

Applicant's Response to Design Review Consultants' Comments are found below in Text Boxes and in Bold and Italicized Type.

Garden City Design Review Application Review

SAPFY2023-0001

SAP at River Club

Review Date: 2-2023
Applicant Meeting Date: 2-6-23, 2-21-23

Design Consultation Comments and Recommendations:

SAP approval must satisfy the following:

- 9 SAP Purpose Requirements (8-6B-6: A.)
- 6 SAP Required Findings (8-6B-6: E.)
- 12 Comp. Plan Goals. (From Purpose Requirement 1 and Required Finding 1)

1. Parking – Site Layout – Circulation:

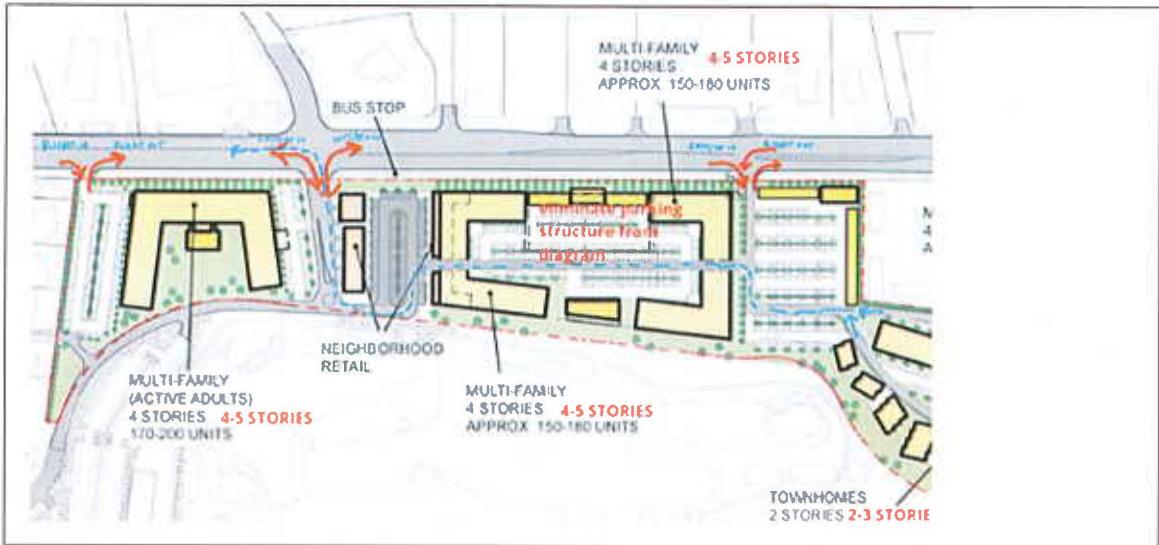
- a. Reduce visibility of parking and parking structures (carports) from State Street. Recommend landscaping, screening, public art, location on site, structured, etc.

Agreed. The master plan shows the possibility of carports or parking structures close to State Street to deliberately design a "street wall" comprised of carports and/or parking structures that will meet design guidelines contained in the code regarding e.g., setbacks, landscape, screening, and architectural design to ensure the design enhances the public way and does not reflect a "blank wall."

- b. Increase useability and intuitive function of traffic flow from East Sub through Center Sub travelling west to access signalized intersection.

Agreed. The useability and function of traffic flow throughout the project, especially from the central and east subdistrict to the signalized intersection at Pierce Park Lane, will be ensured with the use of, e.g., wayfinding signage, patterned paving materials, and landscape.

The drawing below provides an example.



- c. Garages and carports should not be exempt from setbacks.

Agreed. Parking structures and carports will not be exempt from setbacks. However, if this comment was made in connection with Note #3 in Table 11-2B-2 (i.e., garages and carports are except from building separation from a “parking facility”, this exemption arises because a “parking facility” is defined to include surface parking lots. Garages and carports are likely to be adjacent to parking lots. To clarify, note #3 could be revised to: “Parking-related structures (e.g., garages, carports) are exempt from minimum separation to surface parking.”

- d. Consider less surface parking. Subsurface or structured.

