



DESIGN REVIEW PRE-APPLICATION MEETING REQUEST

Permit info: _____
Application Date: _____
FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

The objectives of the design review process is to involve the City in the earliest possible time in the development and design of a project and to work with the applicant in an iterative process of review and design. The review process is intended to be flexible and tailored to the needs of the project and the applicant.

The checklist and required materials are due fifteen (15) business days prior to the Design Committee meeting. ***Late submissions will not be accepted under any circumstances.***

APPLICANT INFORMATION

Name: Vida Properties, an Idaho LP (c/o Erstad Architects) **Phone:** 208-331-9031
Email: cweltzin@erstadarchitects.com **Firm:** Erstad Architects
Proposed Site Address: 507 E. 41st Street, 510 E. 41st Street, and 406 E. 40th Street

Date of Requested Meeting: October 7, 2019

DESIGN INFORMATION

Proposed Use: Mixed Use (Apartments, Commercial, Hotel)

Surrounding Uses: Residential, Commercial

Zoning: R-3 and C-2 **Comprehensive Plan Designation:** Mixed Use Residential

Is the property located in the 100 year flood plain?

YES **NO**

List the locations of any potential wildlife habitat areas on the property:

List the locations of bus stops and pedestrian pathways within 1/4 mile of the property:

Two bus stops: Adams & 40th, and Adams and 42nd.
Pedestrian pathway: Greenbelt

List any easements and locations of water, sewer and irrigation:

Fairview Acres irrigation easement, to be tiled & re-aligned.

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED

Site Plan Including Surrounding Development Elevations

Landscaping Plan Vicinity Map



310 no. 5th street • boise, idaho 83702 • phone 208.331.9031 • email: info@erstadarchitects.com

September 27, 2019

Chris Samples, AICP
Garden City Associate Planner
6015 Glenwood Street
Garden City, Idaho 83714

RE: The Boardwalk Mixed Use Development
507 E. 41st Street, Garden City

Dear Chris:

We are excited to submit the conceptual design materials as part of the Garden City Design Review's Pre-Application process. The project is a Mixed-Use Development, between 40th and 41st Street adjacent to the Greenbelt. This dynamic community is balanced with retail, commercial and residential components, including a very exciting hotel component, all presented along a large open boardwalk that fronts the existing greenbelt and riverfront.

In preparation for this submission we have had numerous productive meetings with Planning and Zoning, Public Works, Division of Building Safety, Ada County Highway District, Idaho Department of Water Resources, Boise Fire Department, and Fairview Acres Irrigation District (whose water flows across the property). Everyone has shared a common enthusiasm for the development as they reviewed the improvements and infrastructure for compliance.

The scope of the project is significant and our design is purposefully responsive to the intent of the Zoning Ordinance and Comprehensive Plan. We have appreciated the responses and assistance from all the various agencies and departments as we seek approval to the entitlements.

In support of our application you will find a project narrative on the following pages.

Do not hesitate to contact us should you need additional information or clarification on any aspects of the submission.

Sincerely,

erstad ARCHITECTS and Vida Properties

The Boardwalk
Mixed Use Development
507 E. 41st Street, Garden City

PROJECT NARRATIVE

The Boardwalk draws inspiration from the natural effects of the flow of the Boise River. The curved and terraced façades step away from the greenbelt mimicking the striations as the river carves away its banks. As the buildings recess back at each floor level from the river, the modulation becomes more vertical, transitioning to an urban profile. In celebration of this dynamic and unique experience the project provides for a sweeping boardwalk access that allows up to 50% of additional setback to expand the true appreciation of the Treasure Valley, The Boise River. This generous access to the greenbelt and public use not only complements the transportation means, but also serves as an activity node with commercial & retail components.

In compliance to the Zoning Ordinance and the Comprehensive Plan we have identified and reflected in the design the following features and goals:

Overall Site

- The three structures will represent different housing opportunities, from a mix of apartment configurations and orientations, to a full service hotel destination.
- The development is supported by a mix of uses that will enhance the experience of residents, visitors, and greenbelt users, including dining opportunities and a myriad of activities including retail, bike rentals and repairs, food and pub libations, fitness and health, and enjoyment of the local coffee house experiences of the treasure valley.
- The central residential building will include a public access greenbelt-facing rooftop restaurant with assigned Uber and Lyft services to support access.
- All structures are set back beyond the required 70-foot separation from the 6,500 cfs high water mark (typically, there will be between 50 to 100 feet of open space between buildings and the greenbelt).
- The raised Boardwalk decks will enhance the at-grade amenities with outdoor spaces for the tenants and the entire community.
- We have engaged The Land Group (Doug Russell) to work with the various agencies in identifying and cleaning up all non-indigenous vegetation along the river coupled with the removal of trash and debris that has accumulated thru the years. In addition we will work with these agencies to assist in the removal of any vegetation that is deemed dangerous to activities on the greenbelt in the general vicinity and replace with acceptable new growth to beautify the riverfront.

Transportation & Parking

- We have incorporated an underground parking facility throughout this mixed-use project to virtually eliminate all but visitor and short-term parking at grade level.
- We are placing additional emphasis on alternatives to private automobile transportation, i.e. bicycle parking with secure bike storage in excess of the standards, ride-share pick-up and drop-off locations, hotel shuttle parking, etc. in an effort to reduce traditional vehicle domination.
- The project is located within a quarter mile of two existing transit stops.

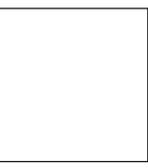
Building Design

- The design and placement of each building, including placement of decks and windows, is sensitive to the privacy of neighboring residences. This is supported by the building terracing, landscaping, and the use of clerestory (non-view) windows at sensitive proximities.
- The greenbelt-facing elevations are significantly terraced to enhance the sense of openness and setback from the river.
- Each of the structures displays considerable variation in massing and articulation, avoiding long flat planes and intimidating vertical faces.
- The plan configurations afford a wide variety of unique apartment units – some with large terraces, some with private roof decks, and some that are accessed directly from a common courtyard.
- To provide a cohesive architectural theme, there will be some commonality along with some variation in the materials used between all three buildings, in order to best complement our treasure, the Boise River.



NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA
 310 N. 5th Street, Boise, Idaho 83702
 phone: (208) 331-9031 fax: 331-9033 www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

406 PLACE

use: apartments
 classification: R-2
 site zoning: R-3
 site size: 2.00 acres, after proposed lot line adjustments and consolidation

description: 70 apartments around a shared courtyard, over an underground parking garage.

construction: type III over type I
 stories: 5 over basement
 max. height: approximately 70 feet
 area: 62,265 sf + 38,189 sf garage

parking: 79 garage + 12 surface = 91 total

THE BOARDWALK

use: apartments, commercial, restaurant
 classification: R-2, M, B, A-2
 site zoning: C-2
 site size: 3.86 acres, after proposed lot line adjustment and consolidation

description: 209 apartments, plus 5 commercial tenant spaces and a 5th floor restaurant, over an underground parking garage.

construction: type III over type I
 stories: 5 over basement, plus partial occupied roof
 max. height: approximately 80 feet
 area: 241,808 sf + 104,300 sf garage

parking: 219 garage + 42 surface = 261 total

THE BOARDWALK HOTEL

use: hotel, commercial
 classification: R-1, B, A-2
 site zoning: C-2
 site size: 1.24 acres

description: 136-room hotel with pub/restaurant, rooftop bar, plus 2 commercial tenant spaces, over an underground parking garage.

construction: type I
 stories: 8 over basement
 max. height: approximately 110 feet
 area: 127,061 sf + 36,430 sf garage

parking: 89 garage + 10 surface = 99 total

the boardwalk
 garden city, ID

PROJECT TEAM

APPLICANT
 Vida Properties
 3527 S. Federal Way
 Suite 103-443
 Boise, ID 83705

ARCHITECT
 erstad ARCHITECTS
 Chad Weltzin
 310 N. 5th Street
 Boise, ID 83702
 208-331-9031

CIVIL+LANDSCAPE
 The Land Group
 Doug Russell
 462 E. Shore Drive, Suite 100
 Eagle, ID 83616
 208-939-4041

APARTMENT UNIT MIX

	406 PLACE	THE BOARDWALK	TOTAL
STUDIO	0	72	72
1-BEDROOM	43	121	164
2-BEDROOM	27	16	43
TOTAL:	70	209	279

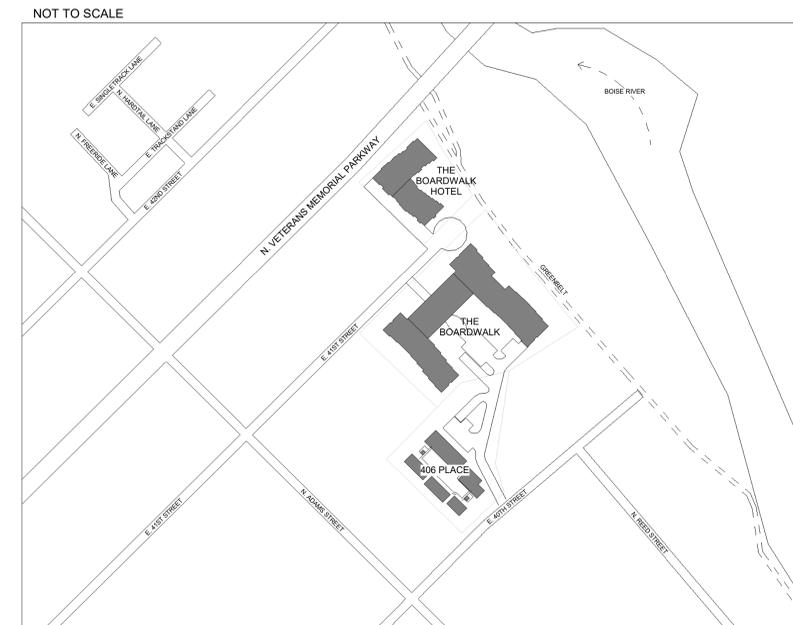
PARKING STATISTICS

406 PLACE APARTMENTS 70 apartments guests	79 spaces in underground garage 12 surface spaces adjacent to building
BOARDWALK APARTMENTS 209 apartments guests retail & restaurant patrons	219 spaces in underground garage 20 surface spaces adjacent to building 22 covered spaces adjacent to building
BOARDWALK HOTEL 136 room hotel retail patrons	89 spaces in underground garage 10 surface spaces adjacent to building
451 total spaces provided on-site (387 in underground garages + 64 surface spaces)	

SHEET LIST

A0.0	cover sheet
A1.0	topo survey
A1.1	site plan
A1.2	fire access
A2.0	boardwalk underground garage plan
A2.1	boardwalk first floor plan
A2.2	boardwalk second floor plan
A2.3	boardwalk third floor plan
A2.4	boardwalk fourth floor plan
A2.5	boardwalk fifth floor plan
A2.6	boardwalk roof plan
A3.0	406 place floor plans
A3.1	406 place unit plans
A4.0	hotel floor plans
A4.1	hotel floor plans
A4.2	hotel floor plans
A4.3	hotel floor plans
A4.4	hotel floor plans
A5.1	boardwalk unit plans
A5.2	boardwalk unit plans
A5.3	406 place unit plans
A6.1	boardwalk elevations + materials
A6.2	406 place elevations + materials
A6.3	hotel elevations + materials

VICINITY MAP



revision:
 no. desc. date

project: 190503
 date: 09.27.19

DR pre-app

cover sheet

A0.0



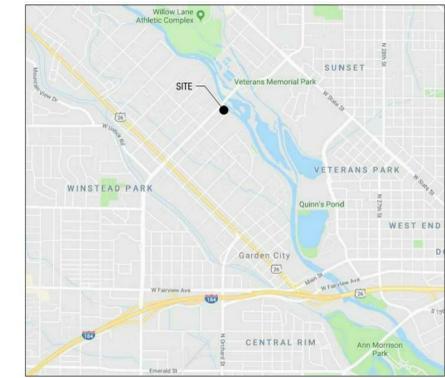
erstad ARCHITECTS, PA
 301 N. 5th Street, Boise, Idaho 83702
 phone: (208) 333-1861 fax: 331-5533 www.erstadarchitects.com



