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May 11, 2015

Attn: Sarah Schafer, Design Review & Historic Preservation Manager
City of Boise, Planning and Development Services
150 N. Capitol Boulevard
Boise, Idaho 83702

RE: Design Review - Letter of Explanation
North Pointe Retail
W. State Street, Boise
BRS Job no.: 15028

Dear Sarah:

Please accept our Design Review application and this letter of explanation of our design intent and project philosophy for Buildings 1 + 4 of the North Pointe Retail, located at West State Street, in Boise.

North Pointe Retail is the commercial component of the previously approved plan for The Kensington Apartments at North Pointe, a multi-family project including (23) dwelling structures which will house (312) apartment units, a clubhouse, and two pavilions. This submittal includes buildings 1 and 4 of the nine planned commercial retail and mixed use buildings for the community project. We have previously submitted a Design Review application for buildings 2 + 3, which is scheduled to be heard on Wednesday, May 13, 2015, please reference DRH15-00151.

Site Access and Site Context. Located within the context of the Northwest Boise Comprehensive Plan Area at Glenwood & State, the existing site is currently vacant. Buildings 1 + 4 will be located just north of buildings 2 + 3, which anchor the site at the Southwest corner, just West of the existing traffic signal at Saxton Drive. The drive entrance will provide a right-in, right-out access at State Street. The development is bordered to the Southeast by W. Saxton Drive, and bordered on the East by N. Gary Lane. The adjacent properties include residential housing and light commercial retail to the Southeast. The neighboring property to the North makes up residential housing off W. Baron Lane, which will tie into this development at the Northwest corner of the property. The neighboring property to the West serves as a storage facility and a Wal-Mart is located across State Street to the Southwest.

Site circulation is addressed through an internal framework, including a planned boulevard, connection to W. Saxton Drive, and the aforementioned connection at the Northwest to W. Baron Lane. Street side parking is offered at the boulevard to encourage pedestrian activity at the retail and storefront

locations. Additional parking is broken up into smaller quantities, located at the east and west sides of buildings 1 + 4, respectively.

Block Frontages / Community Design. Situated to front the planned boulevard and through street that will parallel State Street, the buildings are oriented to provide frontage at each street front.

Site Design Elements. The design includes pedestrian-oriented storefront along the planned boulevard, including street-side parking, and landscaped sidewalks which will provide the desired development patterns as described in the City Design Guidelines. The building entrances have been located for ease of access from parking locations at the boulevard and lots to the reverse sides of the buildings. The site layout and the boulevard create multiple street frontages to the buildings, so entrances or gathering places have been positioned to welcome activity with the use of plaza spaces integrated into storefront setting.

Building Design. Architectural Character. As a gateway site with high visibility street corners, the entrances are prominent building features. Contiguous storefront creates activated shopping and dining areas around the entire building. The building façade is articulated with the complimentary mix of building materials, but incorporates slight variation to create an easily identifiable and natural separation for each tenant. Awnings at all building entrances and storefronts offer weather protection. Large sidewalks and patios allow expanding dining areas to create a vibrant street.

Building materials and heights. The building materials are made up of an array of textures, materials, and colors which incorporate high quality and durability. Exterior ceramic tile is used as an inset material in line with the storefront and second story windows. A complimenting palette of stucco in neutral tones step along the façade. A concrete masonry unit, ground face finish exposing aggregate, is used in varying heights as a wainscot at the base of stucco wall locations to protect the building exterior, and used as a structural vertical circulation element. A proven, durable phenolic resin panel offers various finish options; The wood grain pattern is intermixed with the metallic imitation, Mercury colored panel. The panels are made up of a solid phenolic core making them an extremely durable building material, which will function as a rain screen envelope. Both fire tested and FSC certified, the panels are a high quality material that will minimize maintenance costs and provide visual interest to the street. With a 15'-0" floor to ceiling height at the ground level, and 10'-0" floor to ceiling height at the second story level, the overall building heights vary from 29'-0" to 37'-0".

Thank you for your review and consideration of our project. We welcome input and helpful interaction from P&Z staff during the review process to provide the Owners and city a successful project. Please contact me with any questions or comments regarding our Design Review application.

Sincerely,

Ricci Reavis
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