PETERSEN • STAGGS
ARCHITECTS LLP
NCARB CERTIFIED

November 5, 2019

City of Boise
Planning and Development Services
150 N. Capital Blvd.
Boise, Idaho 83702

RE: New building
116 W. Myrtle St.
Boise, Idaho

To Whom it may concern:

The Owner of the property is interested in the demolition of the existing 1,030 square foot retail shop building and replacing the previous building with a new 4,350 square foot shell and core building for a future tenant improvement.

Currently vacant, the existing 1,030 square foot building previously housed a dry-cleaning pick up and drop off business. The current configuration does not represent a desirable size or layout for the types of potential business that the owner is interested in attracting for future leasing.

The new building is a 4350 square foot rectangular building that encompass the previous building's foot print and expands that foot print to the North up against the adjacent WinCo building, to the West and to the South closer to the property line. A landscape planter in the existing sidewalk will need to be modified to allow path of travel around the new building as well as a reduction of landscaping to the West due to the increased building size. The parking lot, parking counts and the existing right out onto W. Myrtle St will remain existing as is.

The new building will have some of the materials used on the adjacent WinCo, like E.I.F.S., but will also incorporate composite cladding to give the building its own look. The colors of the E.I.F.S. will match the colors of the adjacent building. The composite cladding is a brown tone to complement the E.I.F.S. colors. There is also a steel trellis that hangs over the entry.

While a specific client is not known at this time, the owner has been working to get a tenant that falls under the allowed use category. If a future tenant is required, based on use, to obtain a Conditional Use Permit it will be done under a separate application.

Sincerely,

PETERSEN-STAGGS ARCHITECTS LLP

CHAD E. POLLOCK, NCARB
Principal

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