Topographic Survey for Vida Properties

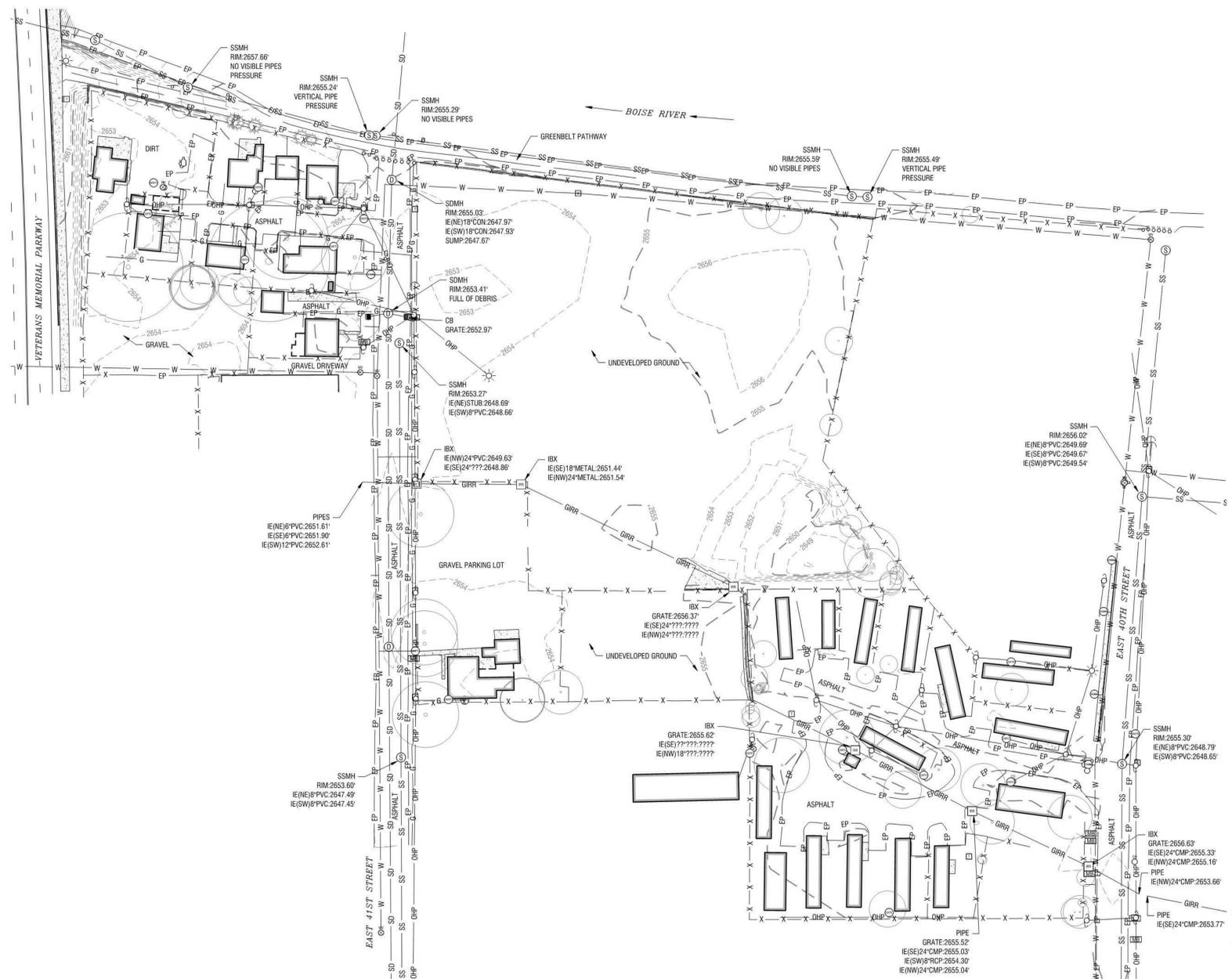
Located in a portion of Block 15 and Block 16
 Fairview Acres Subdivision No. 3
 Situate in a Portion of the North 1/2 of Section 5
 Township 3 North, Range 2 East, AND
 a Portion of the South 1/2 of Section 32
 Township 4 North, Range 2 East, Boise Meridian
 Garden City, Ada County, Idaho
 2019

Vicinity Map:



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk
garden city, ID



Legend:

FOUND BRASS CAP MONUMENT	BOUNDARY LINE
FOUND 5/8" MONUMENT	ADJACENT PROPERTY LINE
FOUND 1/2" MONUMENT	THE LINE
TEMPORARY BENCHMARK	SECTION LINE
CALCULATED POINT, NOTHING FOUND OR SET	ROADWAY CENTERLINE
WATER VALVE	EASEMENT LINE
WATER METER	EDGE OF GRAVEL
FIRE HYDRANT	EDGE OF PAVEMENT
FROST FREE HYDRANT	FENCE LINE
STORM DRAIN MANHOLE	RIGHT-OF-WAY LINE
RECTANGULAR INLET	SANITARY SEWER LINE
SANITARY SEWER MANHOLE	STORM DRAIN LINE
CLEAN OUT	WATER LINE
PRESSURE IRRIGATION VALVE	GRAVITY IRRIGATION LINE
IRRIGATION BOX	OVERHEAD POWER LINE
GAS METER	GAS LINE
POWER POLE	CONCRETE AREA
GUY WIRE	CURB AND GUTTER
STREET LIGHT	EXISTING BUILDING
ELECTRIC BOX	EXISTING GROUND CONTOUR
ELECTRIC METER	
TELEPHONE RISER	
BOLLARD	
MAIL BOX	
SIGN	
DECIDUOUS TREE	
CONIFEROUS TREE	

Referenced Survey Table:

R1.	FAIRVIEW ACRES SUBDIVISION No. 3, BOOK 1 OF PLATS AT PAGE 617, ADA COUNTY RECORDS.
R2.	FAIRVIEW ACRES SUBDIVISION No. 7, BOOK 1 OF PLATS AT PAGE 686, ADA COUNTY RECORDS.
R3.	RECORD OF SURVEY No. 8235, INSTRUMENT #108025409, RECORDS OF ADA COUNTY.
R4.	RECORD OF SURVEY No. 7221, INSTRUMENT #106811872, RECORDS OF ADA COUNTY.
R5.	RECORD OF SURVEY No. 11229, INSTRUMENT #2018-011065, RECORDS OF ADA COUNTY.
R6.	RECORD OF SURVEY No. 7814, INSTRUMENT #107027377, RECORDS OF ADA COUNTY.

- Keynotes:**
- UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND EVIDENCE AND UTILITY COMPANY FACILITY MAPS. THE SURVEYOR MAKES NO GUARANTEE OF THE ACCURACY OF LOCATION OF UNDERGROUND UTILITIES.
 - THE BASIS OF BEARING OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLANE COORDINATES SYSTEM (NAD 83), WEST ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEMS METHODS. ANY DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

Topographic Survey
 Horizontal Scale: 1" = 50'



Topographic Survey Vida Properties

Garden City, Idaho, 83714

Revisions

1.	
----	--



Project No.: 190501
 Date of Issuance: 08/14/2019
 Project Milestone:

revision:

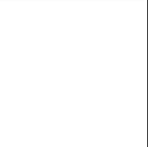
no.	desc.	date
-----	-------	------

project: 190503
 date: 09.27.19

DR pre-app

topo survey

A1.0



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk

garden city, ID

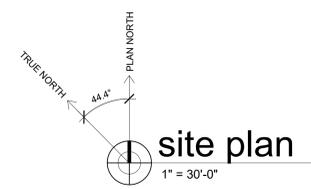
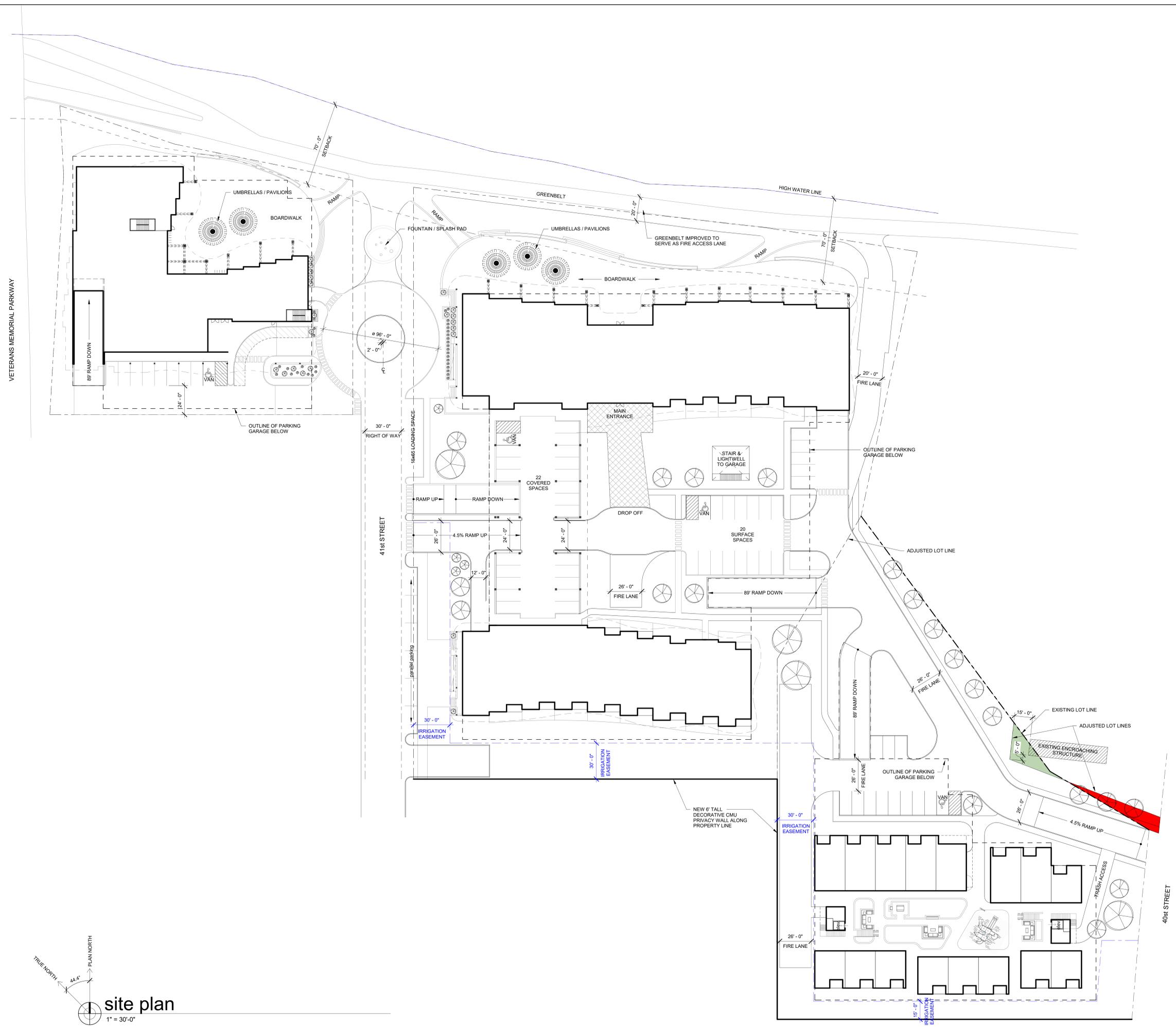
revision:	no.	desc.	date

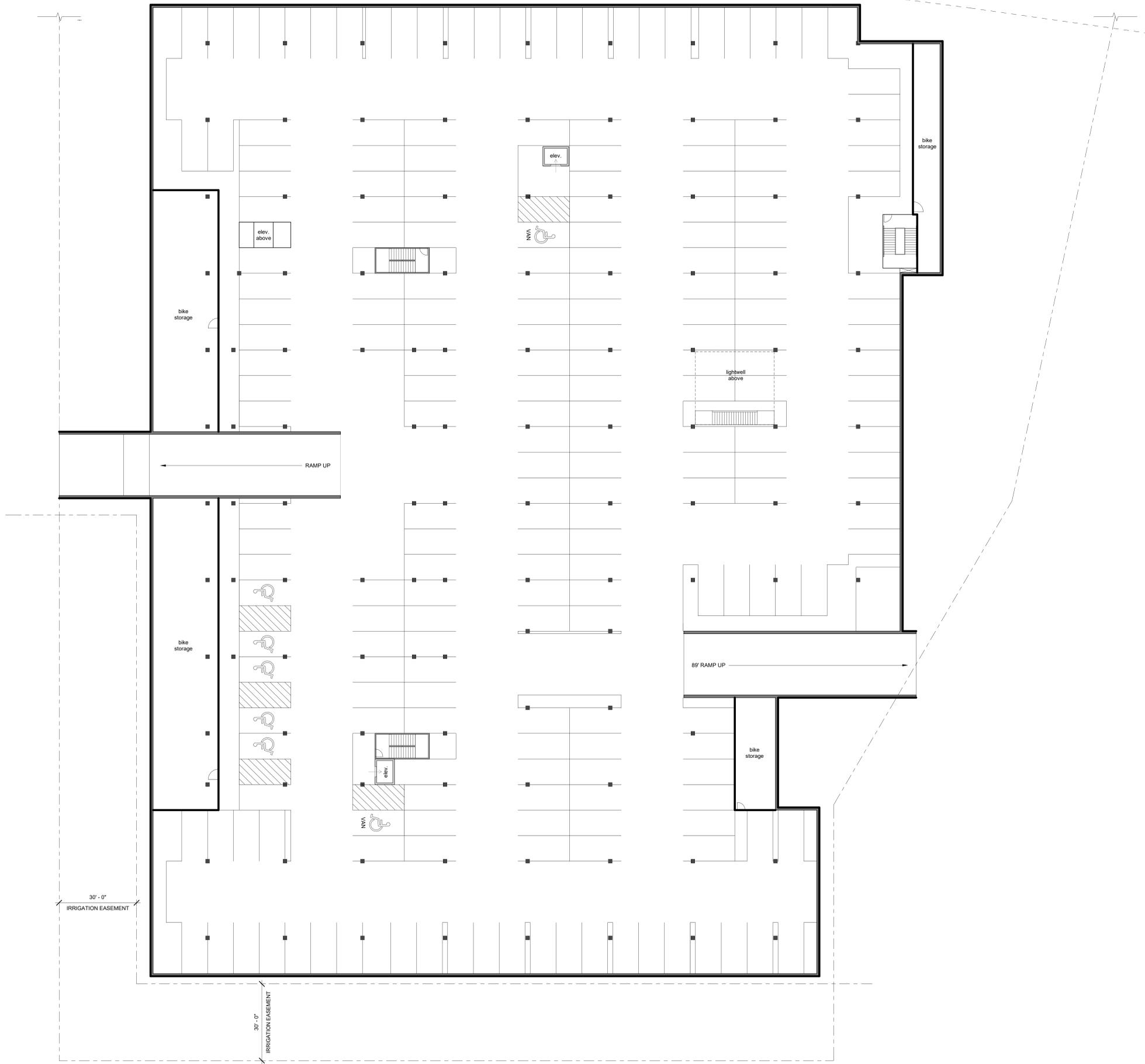
project: 190503
date: 09.27.19

DR pre-app

site plan

A1.1



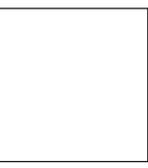


underground garage plan
1/16" = 1'-0"

219 PARKING SPACES

NOT FOR
CONSTRUCTION

erstad ARCHITECTS, PA
301 N. Shoreline, Leesport, PA 19528
phone: (610) 331-1801 fax: 331-1803 www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

