



October 1, 2019

Attn: City of Boise Planning & Development Services
Boise, Idaho 83702

RE: Modification to Existing Design Review DRH19-00088 – 13 S. Latah St., Boise, Idaho

To The Planning Staff,

This application is a revision request to existing application DRH19-00088 at 13 South Latah Street in Boise, Idaho. The original proposal has been revised to maximize tenant space and to provide more onsite parking in what we hope will become a community asset in the familiar and cherished Depot Bench neighborhood.

The existing car wash and site are proposed for a new neighborhood commercial (C-1D) redevelopment with three buildings totaling 5,217 square feet. The scope of work includes site improvements, the shell and core development of two new buildings, and partial reuse of the old car wash. The existing gas station canopy will be preserved to commemorate the site's 50+ year history on the Central Bench.

The material palette of the proposed development is neutral and modern, offering industrial urban metal siding, painted CMU, clean stucco, and transparency for all patron areas to connect to the shared exterior area and with other tenants. The community garden is visible from the exterior as well. Maintaining similar scale to the neighboring commercial centers at heights, each building shares common elements of composite wood cladding and glazed overhead doors.

New Building A will house the STIL production kitchen and scoop shop, and will be clad in corrugated metal steel with a small parapet for screening rooftop equipment. Approximately 400 square feet of the building will be dedicated to a scoop shop with around 1400 square feet for kitchen and storage. The scoop shop area will have an interior/exterior counter with an overhead door facing south into the shared exterior area.

Building B will be reused masonry structure for retail use. The existing restrooms and back northwest corner will be demolished along with the existing metal wash bays on the south and north sides. The remaining (2) CMU garage bays and storefront will be painted for a new tenant. Each of the garage bays will receive new glazed overhead doors that directly face the shared exterior area.

New Building C is slated for restaurant use. The exterior materials are integral color stucco and composite wood cladding. Storefront and overhead doors offer transparency from S. Latah St. and the shared exterior area. The 2000 square foot restaurant expects 50 seats for patrons and roughly 800



square feet of kitchen and storage space. Their overhead doors open up to a retractable awning patio and the shared exterior space.

Patrons can enjoy their ice cream or food items at shared patio tables, or duck into the retail shop for a quick look at local goods before they head to the neighboring park. With easy bike access, a bus stop and lots of outdoor space for yard games and a couple fire pits, this proposal is critical to the growing neighborhood. 13 S. Latah has the opportunity to become another Boise gem for community and local businesses to create their own neighborhood identity.

Sincerely,

A handwritten signature in black ink, appearing to read "Faith J. Wood". The signature is fluid and cursive, written over a light gray horizontal line.

b.hills architecture, P.C.