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January 26, 2016

Boise City Planning & Development Services  
Boise City Hall  
P.O. Box 500  
Boise, Idaho 83701-0500

Re: Letter of Intent for conditional use permit to 1026 S. La Pointe Street

Dear Planning Staff:

Please review the attached application and associated information including plans and site photos for a conditional use permit request.

The property at 1026 S. La Pointe Street in Boise, ID is a 5,069 square foot, single level building currently in a C-2D zoning area. The most recent use of the space was the House of Wheels retail shop. The new owner is proposing to open Lost Gove Brewery brew pub and bring some life back to this tired block structure. We have included several perspective shots of the building to illustrate the existing design and overall building composition. Minor aesthetic exterior modifications such as paint and trim work will be proposed and a patio addition will be proposed at a later date which will dramatically enhance the buildings appearance. No major exterior modifications or structural alterations will be done at this time. The proposed interior modifications will be the demolition of some existing walls, updating electrical and plumbing systems, adding new restrooms and updating finishes.

Lost Grove Brewery will house brewing area with equipment and cold storage along with a tasting area. The tasting area will have bar and table seating of approximately 920 square feet. The owner of the potential Lost Grove Brewery hopes to create a space for friends and family to gather and enjoy the quality craftsmanship of a local brew. There will be ample bike stalls out in front of the building and will also be a dog friendly business!

We are excited about the opportunity to be a part of this project. We believe that Lost Grove Brewery will be a strong asset to the existing area and neighborhood.

Please do not hesitate to contact us with any questions as you are reviewing the application materials.

Sincerely,

**erstad** ARCHITECTS

Andrew Erstad, AIA  
Principal

eA project no. 160105