



May 23, 2018

**City of Boise
C/O: Design Review Staff**

**Re: Bogus Basin Retail
Project Address: 2340 North Bogus Basin Road, Boise, ID 83702**

To Whom It May Concern:

Pursuant to our Design Review application for the Bogus Basin Retail located at 2340 North Bogus Basin Road, we respectfully request approval to construct retail space using the existing structure of a car wash.

Currently an unused car wash, the .42 acre lot is zoned for commercial with design review (C-2D). We are proposing retail space for 2 separated tenants (1,450 square feet and 3,500 square feet) which would be built as one structure underneath the existing roof of the car wash. We would also be providing landscape buffers along the street and parking in the back.

The construction will consist of two exterior walls on either side to enclose the car wash structure. The walls will extend past the existing eaves to hide the asphalt roof giving it a more modern look. It will be wood frame construction and clad with ribbed horizontal metal siding and accented with 4" vertical wood siding. Based on the location, we feel the area would benefit from having another walking friendly retail space for the North End, and revitalize that side of the street.

Photos, renderings, elevations, floorplans, site plans and material pallets are attached for your reference.

Should you have any questions or concerns regarding this response letter please contact me immediately. We thank you for your time and consideration for this project.

Thank you,

A handwritten signature in black ink, appearing to read 'Doug Newell'.

Doug Newell
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