



## PROJECT LETTER

499 Main Street  
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**Date:** February 5, 2012

**To:** Boise City Planning and Development  
150 N. Capitol  
Boise Idaho 83702

**Project:** River 8 Lofts, 620 S. 9<sup>th</sup> Street

**Job No.** 10-224

**Subject:** Design Review Application

**From:** John Price

Attached is a Design Review Application for a proposed 7-story mixed use project located at 620 S. 9<sup>th</sup> Street that will be named River 8 Lofts.

The site is 52,531 s.f. site owned by Capitol City Development Corporation. Steve Hosac with River 8 LLC is the developer of the project.

The first two floors of the structure will be post-tensioned concrete construction and will contain parking and approximately 8,600 s.f. of commercial/office space. The first floor will also provide entry lobbies and common areas for the 130 residential units on the 3<sup>rd</sup> – 7<sup>th</sup> floors. The 3<sup>rd</sup>-7<sup>th</sup> floors will be constructed as three towers with wood framed construction. The project will adhere to Boise City Code Chapter 4-16, which regulates 5-story wood framed construction.

The first two floors of the building will use a mix of concrete and brick with aluminum storefront windows and doors. These materials are intended to be consistent and complementary to the existing warehouse structures in the neighborhood. The 3<sup>rd</sup> – 7<sup>th</sup> floors will be finished with a mix of yellow/tan colored brick, multi-colored stucco, and vinyl windows. The street level and the third floor level provide outdoor landscaped plaza areas that will be used as outdoor common areas for the residential tenants of the building. The design of the residential units will provide a mix of modest to moderate sized studio, 1, & 2 bedroom units which will provide high quality but affordably priced urban housing.

The 3-D model submitted with this application shows the proposed 3-phases of construction for the project. The colors, material, massing, and surrounding neighborhood context are also shown on the model.

If you need any additional information please contact me at 343-2931 ext. 2.

Sincerely,

John Price, Architect  
The Architects Office, PLLC