Agreed. The Applicant will always consider including subsurface and/or structured parking in future detailed applications. The proposed SAP district code includes parking structures as permitted uses. The preliminary concept master plan renderings show the possible design if parking is completely surface parking.

2. Connectivity:

- a. Add bike and pedestrian connection to N. Fair Oaks Pl. for important greenbelt access for recreation, work and school commuting, and safety.
 - i. Green Boulevard Corridor – Promotes multi-modal through State Street connections to transit, ped-bike corridor and safety improvements, and increased connectivity with the Greenbelt (Fair Oaks Pl.)

Agreed that bike and pedestrian access to the Greenbelt is important and will continue. The Residences at River Club will have the same access to the Greenbelt that all existing residents -- both north and south of State Street -- have now: along the public State Street (and its sidewalks) to the public Plantation River Drive (identified as a low stress bikeway) to the Greenbelt. This will not change.

The Applicant has committed to its neighbors on Fair Oaks Place that it would not design The Residences at River Club with vehicular or pedestrian connection to Fair Oaks Place.

- ii. SAP Purpose Requirement 4. Provide for a safe and comfortable integrated transportation system which prioritizes a pedestrian-bicyclist environment and mass transit and reduces vehicular trips;

Agreed. As provided further in the Application, the Applicant is committed to trip reduction strategies to reduce the reliance on costly single-occupant vehicles for internal trips as well as external trips from the community. The master plan incorporates strategies including:

- *Provide a mix of commercial, retail, and recreational activities within the community accessible by walking and bicycling.*
- *A pedestrian and cycling plan designed to provide access to the mix of uses through a system of separated pathways and on-street bike lanes.*
- *Promote ACHD's Commuteride program to provide links to essential employment destinations based on resident demand.*
- *Provide direct and convenient access to the State Street TOD transit station.*
- *Provide connection to the Greenbelt for recreationists and bicycle commuters.*

The Applicant proposes to construct two significant pathways that meet the criteria - a detached 10-foot multi-purpose path the entire length of the State Street frontage of the Project and a community pathway adjacent to the golf course.

The multi-use pathway on State Street will be separated from the travel lane by a landscaped zone. It will replace the existing, substandard, narrow, uncomfortable asphalt pathway adjacent to State Street. ACHD will extend the multi-purpose pathway west of the Property to Hertford Way and east to Ellens Ferry Drive as part of ACHD's widening of State Street.

Please note that any reference in the SAP district code to the multi-purpose path along State Street will indicate that the width is 10 feet.

- b. Consider vehicular access from East Sub. to N. Fair Oaks Pl. for access to signalized intersection at Plantation River Drive. Subject to ACHD review/blessing.

ACHD discourages the connection of 2 public roads (in this case, State Street and N. Fair Oaks Place) with a private road. ACHD Policy 7212.2.

The Applicant has met with ACHD and advised ACHD that vehicle connection at N. Fair Oaks Place is an issue. We suspect ACHD will address this issue in its recommendations to Garden City.

3. Diversity in Housing:

- a. Comp. Plan Goal 6.2-6.3: Diversity in housing and mixed income initiatives/inclusions are not discussed. It's not clear how this project sets an example in the region for diversity in housing or encourages or includes mixed income or affordable housing. This goal speaks specifically to mixed income and affordable housing not simply a variety in architecture or a mix of housing type which are considered under a separate requirement.

The Comprehensive Plan encourages mixed income housing in new developments. The Applicant is providing mixed income housing achieved with a diversity in housing types -- from two-and three-bedroom townhomes to studio, single- and multi-bedroom apartments. The Residences at River Club will be affordable for many households meeting the federal definition of affordable housing in which the occupants pay no more than 30 percent of gross income for housing costs.

The Applicant is providing housing with a variety of product types and price points for all age groups and lifestyles preferences. The Residences at River Club has been planned as a market-rate, built for lease, housing development and the Applicant will not be participating in subsidized housing programs.

