



March 12, 2019

Josh Wilson, Design Review
City of Boise
150N. Capitol Boulevard
Boise, ID 83701

RE: Park Place | 749 E. Park Boulevard
Design Review Application

Dear Josh,

We are pleased to submit the design review application associated with the Park Place Apartments. The 3.33-acre project site is generally located on the southwest corner of Park Boulevard and Ferguson Street, north of the Boise River (see blue area below).

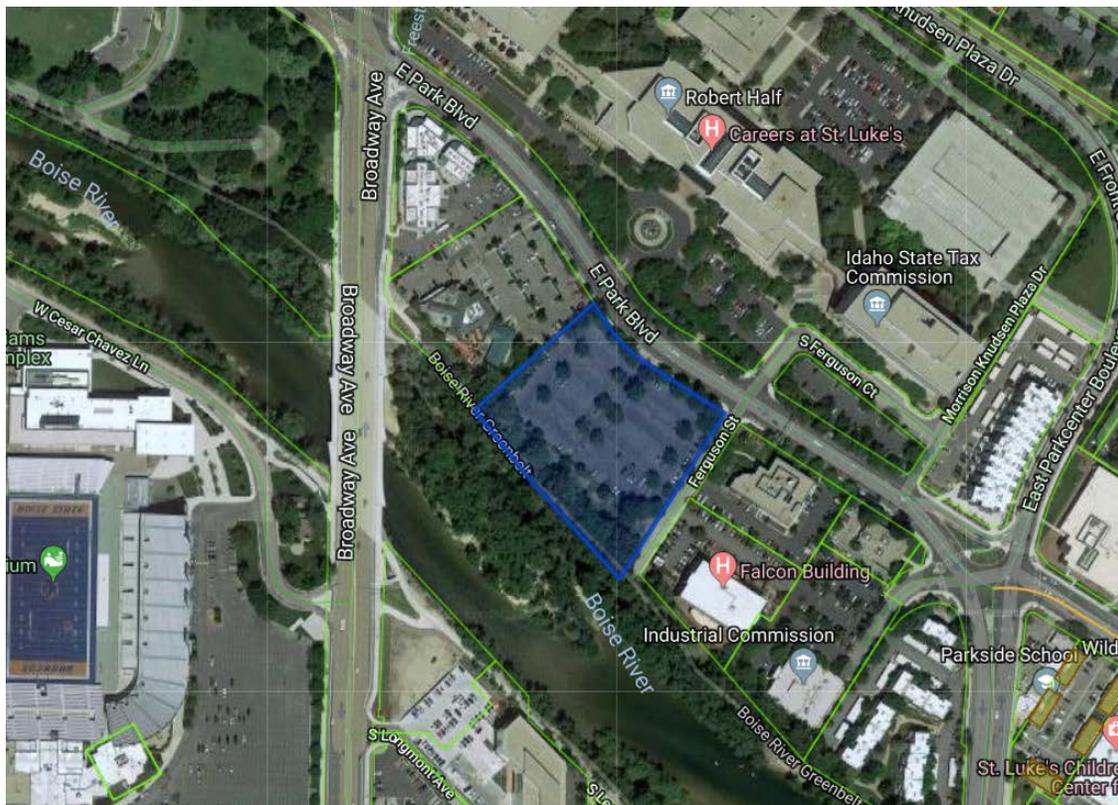


Figure 1, Vicinity Map & Project Boundary

The project offers class A, 5-story apartment homes with resort style indoor and outdoor amenity spaces, and a parking garage structure.

Floor	Residential SF	Parking Structure SF	Total SF
1	51,910	25,830	77,740
2	53,590	25,830	79,420
3	53,590	25,830	79,420
4	53,590	25,830	79,420
5	53,590	25,830	79,420
6	0	18,350	18,350
Total	266,270	147,500	413,770

Comprised of studio, 1-bed+ 1bath, and 2-bed+2bath unit types, each unit enjoys a view to the outdoor courtyard, pool and spa, or landscape area. All units are fully furnished with top brand appliances, in-unit laundry, laminated floors, and includes ample amounts of storages and balconies/patios. Many units face the Boise River Greenbelt and provide direct access to the greenbelt via courtyards. Enlivened with contemporary modern design features, the project attracts all demographics including young professionals and students from Boise State University.

Over 6,500 sq. ft. is dedicated to interior amenities - fitness, yoga room, clubroom, multimedia lounge, and game room – that is second to none. In addition, the project brings three courtyards equipped with barbecue grills, fire pits, boardwalk with seating areas, picnic tables, and a large pool and spa. The courtyards provide both active and passive outdoor activities. Tenants can enjoy a healthy lifestyle both in and out of their apartment home units.

Commonly referred to as the “wrap” multifamily residential building style, the dwelling units in this project surround a 6-level parking garage structure in the middle separated by corridors. In this building type, most residents conveniently park on the same level where their apartment homes are located. With two enclosed elevator lobbies connecting the parking garage to corridors, the residents walk an average of 150-200 feet. An enclosed and odor-protected trash room next to each elevator lobby allows residents to conveniently discard trash on their way to their cars. This is the most convenient and functional form of mid- to high-density multifamily residence.

The building exterior design respects the exceptional standards of the interior designs and functions. Articulated with various finish materials – two patterns of cementitious siding, think brick veneer, synthetic wood siding accents, and exterior plaster – the contemporary modern design accentuates the standard of mid-rise apartment building design. The building massing is broken down to human scale and additional building setback along Park Blvd. give relief and curb appeal.

Our landscape design inspiration and layout are pulling from the neighboring Boise River and greenbelt- as these are main attractions of the site location. Boardwalks and bridges branch off the greenbelt, while little pockets for seating/viewing are scattered along the pathway.

Our vision is to match the site materials with the architectural materials shown on the building elevations, creating a harmonious site and building design. We will accomplish this by replicating synthetic wood siding at the pool decking; blending white, beige, and gray finishes into the concrete flatwork areas; using the thin gray brick veneer at the raised garden beds, etc.

The project embodies the gold standard of apartment home life, and it complements a beautiful site facing Boise River.

Thank you in advance for your consideration and support. We look forward to working with the City of Boise to plan a quality project of which we can all be proud.

Sincerely,



Tamara Thompson
Director of Client Services
The Land Group, Inc.