



Aug 13, 2019

Boise Planning and Development Services
150 N. Capitol Blvd.
Boise, Idaho 83701

RE: 24 Unit Apartments
1714 N. Cole Road
ZGA Project No.: 1927--00

Dear Staff:

On behalf of our client, Victor Frangiosa, we are submitting design review and planned unit development applications for approval of a new 24 unit apartment complex located at 1714 N. Cole Road, Boise Idaho. The project site is currently undeveloped and is located within an L-OD zone. Surrounding uses and zoning are as follows:

North: Multi-family development (L-OD)
West: Multi-family development (L-OD)
South: Commercial Gym (G-2)
East: N. Cole Road/Single-family residential (R-1)

The project will consist of 24 garden-style apartment units, approximately 942 SF each. The proposed configuration of the project capitalizes on the location of the site, allowing for the optimum density of living units and consolidated parking, in coalition with the location of the nearby bus stop, approximately 400 feet South of the site on W Fairview Avenue.

The building massing is consistent with the adjacent development. The residential character of the architecture complements the surrounding commercial and residential properties. The exterior of the buildings will be finished with stucco and vertical wood siding, in neutral colors, placed to accentuate the building forms and achieve an updated, non-institutional appearance. The surrounding landscape will be based on the vegetation used on adjacent sites in order to create visual unity between the existing neighboring residential units and the proposed design.

Thank you for your time and consideration of this application.

Sincerely,

ZGA Architects and Planners, Chartered

Steven C. Turney, NCARB, AIA, LEED AP