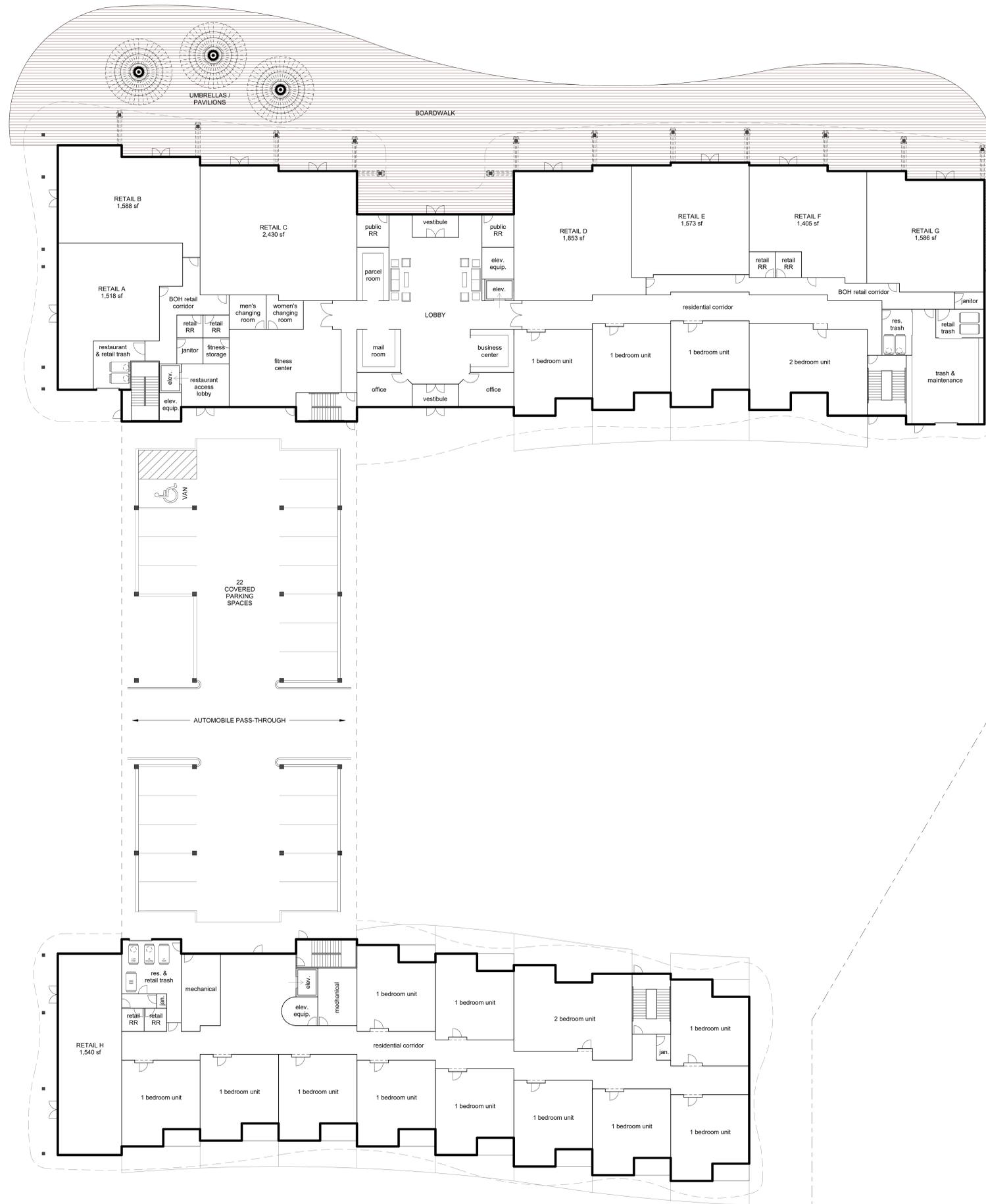
the boardwalk
garden city, ID

revision:		
no.	desc.	date

project: 190503
date: 09.27.19

DR pre-app

boardwalk
underground
garage plan
A2.0




first floor plan
 1/16" = 1'-0"

1 BEDROOM:	14
2 BEDROOM:	2
TOTAL # OF UNITS:	16


NOT FOR CONSTRUCTION


erstad ARCHITECTS, PA
 301 N. Shoreline, Boise, Idaho 83702
 phone: (208) 333-1801 fax: 333-1805 www.erstadarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk
 garden city, ID

revision:		
no.	desc.	date

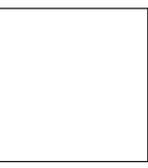
project: 190503
 date: 09.27.19

DR pre-app

boardwalk
first floor
plan
A2.1

NOT FOR
CONSTRUCTION

erstad ARCHITECTS, PA
 301 N. Shoreline, Leesville, SC 29556
 phone: (252) 331-1801 fax: 331-1803 www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

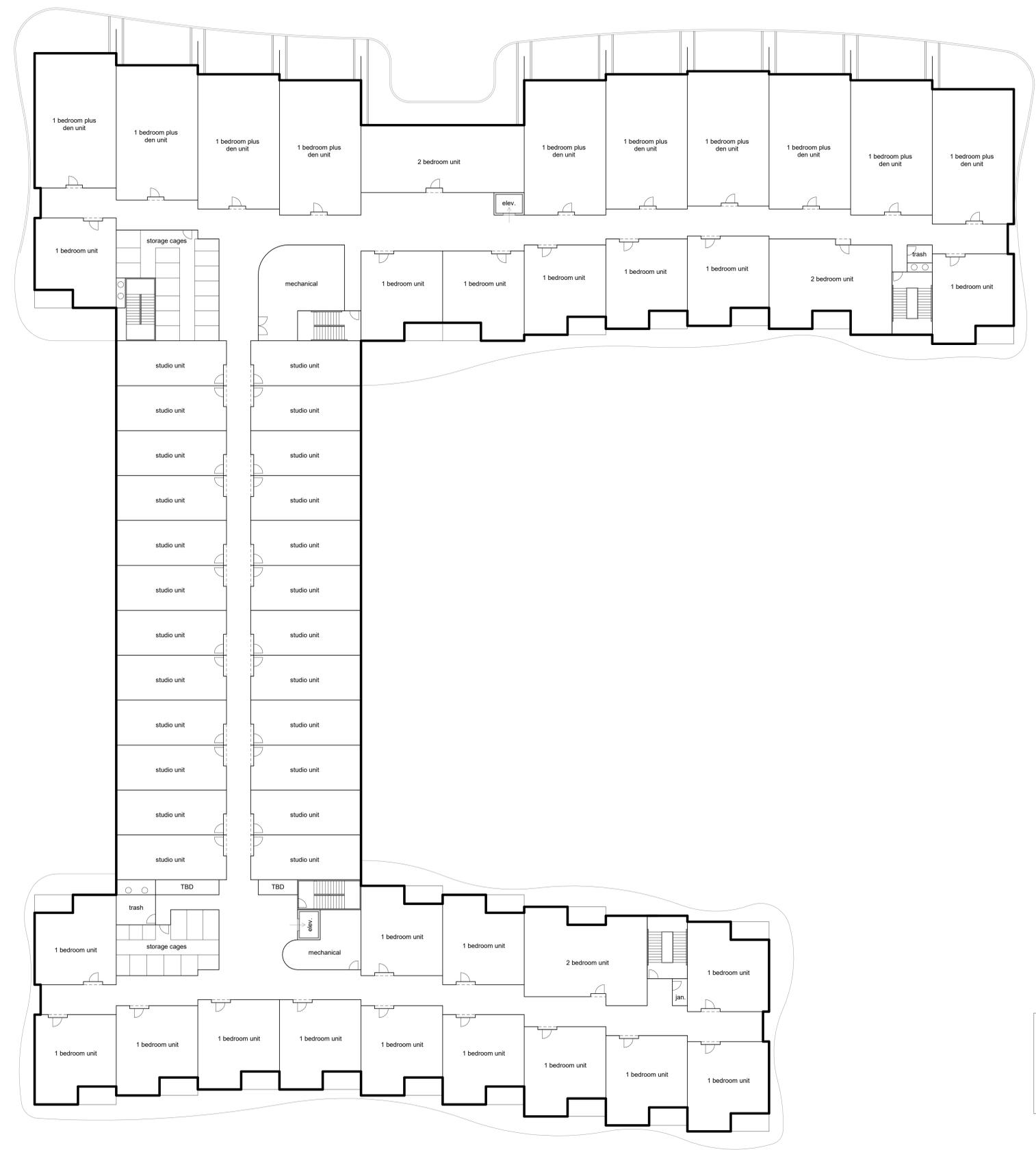
the boardwalk
 garden city, ID

revision:		
no.	desc.	date

project: 190503
 date: 09.27.19

DR pre-app

boardwalk
second
floor plan
A2.2

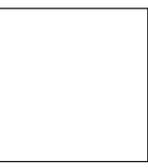


STUDIO:	24
1 BEDROOM:	30
2 BEDROOM:	3
TOTAL # OF UNITS:	57

 **second floor plan**
 1/16" = 1'-0"

NOT FOR
CONSTRUCTION

erstad ARCHITECTS, PA
 301 N. Shoreline, Leesville, SC 29556
 phone: (252) 331-1801 fax: (252) 331-1803 www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk
 garden city, ID

revision:		
no.	desc.	date

project: 190503
 date: 09.27.19
DR pre-app

boardwalk
third floor
plan
A2.3

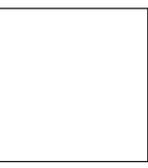


STUDIO:	24
1 BEDROOM:	30
2 BEDROOM:	3
TOTAL # OF UNITS:	57

 **third floor plan**
 1/16" = 1'-0"

NOT FOR
CONSTRUCTION

erstad ARCHITECTS, PA
301 N. Shoreline, Leesport, PA 19528
phone: (610) 331-1501 fax: 331-1503 www.erstadarchitects.com



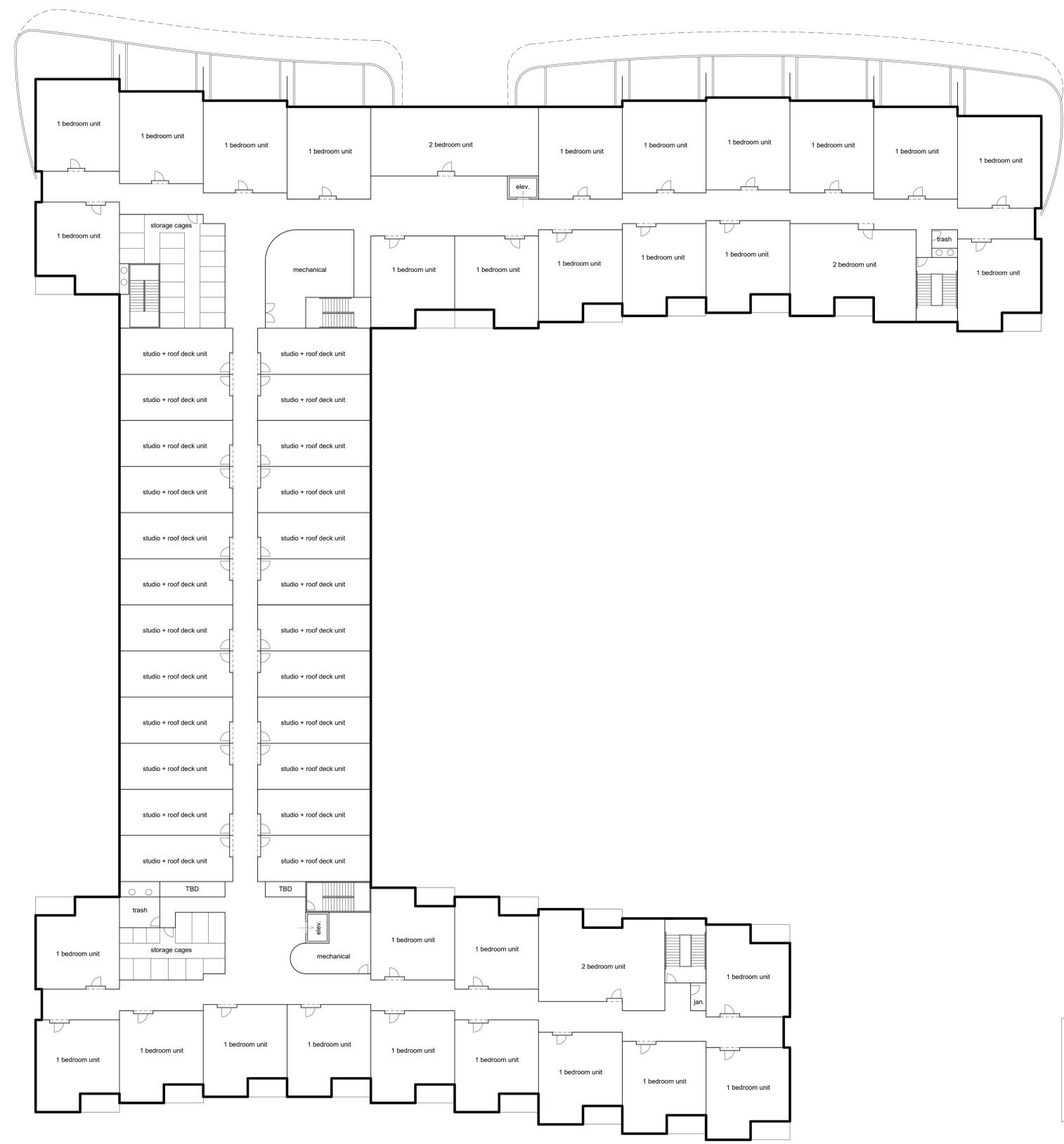
This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk
garden city, ID

revision:		
no.	desc.	date

project: 190503
date: 09.27.19
DR pre-app

boardwalk
fourth floor
plan
A2.4



STUDIO:	24
1 BEDROOM:	30
2 BEDROOM:	3
TOTAL # OF UNITS:	57

fourth floor plan
1/16" = 1'-0"

