

## Joshua Wilson

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**From:** Thomas Diggins <thomasdiggins8@gmail.com>  
**Sent:** Thursday, June 02, 2016 10:01 AM  
**To:** Joshua Wilson  
**Subject:** Re: Parcel B meeting 4-13-2016  
**Attachments:** Day view 5-29-16.JPG; Night view 5-29-16.JPG; Gardner 3.JPG

**Categories:** Needs Attention

Josh,  
Parcel B should have a project like the Residence Inn by Marriott design on Capitol Blvd.  
Here is what I posted on [www.skyscraperpage.com](http://www.skyscraperpage.com)  
Also, the Gardner Co. rendering attached was their best idea.

Renderings of Residence Inn by Marriott / Pennbridge Lodging 400 S Capitol, opening June 2017. Great screening of two level parking garage. This is one of the best designed buildings in Boise, and wish more buildings with this height and detail would go up instead of one or five story buildings with awful boring squared design.

My ideas of this well designed building:

- 1 - Fits the site.
- 2 - Use of three colors instead of just beige.
- 3 - Parking garage is incorporated into the building instead of a eyesore, and giving the street level on Capitol Blvd. a retail look from the lobby at Broad St..
- 4 - Third level atop of garage has a indoor pool, and large terrace (neighboring buildings won't be looking at cars).
- 5 - Design as a rectangular building broken up by rooms jutting out in multiple areas, and cool edging of roof line.
- 6 - 10 levels giving the downtown a great addition to the Boise skyline.

Thank you Pennbridge Lodging.

The Richardson Design Partnership  
<http://www.trdp.com/projects-portfolio/hotels/>

On Tue, May 10, 2016 at 9:44 AM, Joshua Wilson <[JGWilson@cityofboise.org](mailto:JGWilson@cityofboise.org)> wrote:

Mr. Diggins,

I am writing to inform you that the worksession for DRH16-00079 scheduled for tomorrow, May 11<sup>th</sup>, at 5:00 pm has been cancelled. The applicant has requested to be placed on the June 8, 2016 public hearing and new public notices will be sent to all neighboring properties advising of the new hearing date.

Sincerely,

*ja w.*



Josh Wilson  
Design Review Analyst  
Planning and Development Services  
**CITY OF BOISE**  
Phone [\(208\) 384-3830](tel:(208)384-3830)  
E-Mail - [jwilson@cityofboise.org](mailto:jwilson@cityofboise.org)

**From:** Thomas Diggins [mailto:[thomasdiggins8@gmail.com](mailto:thomasdiggins8@gmail.com)]  
**Sent:** Thursday, April 14, 2016 5:04 PM  
**To:** Joshua Wilson <[JWilson@cityofboise.org](mailto:JWilson@cityofboise.org)>  
**Subject:** Parcel B meeting 4-13-2016

I went to the meeting, and two of the members were very disappointed about the design. One said it looked like they just threw the buildings on the parcel so to speak.

The whole thing is not pedestrian friendly, as the entrance of the office building is on the parking lot. It sounds like they are trying to save money, as they are building the same office building in Utah. They blamed ACHD for their design, because of all the traffic coming in from the connector. You look at Simplot HQ and their main entrance is on Front, not the interior side. So their excuse doesn't hold water.

It all comes down to money, and what their client wants. They need to put the parking garage off the edge into the middle and build around it to hide the ugly thing. LocalConstruct has design that with their west end parcel. IMO they should build a office tower at 13th and Myrtle a condo tower at 13th and Front, and a convention hotel across from Simplot all on top of a 2 level parking garage with retail on all four sides at street level. On top of the garage would be a green space for all three buildings tenants to enjoy. That way there would be people 24 7 on the site with shops cafes etc., and it would not be a dead zone at night as planned.

