



420 main street, suite 202 boise, idaho 83702 • phone 208.331.9031 • fax 208.331.9035 • email:info@erstadarchitects.com

November 13, 2012

Sarah Schafer
Design Review Manager
Boise City Planning and Development Services
150 Capitol Boulevard
Boise, ID 83702

Re: Design Review Application
Downtown Boise Retail Block
300 South Capitol Boulevard
Boise, ID 83702

Dear Sarah:

Please review the attached information including plans, elevations, site photos, and colored renderings for a four building (full block) development at 300 South Capitol Boulevard. Together, the various drawings and images explain our design for the project that includes four single story retail structures fronting Capitol Boulevard and Front Street, as well as Sixth and Broad Streets.

The property sits on two gateway streets, and is a very prominent location within the City. The application represents full development of the block, meeting the Capitol Boulevard Design Guidelines, as well as the Gateway Design Standards along Front Street. We are excited about the application on a number of levels including developing the current use of an unimproved surface parking lot to an aesthetically pleasing and vibrant retail center. The uses will energize this property in all of its potential.

As part of our application we have included several perspective shots of our site, including the project nested in a model of the city for perspective and reference. As you review all of the documentation you will see the site development, building articulations, and surface parking development. Given the complete site development, we are removing all vegetation, and replacing with compliant plantings along Capitol Boulevard, as well as all street frontages, on into the site.

The buildings are designed using a combination of materials from clay masonry brick, honed face integral color concrete masonry units (CMU), prefinished steel panels, stucco, steel canopy frames with wood ceiling/soffits, pre-finished aluminum storefront and window systems, and fabricated decorative steel panels that comprise screens throughout the project. All of the materials are represented in the renderings, as well as the material board.



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One inconsistency on the site and in the renderings is that we are showing one building, the southwest corner of the project, with a drive through, accessed internally and screened from the street frontages. This drive through will be applied for in a Conditional Use Permit application and entitlement process beginning with a November application. We request that the design elements of the associated building be review and approved under this application.

We have worked to address all of the issues relative to such a prominent location with multiple design guidelines and overlay requirements, and feel that this project will be an exciting addition to the city fabric, both in design, and energy.

Do not hesitate to contact me with any questions as you are reviewing the application materials.

Sincerely,

erstad ARCHITECTS

Andrew C. Erstad, AIA

Attachments