NOT FOR CONSTRUCTION


erstad ARCHITECTS, PA
 300 N. Shoreline, Suite 33702
 Philadelphia, PA 19106
 phone: (215) 381-1801 fax: 315-5635 www.erstadarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

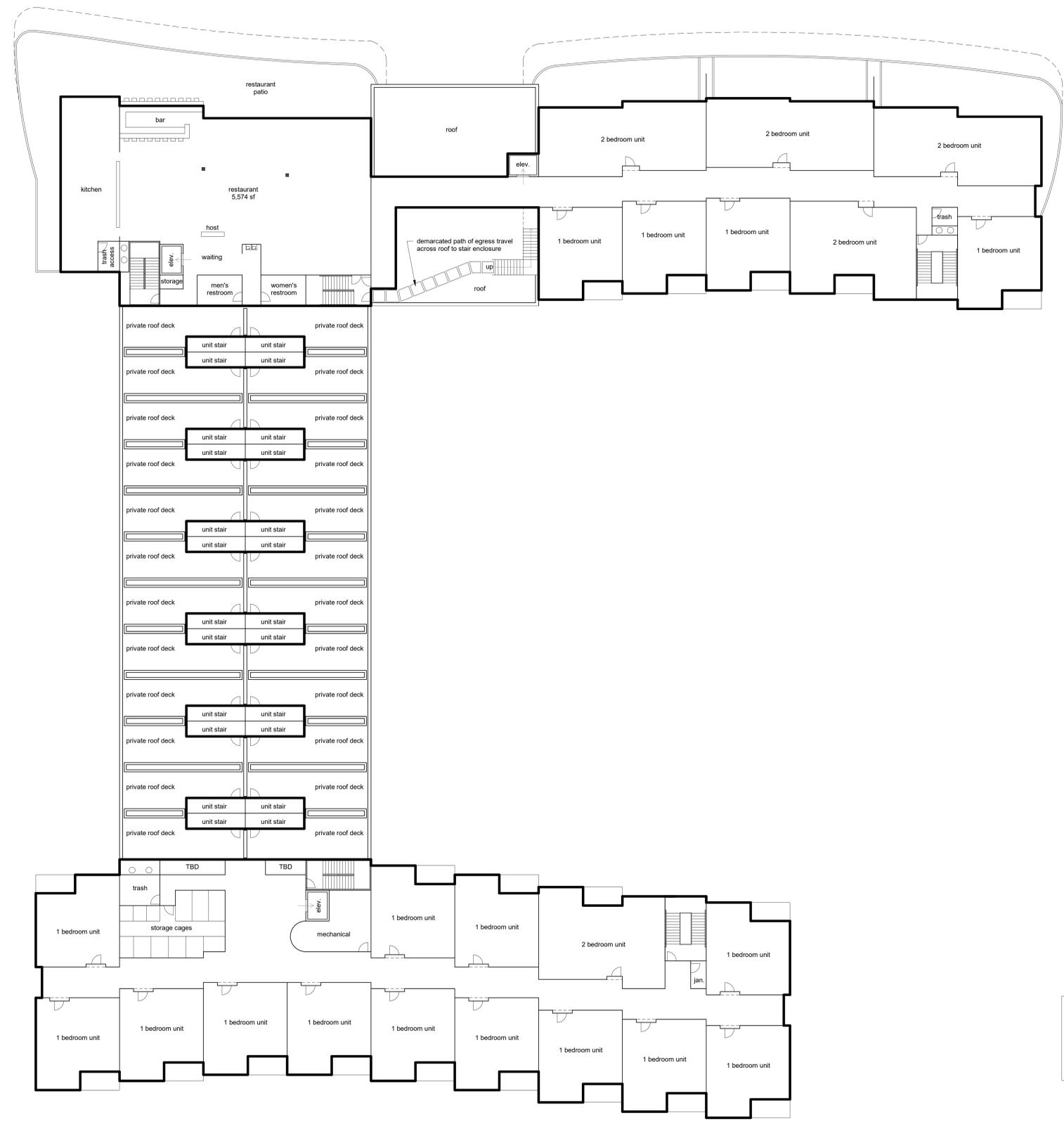
the boardwalk
 garden city, ID

revision:		
no.	desc.	date

project: 190503
 date: 09.27.19

DR pre-app

boardwalk
fifth floor
plan
A2.5

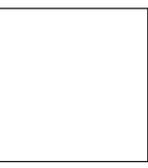


1 BEDROOM:	17
2 BEDROOM:	5
TOTAL # OF UNITS:	22


fifth floor plan
 1/16" = 1'-0"

NOT FOR
CONSTRUCTION

 **erstad ARCHITECTS, PA**
301 N. Shoreline, Leesport, PA 19352
phone: (610) 331-1801 fax: 331-1803 www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