Thank you,

Tom Diggins

Boise, Idaho





Residence by

Residence

Residence by

Residence by



## Joshua Wilson

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**From:** mary jane daluge <mjdaluge@me.com>  
**Sent:** Monday, June 06, 2016 2:39 PM  
**To:** Joshua Wilson  
**Cc:** Jasper Gibbons; COKER, THOMAS G Capt USAF AETC 88 FTS/Pilot; Janet Holmes; Dyke Nagasaka  
**Subject:** Re: DRH16-00079 Parcel B 6/8 Public Hearing  
**Categories:** Needs Attention

I hope to attend the public hearing this week but wanted to again submit my written comments just in case I can't make it. I still oppose the developer's plan as proposed because it ignores longterm goals of the City for livability and walkability. We do not need another empty office building in the downtown. It is not acceptable that he proposed a garage that is not constructed to allow for future condos to be built above it when the downtown continues to grow as a desirable place to live. There is only a limited amount of prime real estate left in downtown and this plan as changed from the original proposal of hotels and future condos on the garage is unacceptable and shortsighted for the benefit of this developer not the City of Boise or the current downtown residents. Thank you for the opportunity to comment.

Mary Jane Daluge  
406 S 13th Street #502, Boise, Id 83702  
202-538-2930

On May 10, 2016, at 3:59 PM, Joshua Wilson <[JGWilson@cityofboise.org](mailto:JGWilson@cityofboise.org)> wrote:

I am writing to inform you that the public worksession for DRH16-00079 scheduled for tomorrow, May 11<sup>th</sup>, at 5:00 pm has been cancelled. The applicant has requested to be placed on the June 8, 2016 public hearing and new public notices will be sent to all neighboring properties advising of the new hearing date.

Sincerely,

<image001.gif>

<image002.png> Josh Wilson  
Design Review Analyst  
Planning and Development Services  
**CITY OF BOISE**  
Phone (208) 384-3830  
E-Mail - [jgwilson@cityofboise.org](mailto:jgwilson@cityofboise.org)

## Joshua Wilson

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**From:** Jasper Gibbons <jaspersabe@gmail.com>  
**Sent:** Monday, June 06, 2016 2:46 PM  
**To:** Joshua Wilson  
**Subject:** Re: DRH16-00079 Parcel B 6/8 Public Hearing

I'm compelled to reply, but have removed others. Mary Jane's views do not represent the official stance of the HOA, although she is a board member.

My views also do not represent the full HOA, but I would be happy for any development to occur on Parcel B. That property has sat vacant for too long. I trust that the city will ensure high standards.

Thanks,  
Jasper  
President of CitySide Lofts HOA (Fall 2014 - current)

On Mon, Jun 6, 2016 at 2:38 PM, mary jane daluge <[mjdaluge@me.com](mailto:mjdaluge@me.com)> wrote:

I hope to attend the public hearing this week but wanted to again submit my written comments just in case I can't make it. I still oppose the developer's plan as proposed because it ignores longterm goals of the City for livability and walkability. We do not need another empty office building in the downtown. It is not acceptable that he proposed a garage that is not constructed to allow for future condos to be built above it when the downtown continues to grow as a desirable place to live. There is only a limited amount of prime real estate left in downtown and this plan as changed from the original proposal of hotels and future condos on the garage is unacceptable and shortsighted for the benefit of this developer not the City of Boise or the current downtown residents. Thank you for the opportunity to comment.

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Sincerely,

<image001.gif>

<image002.png> Josh Wilson  
Design Review Analyst  
Planning and Development Services  
**CITY OF BOISE**

## Joshua Wilson

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**From:** COKER, THOMAS G Capt USAF AETC 88 FTS/Pilot <thomas.coker.2@us.af.mil>  
**Sent:** Tuesday, June 07, 2016 9:12 AM  
**To:** Joshua Wilson  
**Cc:** mary jane daluge  
**Subject:** DRH16-00079 Parcel B 6/8 Public Hearing

Sir,

I will not be able to attend the meeting to discuss the building plans of the concerned property.

Partially thanks to the new JUMP Center as well as the fun/creative/recreational businesses which have settled down in the Western downtown area, the property in question has incredible potential. To use that land for offices which may very well end up being vacant and unattractive to Boise residents and visitors strikes me as unsatisfactory, and borders on irresponsible. I believe it is in our city's best interest, both present and future, to continue with the fun, innovative, and family-friendly theme and culture of Idaho's and one of the nation's greatest cities. This plot of land marks one of downtown's few open lots to build on, and as such... is invaluable. It seems wise to be patient for the right opportunity.

Thank you for your time and consideration!

Very respectfully...

Tom Coker

Capt Tom Coker  
88FTS R Flight Commander  
6-3523