



June 10, 2019

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

RE: 204 & 270 E. Myrtle Street - Design Review Application

Dear Josh,

We are pleased to submit the design review application associated with the Boise Myrtle Apartments. The 1.8-acre project site is generally located on the southeast corner of Myrtle Street and South Avenue A (see blue area below).



Figure 1, Vicinity Map & Project Boundary

The project is a mixed-use development with commercial, residential units, indoor/outdoor amenity space and a parking garage structure.

Floor	Building SF	Parking SF	Total SF
1	28,386	50,768	79,154
2	33,801	22,771	56,572
3	34,487	22,771	57,258
4	34,349	22,771	57,120
5	34,349	22,771	57,120
6	34,349	5,148	39,497
7	22,746	0	22,746
Total	222,467	147,000	369,467

Located directly across from Ann Morrison Park and just a few blocks from the heart of downtown, the project will be geared toward young professionals. The program includes a mix of studio, 1 bed/1 bath, 2 bed/2 bath and 4 bed/4 bath unit types. All units include top brand appliances, quartz countertops, in-unit laundry and laminate floors.

Over 7,500 sq. ft. is dedicated to interior amenities, which include fitness, clubroom, multimedia lounge and game room. The project also features a rooftop terrace and a large second floor courtyard equipped with a swimming pool, hot tub, barbecue stations, fire pits, seating areas, covered cabanas, and multi-purpose turf areas. The combination of active areas, passive areas, and green space provides a unique experience for all residents.

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. This is the most convenient and functional form of mid- to high-density multifamily residence.

From the programming and planning to the design of the envelope, the focus of this project has been to embrace the city context and reinforce it with thoughtful design. A primary aspect was creating pedestrian friendly environments that support the goals set out in the many City Guidelines and Masterplans by fronting S. Avenue A with the leasing office and retail / restaurant programs. Through the use of engaging elements like the colonnade supporting the building above the leasing office and the trellis that encompasses the sidewalk at the retail space, and seeing those elements repeated in the upper courtyard and roof deck, visual cues are established that interrelate the exterior pedestrian-oriented programs throughout the building. A focus on a timeless look and materials that provide clean lines and contemporary forms that are supported with traditionally residential elements like balconies and punched windows executed in a tasteful manner supporting the overall vision.

The landscape is designed with regionally appropriate plantings selected to provide year-round interest. Plantings are arranged to highlight the building’s architectural features as well as enhance the pedestrian experience. The streetscapes between curb and sidewalk are designed to Downtown Boise requirements; tree species were selected to match existing adjacent streetscapes.

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,

A handwritten signature in black ink that reads "Tamara Thompson". The signature is fluid and cursive, with the first name "Tamara" and last name "Thompson" clearly legible.

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