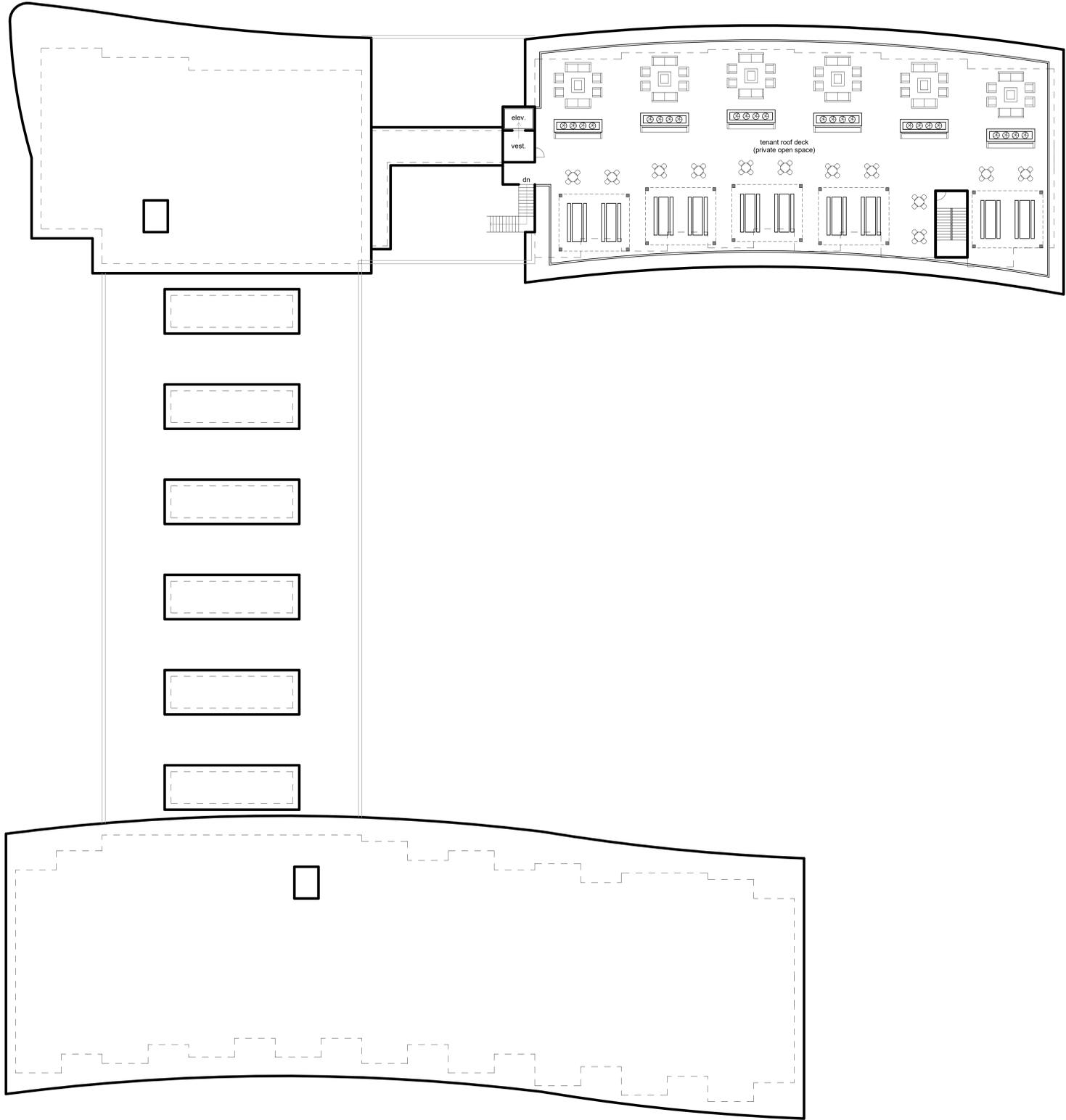
the boardwalk
garden city, ID

revision:		
no.	desc.	date

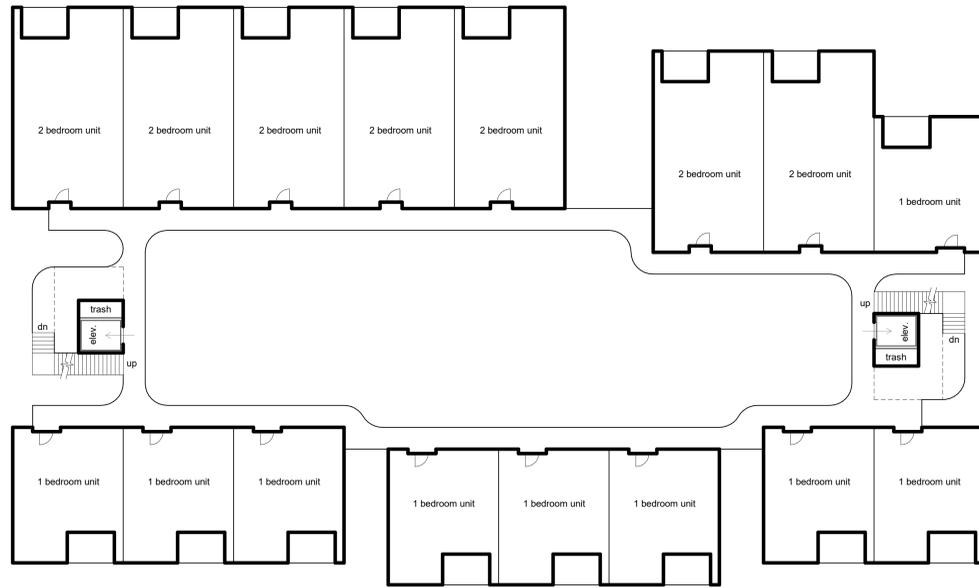
project: 190503
date: 09.27.19

DR pre-app

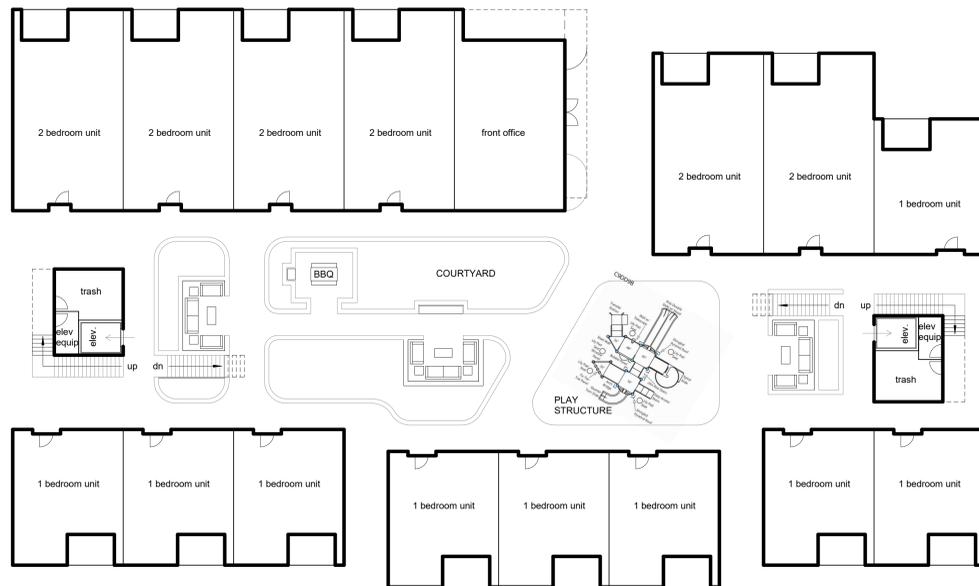
boardwalk
roof plan
A2.6



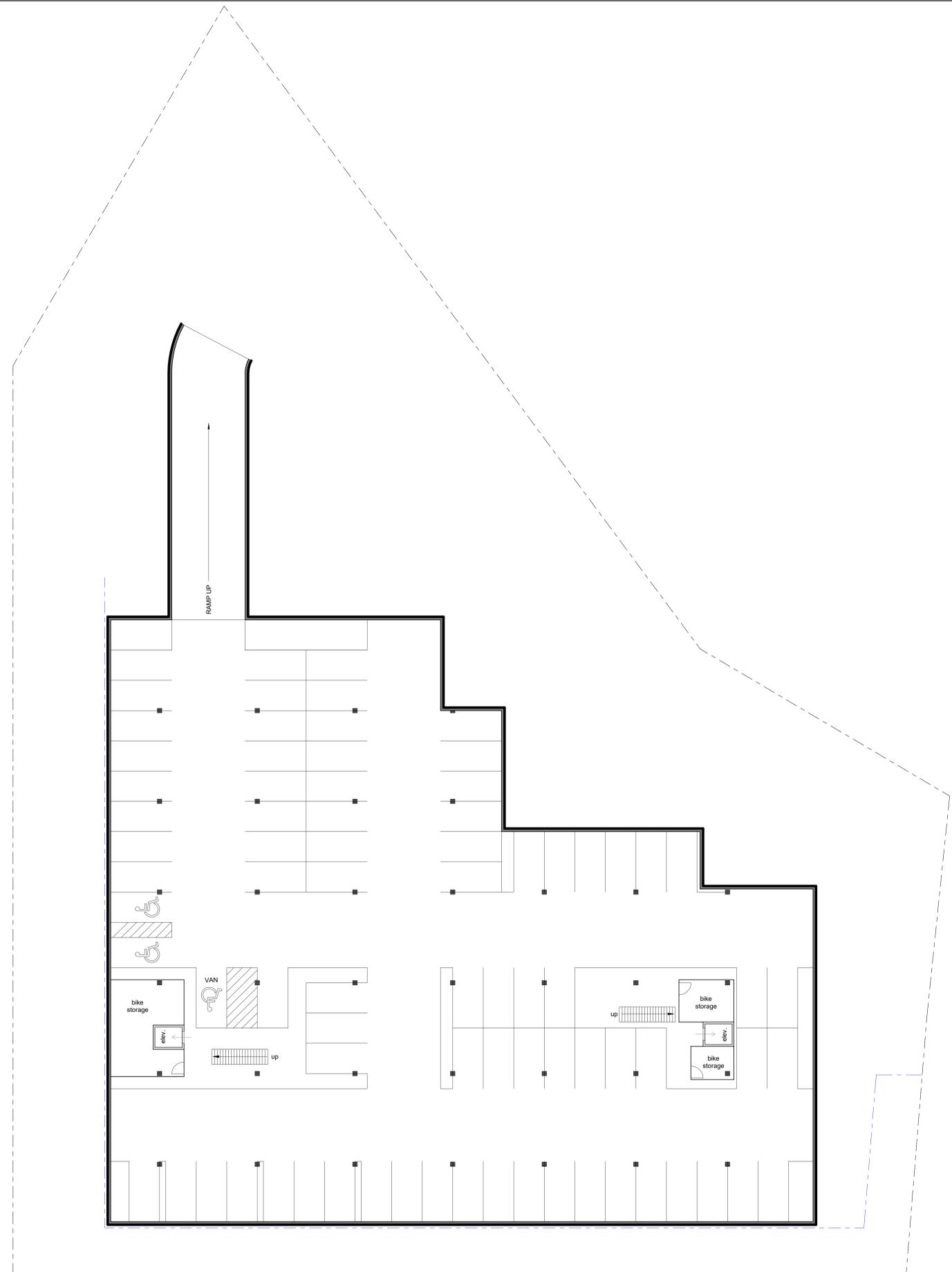
 **roof plan**
1/16" = 1'-0"



second floor plan
1/16" = 1'-0"



first floor plan
1/16" = 1'-0"

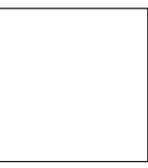


underground garage plan
1/16" = 1'-0"

79 PARKING SPACES

NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA
301 N. Shoreline, Leesport, PA 19524
phone: (610) 331-1801 fax: 331-1803 www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

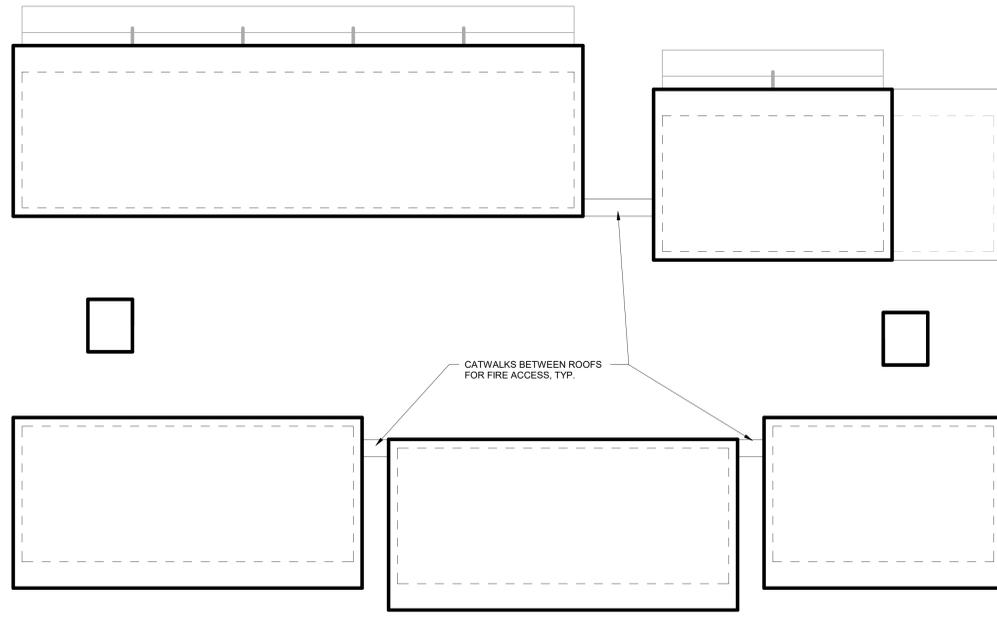
the boardwalk
garden city, ID

revision:	no.	desc.	date

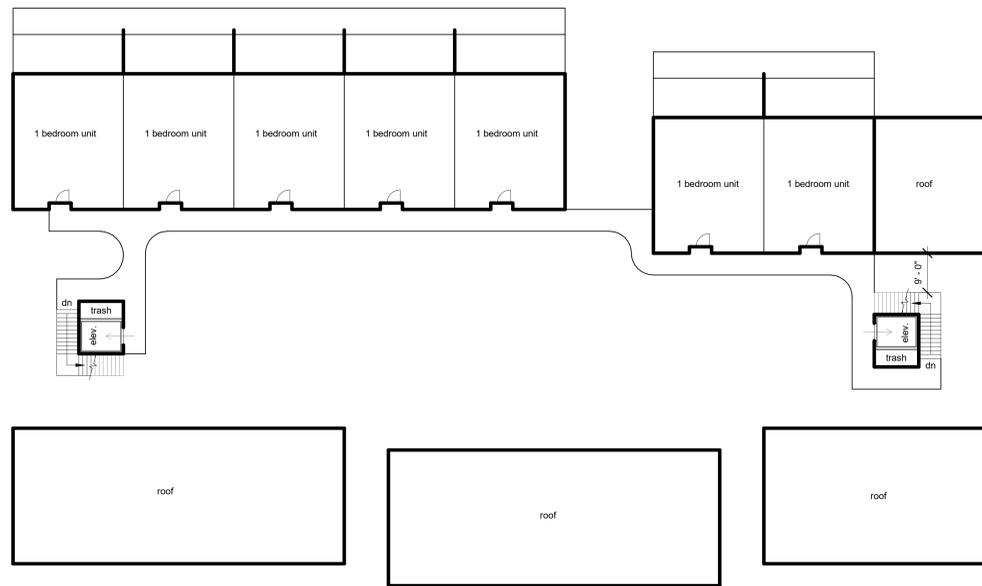
project: 190503
date: 09.27.19

DR pre-app

406 place
floor plans
A3.0



⊕ roof plan
1/16" = 1'-0"



⊕ fifth floor plan
1/16" = 1'-0"



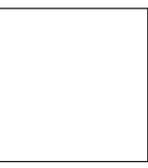
⊕ fourth floor plan
1/16" = 1'-0"



⊕ third floor plan
1/16" = 1'-0"

NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA
300 N. Shoreline, Suite 3300
Philadelphia, PA 19104
phone: (215) 381-1801 fax: 315-5535 www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk
garden city, ID

revision:	no.	desc.	date

project: 190503
date: 09.27.19

DR pre-app

406 place
floor plans
A3.1

NOT FOR
CONSTRUCTION

**erstad ARCHITECTS, PA**
30th Street, 10th Floor, 33202
phone: (202) 451-1501 fax: 301-553-1503 www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

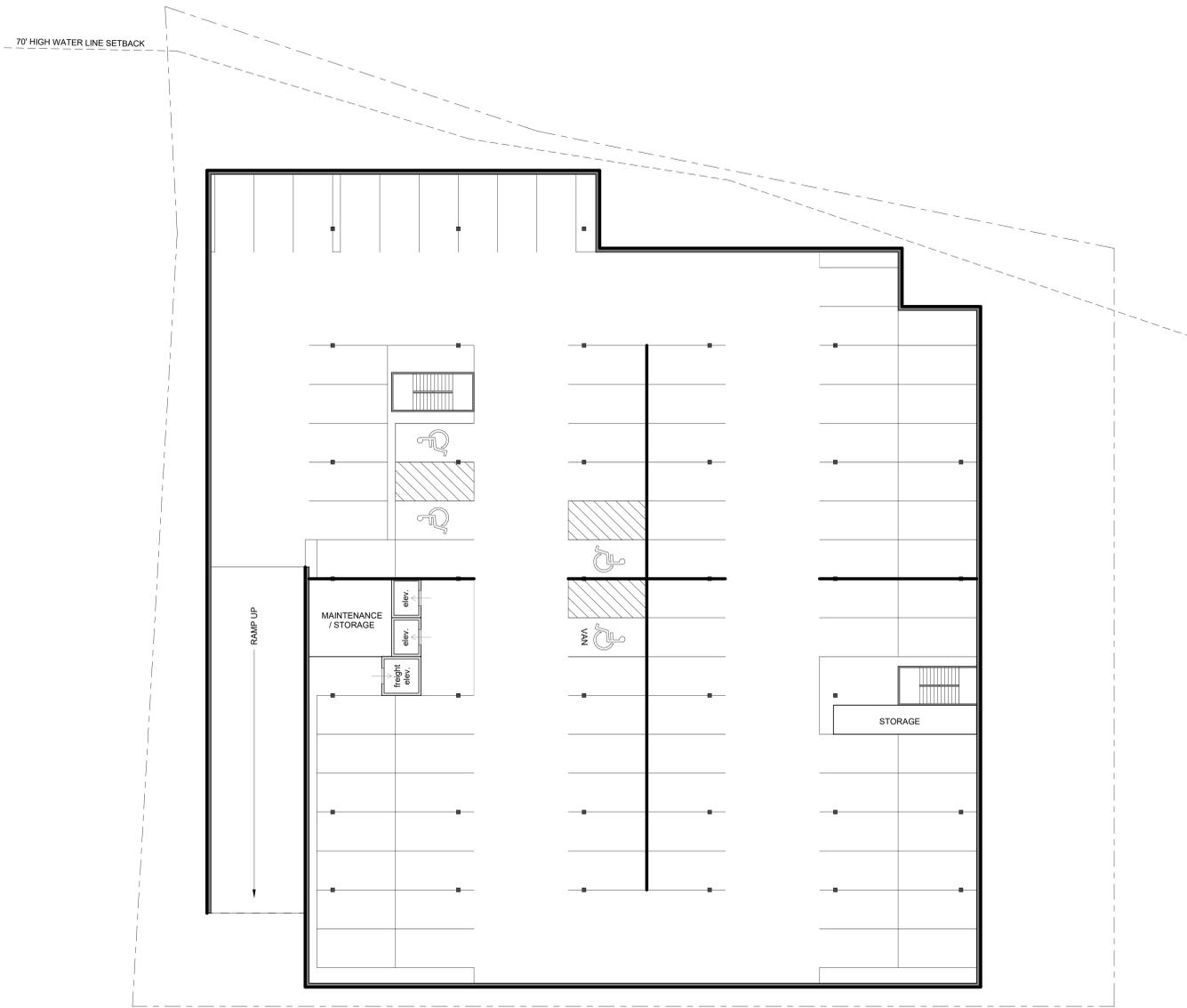
the boardwalk
garden city, ID

revision:		
no.	desc.	date

project: 190503
date: 09.27.19

DR pre-app

hotel floor
plans
A4.0



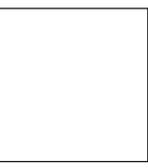
underground garage plan

1/16" = 1'-0"

89 PARKING SPACES



erstad ARCHITECTS, PA
 301 N. Shoreline, Leesville, SC 29556
 phone: (252) 331-1801 fax: 331-1803 www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk
 garden city, ID

revision:		
no.	desc.	date

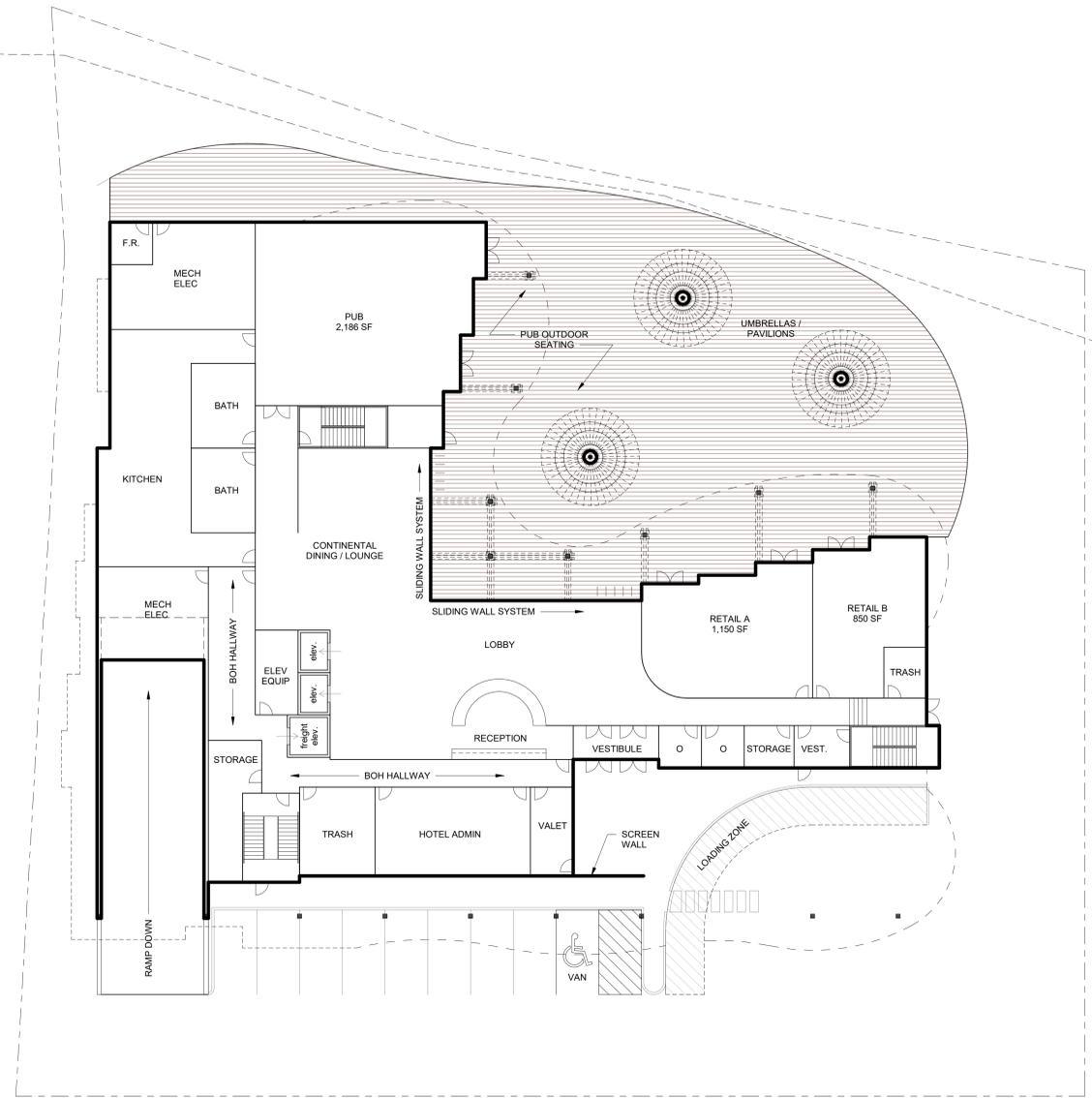
project: 190503
 date: 09.27.19
DR pre-app

hotel floor plans
A4.1



second floor plan
 1/16" = 1'-0"

