



January 10, 2012

Design Review Committee and Staff  
Planning & Development Services  
**City of Boise**  
150 North Capitol Boulevard  
Boise, Idaho 83701

REF: River Edge Apartments – Royal Boulevard  
K&A Project Number 11211

**SUB: Design Review Application – Letter of Design Intent**

Dear Members of the Design Review Committee and Staff:

We are pleased to submit the accompanying Design Review Application on behalf of The Michaels Organization for the River Edge Apartments.

The intent of the project is to provide a modern, state-of-the-art living environment oriented toward Boise State University students. The subject property is 3.21 acres in size and is located north of Royal Boulevard and west of Lusk Street. Lying adjacent to the Boise River Greenbelt and Ann Morison Park, the property is currently utilized for industrial purposes by Estes Trucking and Express Freight.

The proposed development consists of a 5-story, multifamily structure approximately 356,200 square feet in size. The ground floor level and site includes a lobby, residential amenities (media, fitness and computer rooms) and 280 parking spaces. Two enclosed bicycle parking areas (48 spaces) will be provided in the north portion of the structure and adjacent to the greenbelt. Two pedestrian walkways interconnect with the Boise River Greenbelt. The northeast connection includes a walkway from Royal Boulevard to the greenbelt. The four upper floors of the building will accommodate 175 apartments; 39 two-bedroom units and 136 four-bedroom units. The proposed building will be fully sprinklered. The design highlights will feature a modern motif, incorporating sustainable materials and practices.

The building has been designed to be the optimum size necessary to provide the vibrant amenities and living spaces that the University student population demands in an economically feasible fashion. After evaluating several alternatives, it was determined that placing the apartments above ground-level parking was the only viable design solution. The building will be constructed with a non-combustible, concrete slab "podium" forming the first floor ceiling supported by concrete columns at the first floor level. Above the concrete deck will be wood-framed construction for the apartments on the second through fifth floors.

The building exterior will include a variety of planes and materials in the façade, which serves to divide the large façade areas into smaller sections. The exterior materials, including a mixture of brick, fiber cement panels, fiber cement siding, concrete masonry units, stucco, and fiber cement trim, have been selected based on several attributes including appearance, color, texture, durability, maintainability, and sustainability. The design has also been developed to have a variety of roofline profiles and heights, which enhances the overall appearance of the proposed "flat" roof. We have endeavored to create a building with a clean and modern appearance, while respecting the surrounding context of the Greenbelt, Ann Morison Park, and Downtown.

**Principals**

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January 9, 2012

Design Review Committee and Staff – Design Review Application Letter of Intent

River Edge Apartments – Royal Boulevard K&A Project Number

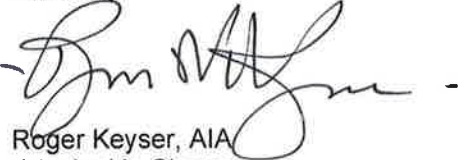
11211

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A Conditional Use Application has been submitted for this project [CUP11-00001 and CFH11-00036] and has received a recommendation for approval from Planning Division Staff.

Thank you for your consideration of this proposed development. We look forward to working with you to create vibrant new housing for students in the City.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Keyser", followed by a horizontal line.

Roger Keyser, AIA  
Principal in Charge

cc: Nicholas Zaferes, Michaels Organization  
Project Design and Construction Team