



September 26, 2017

Planner
Planning & Development Department
City of Boise
150 N. Capitol Blvd.
Boise, ID 83702

Re: Project Description for 13450 W. Baldcypress St. in Boise, ID

The subject property we intend to develop is an approximately 2.43 acre site located at 13450 W. Baldcypress St. in Boise, Idaho. The parcel number is S0533325610.

The current land designation is A-1, but we have proposed it to be rezoned as R-3 Multi-Family Residential. With a Conditional Use Permit and Design Review approval, up to 43.5 units per acre are allowed. We have proposed 70 units, with a density of 28.8 residential units per acre. The proposed development will consist of one building. The site will have a mix of 4 studio units, 20 one bedroom units, and 46 two-bedroom units.

The unit mix and sizes will be as follows:

SITE		
<i># of Units</i>	<i>Type</i>	<i>Unit Size (SF)</i>
4	Studio	503
20	1 bedroom	692
46	2 bedroom	989 (average)
<i>TOTAL: 70 units</i>		

The Baldcypress Apartments are designed in a contemporary style with angled roof features, large windows, and clean lines. The patios and balconies featured for every unit also add to the appeal of the overall building, making it seem more individualized and inviting. Elements such as the community garden on the fourth floor and the courtyard with inviting seating areas, a pool with resort quality finishes and seating areas, and a fire pit were designed to create lively and dynamic spaces for residents to gather, relax, and spend time together.



The primary point of entry into the building is located at the south wing of the structure and is where the community building and leasing spaces are located. This entry is drawn into focus through the use of a storefront glazing system, commercial grade storefront doors and painted steel awnings over the entry and glazing features. The intent is to orient guests and new tenants to a central entry location that does not conflict with the regular ingress and egress of residents in other parts of structure.

The project will be a four story wooden structure, with patios provided for every unit, so residents can enjoy a private space to catch some fresh air. The exterior will feature concrete masonry units, stucco, and James Hardie panel siding, to further create a fresh and contemporary feel. As designed, the color pallet will be contemporary and consistent with similar commercial, multifamily developments either currently under construction in the area, or proposed within the next building cycle.

Residents will be able to utilize the community amenities, which are programmed to include a community center, bicycle storage, fire pit and seating area in the courtyard area, pool with cabanas, fenced dog run, and community garden and patio on the fourth floor. These areas will serve to create locations for residents to spend time engaging in civic dialogue and participate in their community.

The views of the structure from Eagle Road and along the corridor of W. Baldcypress St. will showcase the contemporary style and interesting rooflines, with the visibility and access to Eagle Rd., but stepped back behind other retail and residential parcels to allow for privacy and security.

The required parking for this site is 88 spaces, however 125 spaces have been provided, as requested by the developer, for the convenience of the residents. The spaces are located around the building to provide ease of access to the residents between their apartment and their vehicle. In addition, as a four story structure, the layout and placement of both the parking areas and the circulation are intended to provide for ready access to emergency service personnel and apparatus.

Vertical circulation is accomplished through three elevators, one located next to the community center in the southeast corner of the building, which also provides direct access to the fourth floor community garden area, and two more located in the west wing of the building, centrally located to serve access to both parking and courtyard amenities. Stairs are also located in every corner of the building, within fire rated towers to facilitate emergency egress. Elevators and



stairs are placed for the safety and security of residents, allowing them to easily travel between floors and access common area amenities and parking.

Based upon the size of the structure it is proposed to provide roof-top mechanical units for air condenser units. These roof-top units will be integrated into the roof lines of the structure to provide the greatest screening possible both visually and on an acoustic basis, but where visible, shall be screened within the requirements of local planning and zoning requirements. Additionally, exhaust vents at the individual units will be ganged into vertical chases to minimize the number of roof penetrations and still work on maintaining the visual aesthetics of the roof structure and features.