KING:	13 UNITS
QUEEN:	12 UNITS
1 BEDROOM SUITE:	3 UNITS
2 BEDROOM SUITE:	2 UNITS
TOTAL # OF UNITS:	30



first floor plan
 1/16" = 1'-0"

PUBLIC SPACES:	
• PUB / BAR	+/- 2,186 SF
• (2) RETAIL SPACES	+/- 2,000 SF
• HOTEL DINING / LOUNGE	+/- 1,165 SF
HOTEL PROGRAM SF:	+/- 3,620 SF
PARKING SPACES:	9 SPACES

NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA
 301 N. Shoreline, Suite 300
 Philadelphia, PA 19106
 phone: (215) 381-1801 fax: 315-553- www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk
 garden city, ID

revision:
 no. desc. date

project: 190503
 date: 09.27.19
DR pre-app

hotel floor plans
A4.2



fourth floor plan
 1/16" = 1'-0"

KING:	14 UNITS
QUEEN:	13 UNITS
1 BEDROOM SUITE:	3 UNITS
2 BEDROOM SUITE:	2 UNITS
TOTAL # OF UNITS:	32

HOTEL PROGRAM:
 • BUSINESS CENTER +/- 190 SF



third floor plan
 1/16" = 1'-0"

KING:	13 UNITS
QUEEN:	13 UNITS
1 BEDROOM SUITE:	3 UNITS
2 BEDROOM SUITE:	2 UNITS
TOTAL # OF UNITS:	31

HOTEL PROGRAM:
 • LAUNDRY +/- 700 SF
 • SELF-SERVE LAUNDRY +/- 100 SF

NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA
 30th Street, Suite 3302
 Philadelphia, PA 19104
 phone: (215) 581-1801 fax: 315-583-1503 www.erstadarchitects.com

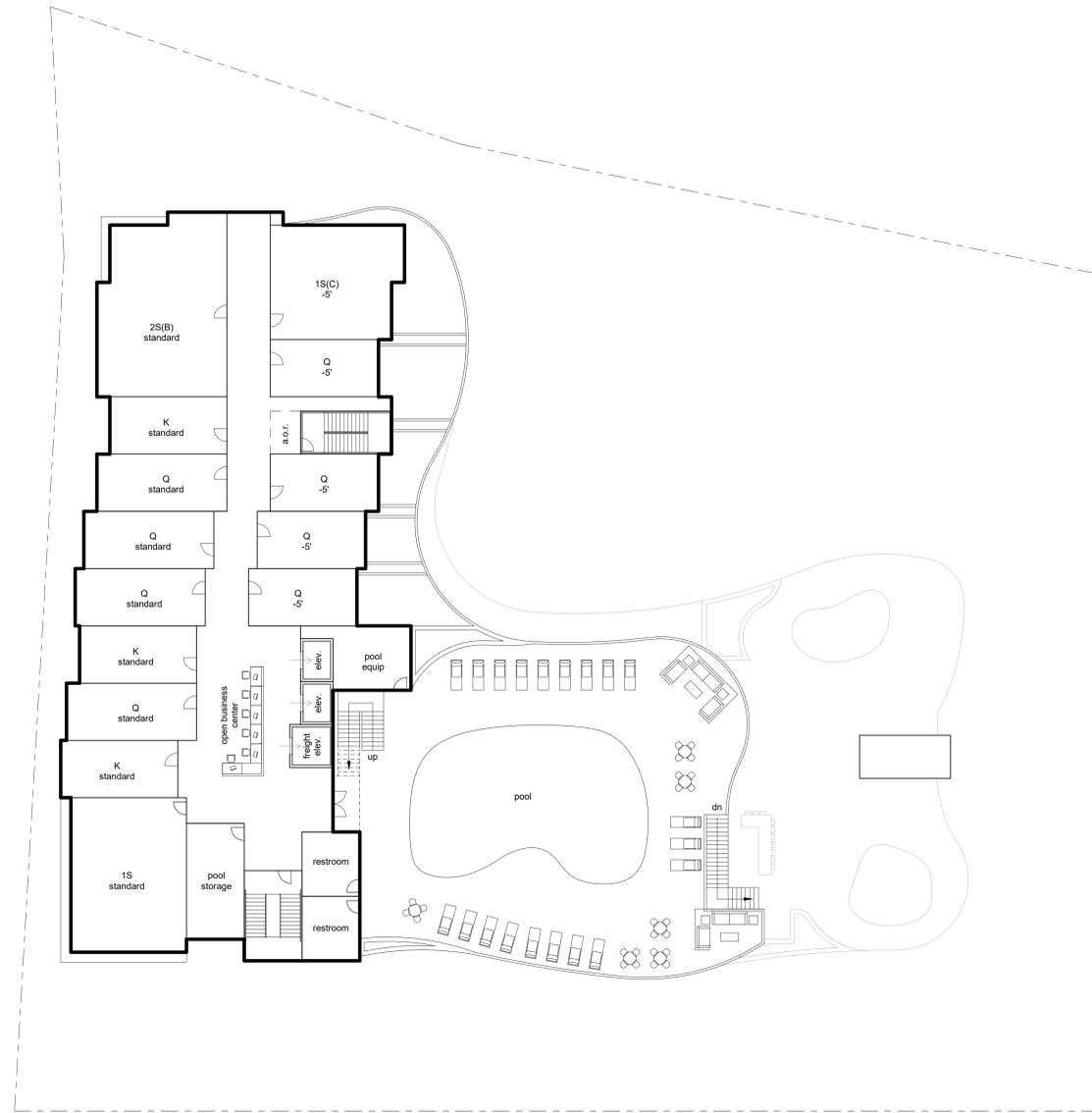
This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk
 garden city, ID

revision:
 no. desc. date

project: 190503
 date: 09.27.19
DR pre-app

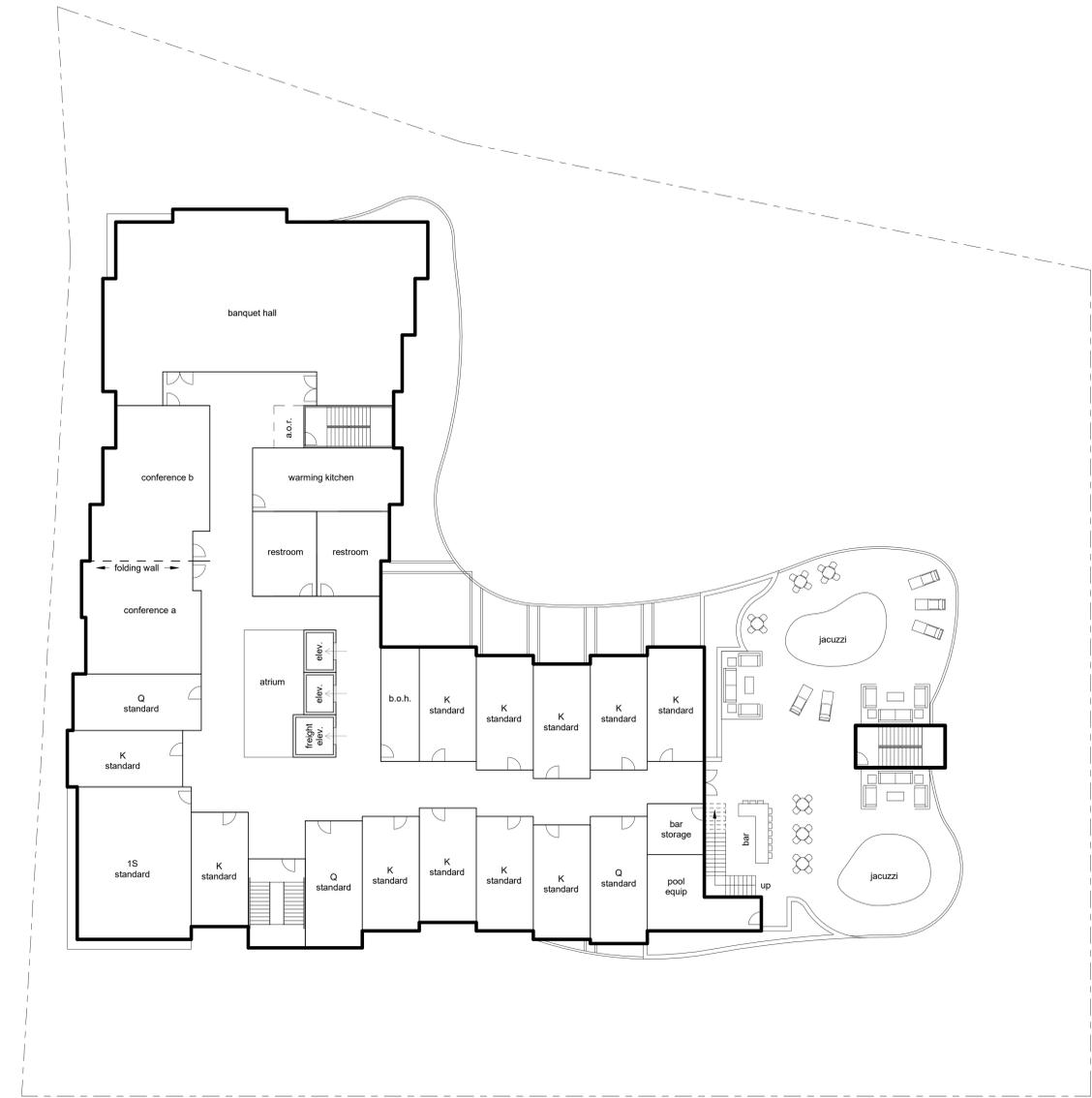
hotel floor plans
A4.3



sixth floor plan
 1/16" = 1'-0"

KING:	4 UNITS
QUEEN:	7 UNITS
1 BEDROOM SUITE:	2 UNITS
2 BEDROOM SUITE:	1 UNIT
TOTAL # OF UNITS:	14

HOTEL PROGRAM:	
• BUSINESS CENTER	+/- 450 SF
• POOL	+/- 1,677 SF
• POOL DECK	+/- 4,368 SF



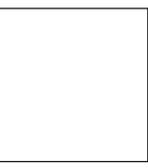
fifth floor plan
 1/16" = 1'-0"

KING:	11 UNITS
QUEEN:	3 UNITS
1 BEDROOM SUITE:	1 UNIT
TOTAL # OF UNITS:	15

HOTEL PROGRAM:	
• BANQUET HALL	+/- 2,810 SF
• CONFERENCE A	+/- 760 SF
• CONFERENCE B	+/- 1,000 SF
• WARMING KITCHEN	+/- 520 SF
• POOL BAR	+/- 502 SF
• POOL DECK	+/- 3,335 SF
• (2) JACUZZIS	+/- 556 SF

NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA
 30th Street, Suite 3302
 Philadelphia, PA 19104
 phone: (215) 581-1801 fax: 315-553- www.ersadarchitects.com



This document is the property of Erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of Erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