4. Density: Proposed SAP density is appropriate as defined by the Comp Plan. land use designation for the area.

- a. Activity Node – Average density of 33 exceeds “At least 14-20”
- b. Residential Low Density – Attached housing is appropriate near major arterials and public facilities.

Agreed. The density and attached housing is in keeping with the Comprehensive Plan's guidance.

5. Sustainability:

- a. Removing sustainability checklist from SAP seems contrary to Goal 9 of the Comp. Plan.
- b. SAP Purpose Requirement 2. “Contribute to the ...environmental sustainability of the city;”
- c. Recommend applicant commit to as examples, a recognized third-party certification for green building, green building practices, solar generation, car share, etc. to satisfy the Goal 9 and Purpose Requirement 2.

Agreed. The “sustainability checklist” and all of 8-4G (Sustainable Development Provisions) will be added back into the SAP District Code (or incorporated by reference), even though, as a mixed use development, we believe the project is exempt from this chapter.

6. SAP Required Findings:

- a. Findings 1-3 and 5-6: The application has been conditioned and presented to meet these required findings or have been commented on in this review.
- b. Finding 4: This finding has a number of words that could be considered subjective and in part would/will be considered under the future Design Review applications in the future. However, this finding considers the task of creating an “identifiably distinct” area with a “distinguishing character” at this level of approval, not at future Design Review applications. This application should strive to improve, enhance, or exceed current regulations in the site and architectural planning to bring to the city the distinct and distinguished character that is required in a SAP application. Given the limited amount of design information provided in the application it's hard to determine if that threshold is met. Without rendered examples, precedence examples, or more information about the proposed distinctive and identifiable architecture in this application it could fall short of Finding 4 on execution.
 - i. “Best-in-class”
 - ii. “High quality planning and design”
 - iii. “identifiably distinct”
 - iv. “distinguishing character”

As the first applicant in Garden City to make application under the new SAP code, we were expecting to provide more detailed design drawings in connection with each phase site specific application. However, we will provide the Design Review Consultants with additional design information with this response for further discussion at our March 6th consultation. PLEASE REFER TO THE DRAWING ATTACHED AT THE END OF THIS RESPONSE.

These sketches can be developed into a more polished renderings before the PZC hearing and, if the Design Review Consultants think it worthwhile, we are happy to continue our consultation at the Design Review Consultants' March 20th consultation.

Specific Comments on Code Revisions:

7. Recommend newly developed area “SHALL” be connected to pressurized irrigation of nearby surface irrigation water as required by Idaho Code rather than “MAY”.

- a. Supports Comp. Plan Goal 4 & 9.

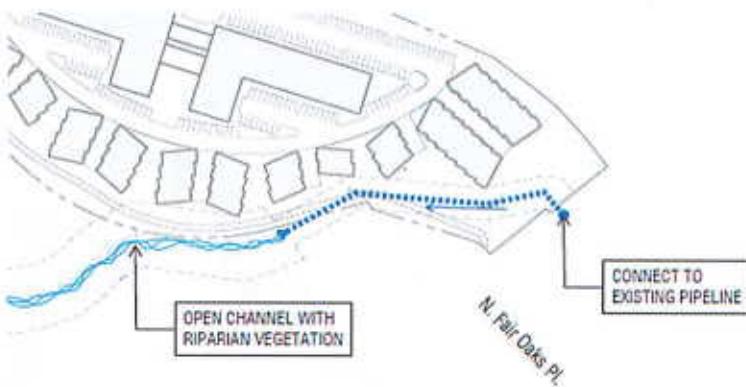
Agreed that newly developed area shall be connected to pressurized irrigation. We do not see where the word “may” was used. Please point us in the right direction out so we can appropriately revise the language.

- b. Adding the words “the proposed” on page 77 of redline revision to B.1.b removes the intent of the protection of the amenity and should not be added.

