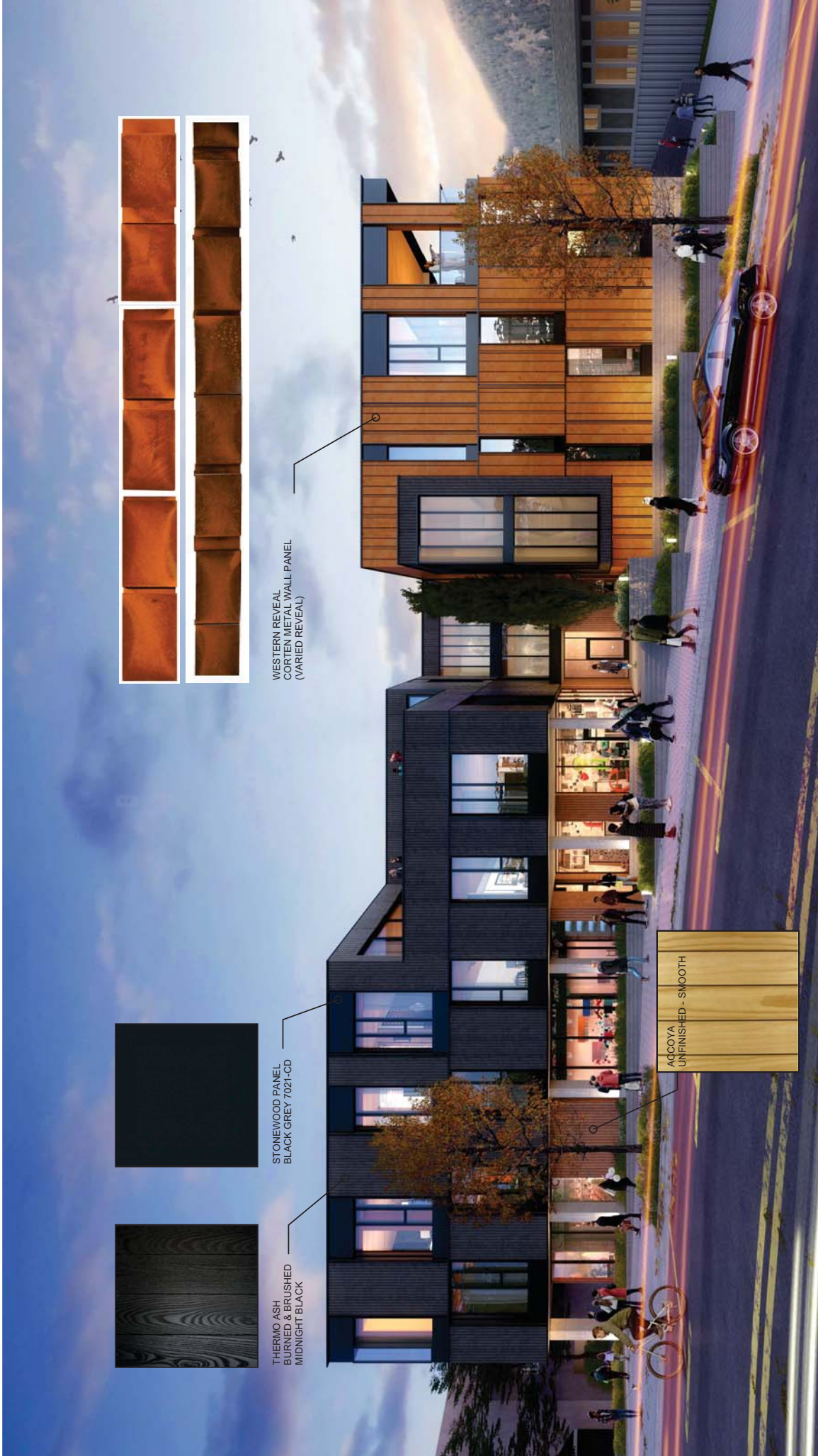
Thanks,

Ian McLaughlin, *AIA, NCARB*
PROJECT MANAGER



1101 W. Grove Street Boise, Idaho 83702 | 208.690.3108 x717
pivotnorthdesign.com





MATERIAL EXHIBIT

1ST & 4TH
09/09/2021



MATERIAL EXHIBIT

1ST & 4TH
09/09/2021



MATERIAL EXHIBIT VIEW FROM 4TH ST.

1ST & 4TH
09/09/2021



MATERIAL EXHIBIT VIEW FROM ALLEY

1ST & 4TH
09/09/2021

Proposed Modification #1

DESIGN REVIEW



PERMIT DOCUMENTS



01

VIEW FROM 1ST AVE & 4TH ST

08.05.2021

First & Fourth

PIVOT NORTH
architecture

DESIGN REVIEW



PERMIT DOCUMENTS



02

VIEW FROM 4TH ST

08.05.2021

First & Fourth

PIVOT NORTH
architecture