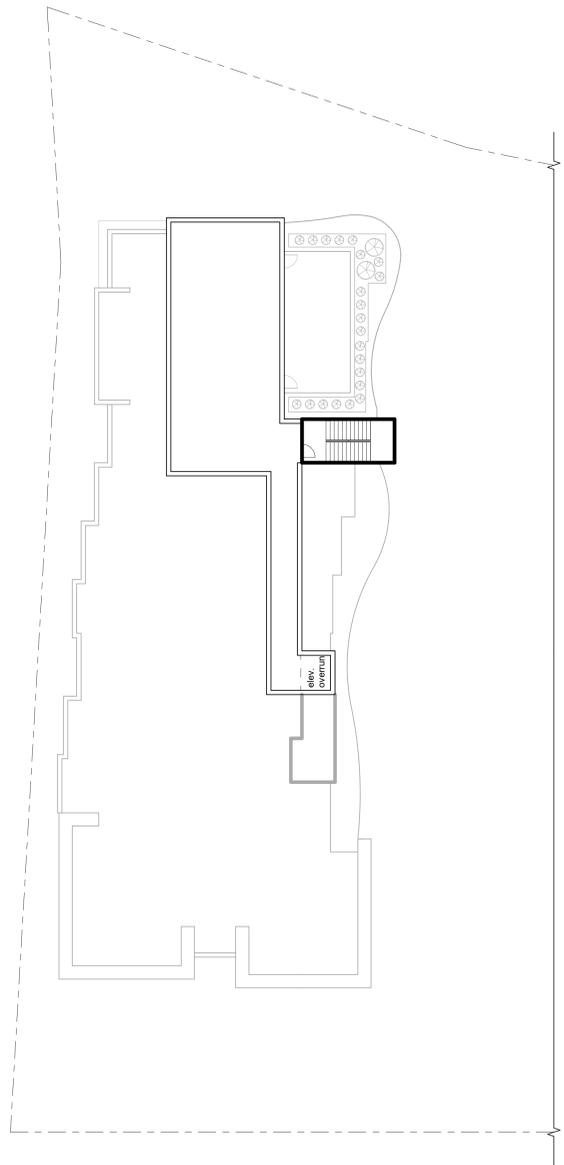
the boardwalk
 garden city, ID

revision:		
no.	desc.	date

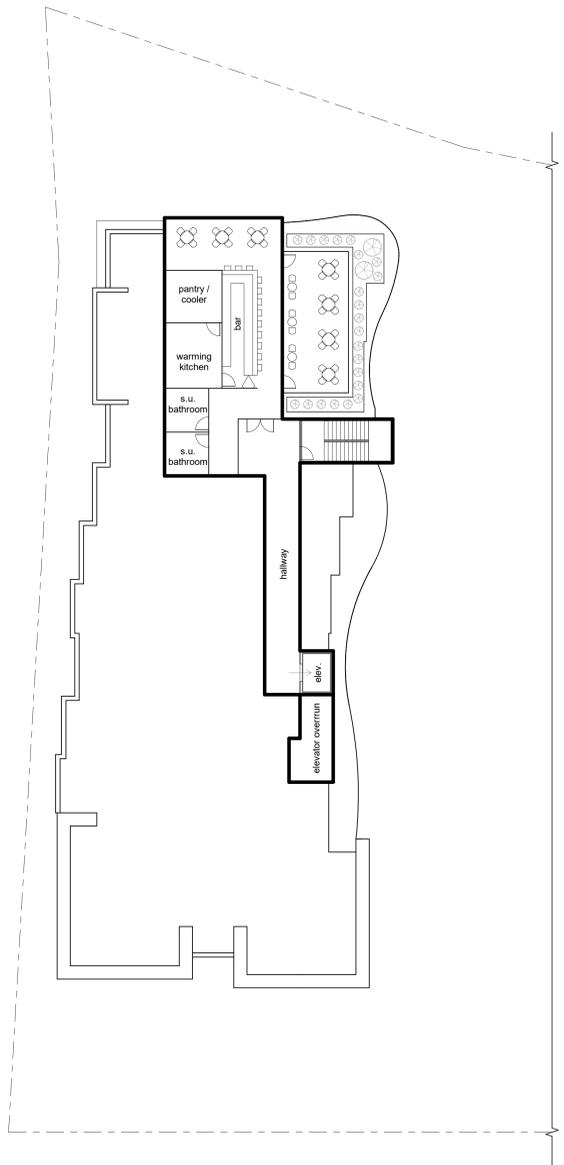
project: 190503
 date: 09.27.19

DR pre-app

hotel floor plans
A4.4

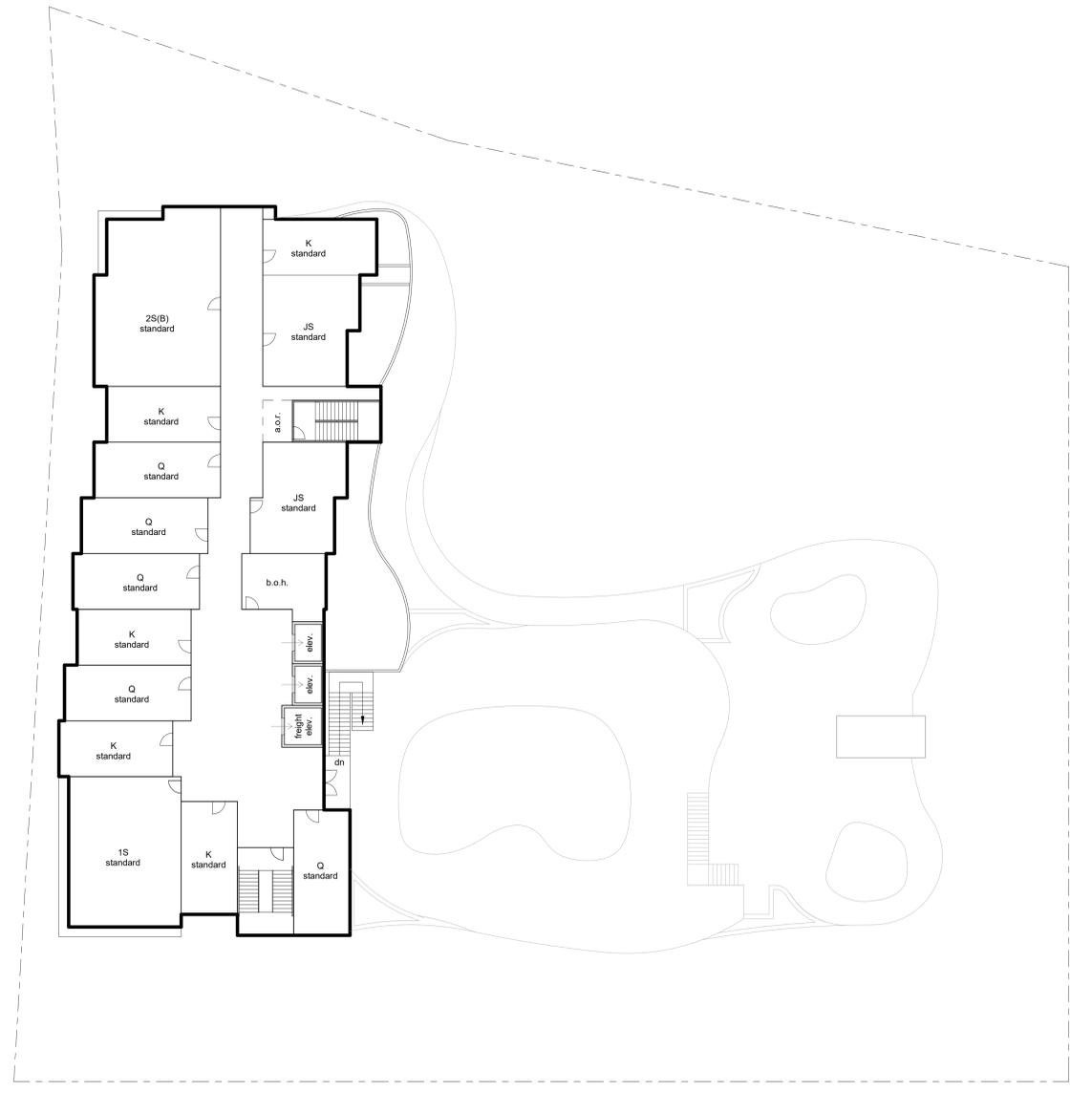


⊕ roof plan
 1/16" = 1'-0"



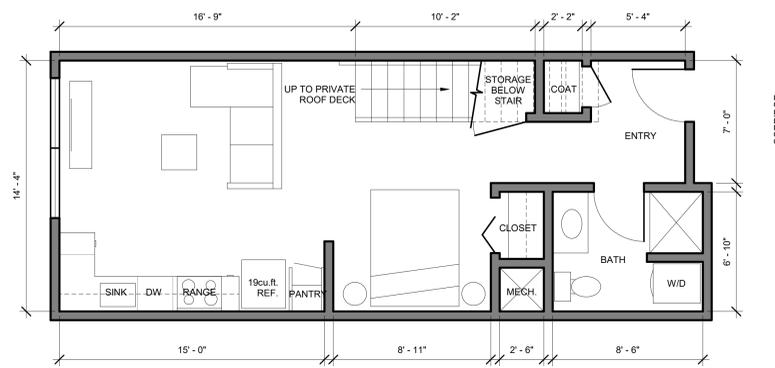
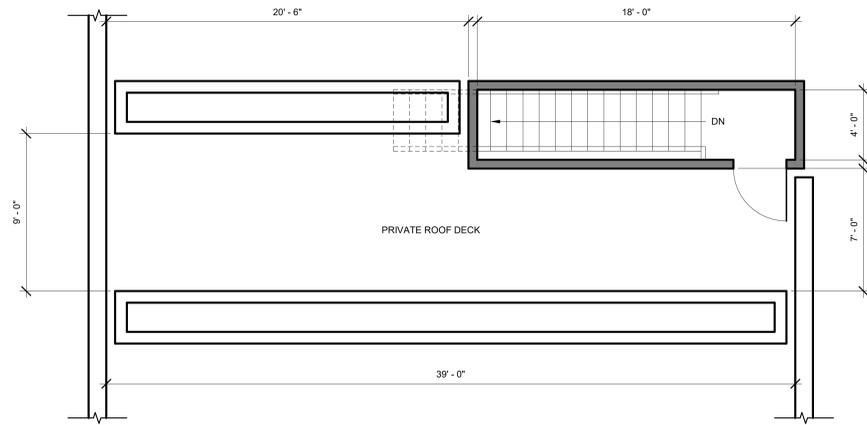
⊕ 8th floor plan
 1/16" = 1'-0"

49 OCCUPANTS MAX:
 47 GUEST SEATS
 2 BARTENDERS



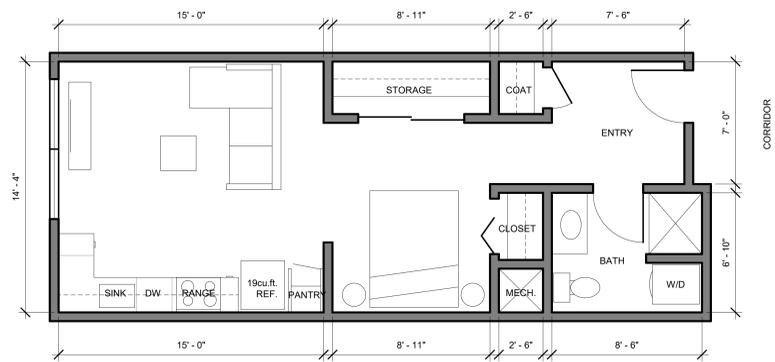
⊕ seventh floor plan
 1/16" = 1'-0"

KING:	5 UNITS
QUEEN:	5 UNITS
JUNIOR SUITE:	2 UNITS
1 BEDROOM SUITE:	1 UNIT
2 BEDROOM SUITE:	1 UNIT
TOTAL # OF UNITS:	14



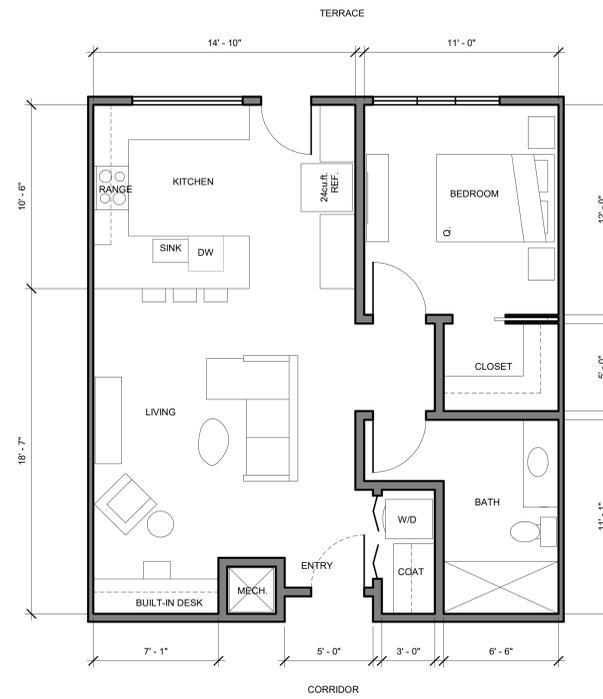
studio unit w/ rooftop patio

1/4" = 1'-0"



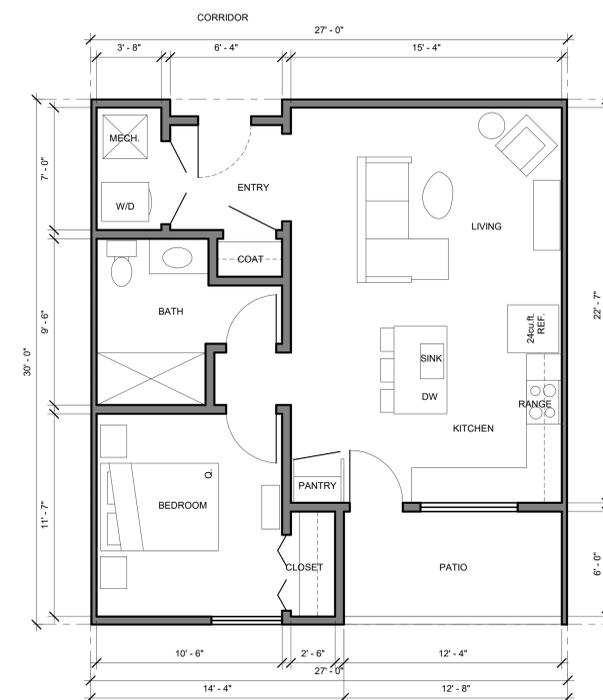
typical studio unit

1/4" = 1'-0"



