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October 29, 2013

Derick O'Neill, Planning and Development Services Director
Boise City Planning and Development Services
150 Capitol Boulevard
Boise, ID 83702

Re: Conditional Use Application (CUP)
555 West Parkcenter Boulevard – Student Housing Project

Dear Derick:

Please review the attached application and associated information including plans, elevations, site photos, and colored renderings for a CUP at 555 Parkcenter Boulevard. The application is for a three to five story student housing building with underground parking within a limited office (L-OD) zoning district. We are also requesting a code variance for the overall building height.

The maximum allowed building height within the L-OD zone is currently 45'-0". We are proposing a building with variable heights. Along Division Street, adjacent to the two story houses across the street, the height is 32'-4" and gradually steps up from three stories to five stories towards Logger's Creek with the tallest portion of the building at approximately 62'-0". Directly across Logger's Creek is the six story Holiday Inn Express hotel, also within the LO-D zone, which has a maximum height of approximately 72'-0". The student housing building has been purposefully designed to maintain appropriate heights in relation to the adjacent buildings. We have included documentation showing the overall site and surrounding context, as well as illustrating the building design and overall building heights.

We are excited about the application on a number of levels including developing the current dilapidated and abandoned building and parking lot to an aesthetically pleasing and vibrant student housing building. Developing the entire block will reenergize this property in all of its potential.

The building is designed using a combination of materials including fiber cement panels, prefinished metal panels, stucco, roof overhangs with wood-look soffits, pre-finished aluminum storefront, vinyl window systems, and fabricated pre-rusted steel railings and planter boxes. All of the materials are represented in the renderings as well as the material board.

We have worked to address all of the issues relative to the zoning requirements and adjacent properties and believe that this student housing project with the CUP will be an exciting addition to the neighborhood, both in design and energy.

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

Sincerely,

erstad ARCHITECTS

A handwritten signature in black ink, appearing to read "Andrew C. Erstad", written in a cursive style.

Andrew C. Erstad, AIA
Attachments