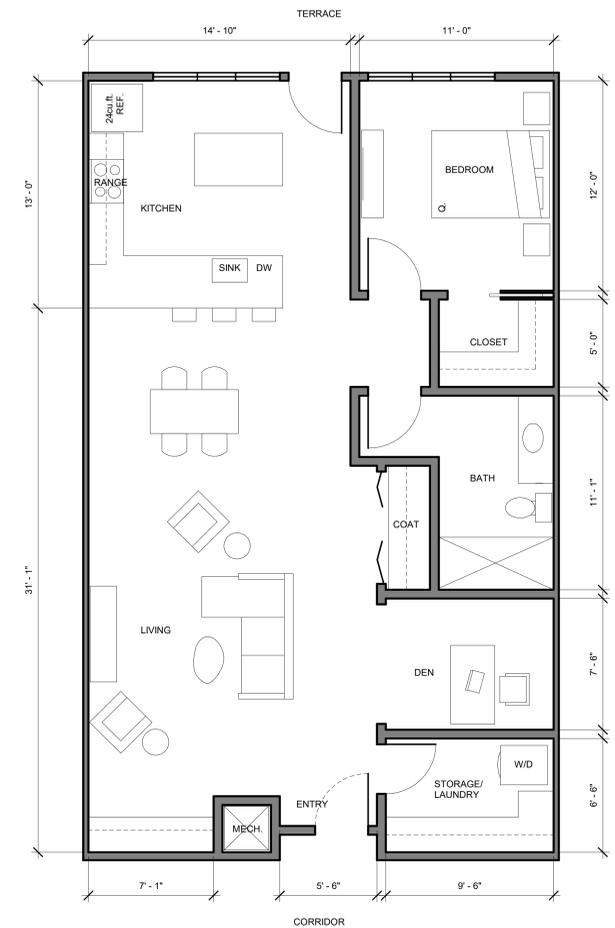
typical 1 bedroom unit @ boardwalk terrace

1/4" = 1'-0"



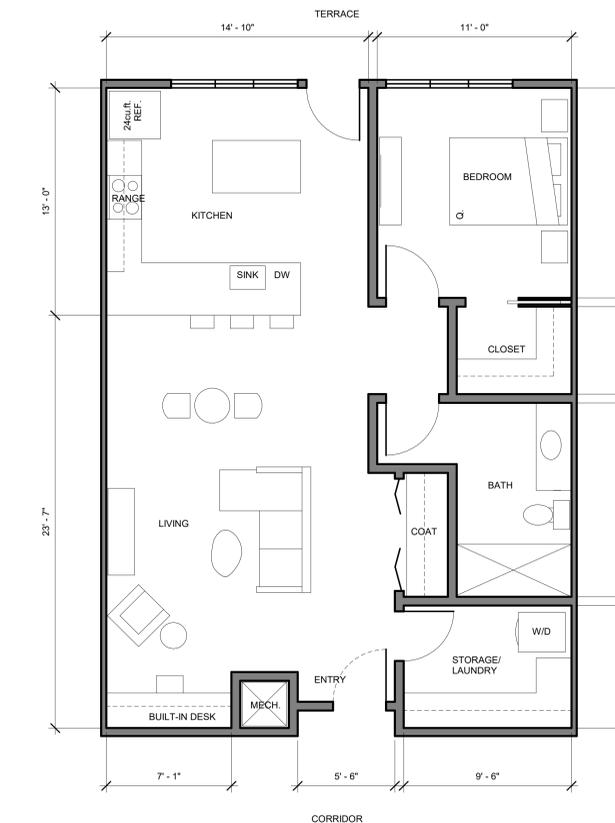
typical 1 bedroom unit

1/4" = 1'-0"



1 bedroom + den @ boardwalk terrace

1/4" = 1'-0"

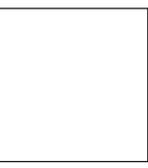


1 bedroom plus @ boardwalk terrace

1/4" = 1'-0"

NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA
301 N. Shoreline, Suite 33702
Philadelphia, PA 19104
phone: (215) 381-1801 fax: 315-5535 www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk
garden city, ID

revision:	no.	desc.	date

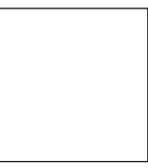
project: 190503
date: 09.27.19

DR pre-app

boardwalk
unit plans
A5.1

NOT FOR CONSTRUCTION


erstad ARCHITECTS, PA
 30th Street, Suite 3302
 Philadelphia, PA 19104
 phone: (215) 581-1501 fax: 315-553-1503 www.erstadarchitects.com



This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

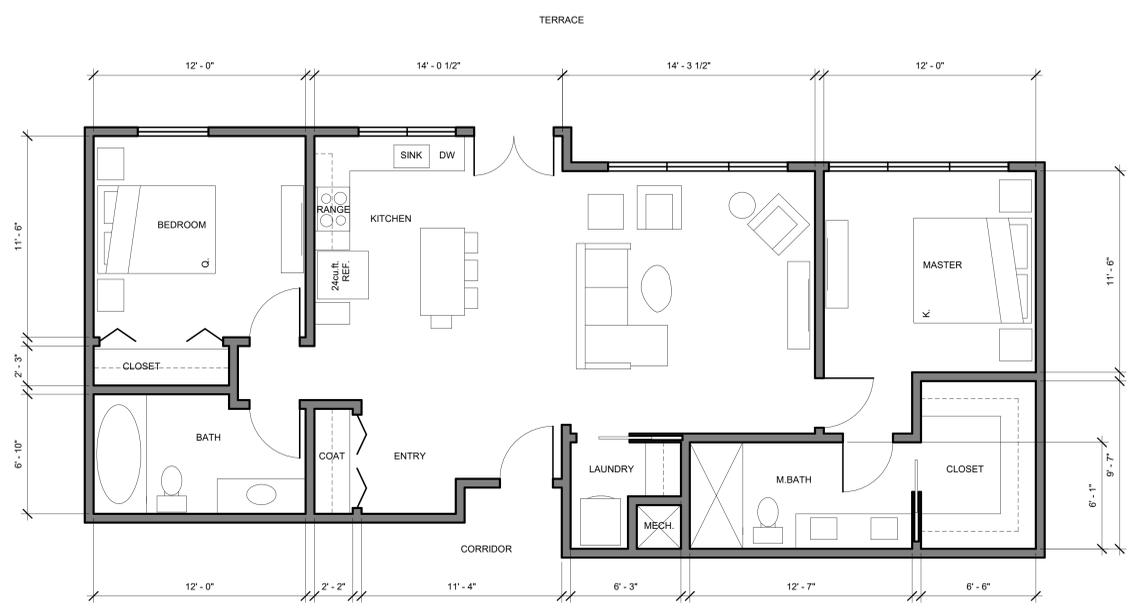
the boardwalk
 garden city, ID

revision:		
no.	desc.	date

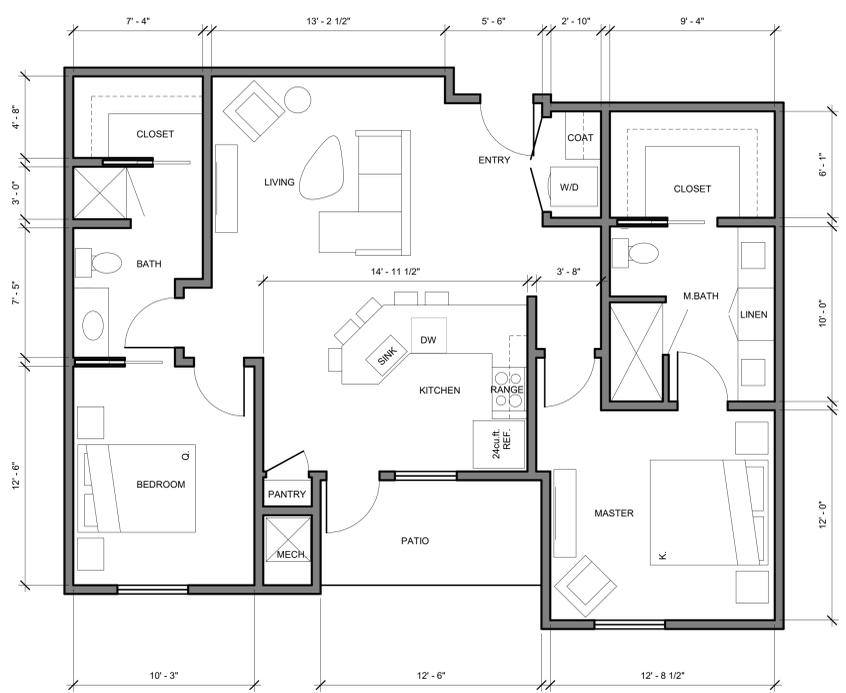
project: 190503
 date: 09.27.19

DR pre-app

boardwalk
unit plans
A5.2



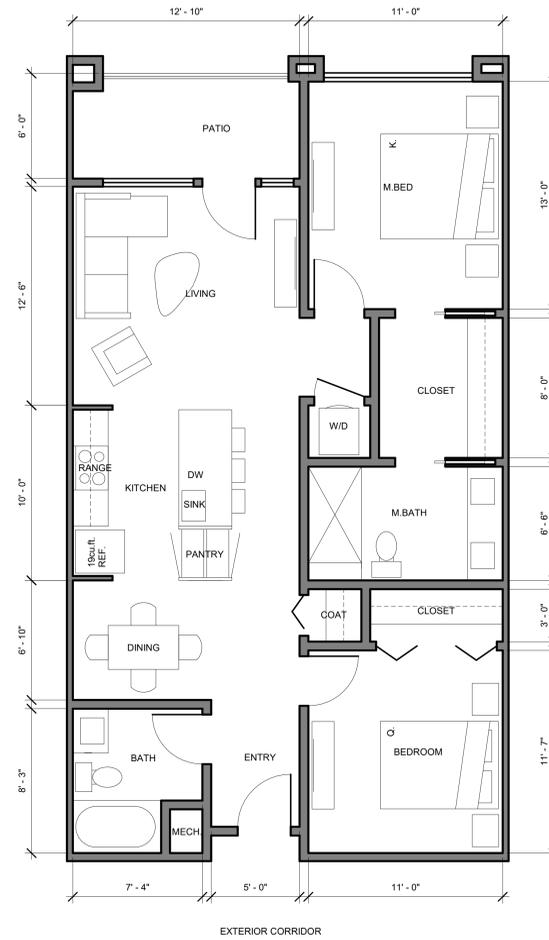
2 bedroom unit @ terrace
 1/4" = 1'-0"



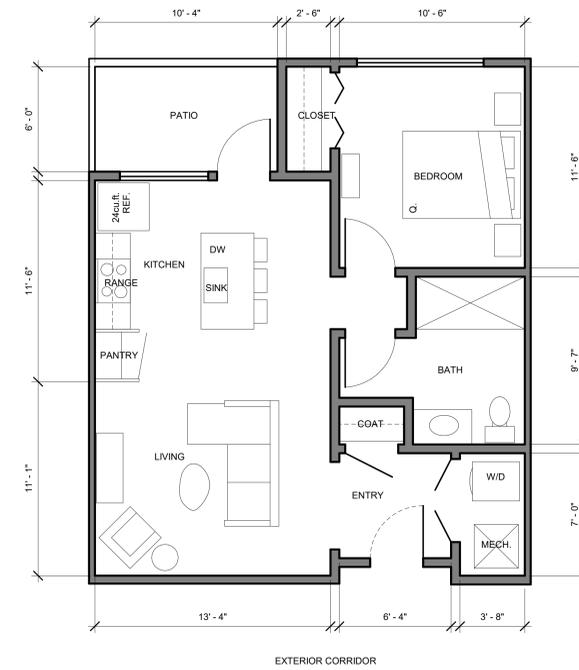
typical 2 bedroom unit
 1/4" = 1'-0"



1 bedroom plus unit
1/4" = 1'-0"



2 bedroom unit
1/4" = 1'-0"



1 bedroom unit
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

erstad ARCHITECTS, PA
301 N. Shoreline, Leesport, PA 17339
phone: (717) 931-1801 fax: (717) 931-1803 www.erstadarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk
garden city, ID

revision:	no.	desc.	date

project: 190503
date: 09.27.19

DR pre-app

406 place
unit plans
A5.3



north / greenbelt elevation



private roof decks



aerial view from northeast



view from northwest showing boardwalk activity



street view at 41st street



aerial view from southeast



VERTICAL NONCOMBUSTIBLE WOOD TONE VENEER PANELS - LIGHT BLONDE



DARK BRONZE METAL PANEL

PRIMARY MATERIALS

NOT FOR CONSTRUCTION

erstad ARCHITECTS, PA
 301 N. Shoreline, Suite 300
 Philadelphia, PA 19106
 phone: (215) 381-1801 fax: 315-5535 www.erstadarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019

the boardwalk
 garden city, ID

revision:		
no.	desc.	date

project: 190503
 date: 09.27.19

DR pre-app

boardwalk elevations + materials
A6.1



north elevation



ground level view of north elevation



aerial view from northwest



aerial view from northeast



interior courtyard

NOT FOR
CONSTRUCTION

erstad ARCHITECTS, PA
301 N. Shoreline, Suite 33702
Plymouth, PA 15861 | Tel: 315.5535 | www.erstadarchitects.com



VERTICAL NONCOMBUSTIBLE WOOD TONE VENEER PANELS - LIGHT BLONDE

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019



VERTICAL NONCOMBUSTIBLE WOOD TONE VENEER PANELS - ROASTED WALNUT

the boardwalk
garden city, ID



WHITE METAL PANEL SYSTEM

revision:		
no.	desc.	date

project: 190503
date: 09.27.19

DR pre-app

PRIMARY MATERIALS

**406 place
elevations +
materials
A6.2**



north / greenbelt elevation



street view at 41st street



view from northwest



street view from veterans memorial parkway



aerial from northeast

NOT FOR
CONSTRUCTION

erstad ARCHITECTS, PA
301 N. Shoreline, Suite 300
Philadelphia, PA 19106
phone: (215) 381-1801 fax: 315-5533 www.erstadarchitects.com



WHITE METAL PANEL SYSTEM

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction, or modification of this document without first obtaining written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner. ©2019



VERTICAL NONCOMBUSTIBLE WOOD TONE VENEER PANELS - LIGHT BLONDE

the boardwalk
garden city, ID



DARK BRONZE METAL PANEL

revision:
no. desc. date

project: 190503
date: 09.27.19

DR pre-app

PRIMARY MATERIALS

hotel
elevations +
materials

A6.3