The language being referred to is in Section 11-3A-9.B.2.b:

2. *Irrigation ditches, laterals, canals, and drains shall be left open and used as a water amenity or linear open space unless it can be demonstrated to the design review consultant(s) and the planning official by the process set forth in section 8-6B-3 of the River Club SAP District code that . . .*
 - b. *The irrigation ditch, lateral, canal, or drain is located on the property in such a manner that ~~a~~ the proposed use of the property is infeasible; or*

The Applicant does not want to remove the protection of the amenity but wants to ensure that an irrigation ditch can be enclosed when it is appropriate, not just for "a" (which could be interpreted as "any") use, but in connection with a proposed use. Hence, the change. As shown in the master plan, a small section of the presently piped ditch will continue to be piped for a short distance until the ditch daylights on The River Club golf course.



8. Accessory Structures: Should reference current GC code, and Idaho Code rather than fixing it in this code. Both are under review and may be changing.

We acknowledge the recent (2-13-23; Ord. 1033-22) revision to Garden City Code that modified Section 8-2C-14 (Dwelling Unit, Accessory) and the definition of this term in Section 8-7A-2.

However, please note that, based on the type of development found in the Residences at River Club, Dwelling Unit, Accessory is not a permitted use and references to accessory dwelling units have been deleted from the draft SAP district code.

9. SAP District Provisions:
 - a. "potentially for active adult users aged 55+" Consider removing the word potentially, or remove age restriction.
 - b. Consider not codifying active adult. Mentioned in West Sub. purpose and required parking.
 - c. Each district will emphasize "high quality design" which is not defined.

Agreed. The phrase “potentially for active adult users aged 55+” will be deleted.

The purpose of the West Sub-District is to foster a multi-family community and, although the Applicant will explore development of an active adult multi-family community, the decision will not be made until a future site-specific application for the Sub-District is made.

The Applicant is working closely with an active adult developer/operator who is providing advice on appropriate design should the Applicant determine to propose an active adult multi-family community. Hence, the parking standard for “active adult” will remain in Table 11-3D-2 in the event the Applicant determines to develop an active adult multi-family community.

Please note that an “active adult” community may be “age-targeted” (that is, a community that is marketed to adults 55+ but not limited to adults 55+) or “age-restricted” (that is, a community that meets the Fair Housing Act requirement that at least 80% of the residences must have at least one person 55 years of age or older and meet requirements of the Federal Fair Housing Act).

10. Dwelling Unit, Multi-Family: 8 D. 1. Property Management Office – Add “centrally located, identifiable, and distinct as a public office space”.

Agreed. This language, (slightly modified) will be added to Section 11-2C-8.D.1:

D. Additional Standards For Developments With Twenty Units Or More: Developments with twenty (20) dwelling units or more shall provide the following:
1. A property management office centrally located, identifiable, and distinct as office space open to the public during business hours.

11. Single Family Detached...:

- a. Wording added to allow front entry to have a direct and permanent pathway to the right-of-way instead of only sidewalk. This could be interpreted as connection to be only to a drive aisle. (also in 3. All elevations section). The intent is entry to sidewalk connection.



We believe the concern of the Consultants is in connection with the Townhomes. All Town homes will be connected to a paved pedestrian walkway and also to the path at the rear of the Townhomes.

The Applicant is striving for design that separates vehicular circulation from pedestrian circulation. However, the Applicant will explore the concept of detached sidewalks in connection with detailed site applications and provide detached sidewalks in appropriate areas.

12. Sidewalk Standards: Do not strike detached sidewalk requirement. Pedestrian and bike safety, walkability, community, all want detached. Base code requires detached sidewalks.

Please refer to comments immediately above.

13. Signage:
a. Keep roof sign prohibition.

Agreed. Roof signs will be prohibited. Any reference(s) indicating roof signs are allowed will be removed.

b. Automated signs prohibited throughout SAP except as allowed currently on State Street.

Agreed. Automated signs will be prohibited except as currently allowed on State Street.

14. Perimeter and Screening Standards: No Vinyl (the word was added). Wrought iron OK.

Agreed. 11-3G-6-D.2 will be revised to delete reference to vinyl and will include wrought iron as an alternative.

15. Update all newly adopted verbiage (Design Consultants vs. Design Review).

Agreed. The newly adopted verbiage has been included. Please see Ord. 1026-22, which uses the verbiage “design review consultant(s)” not “design consultants.”

16. Tree mitigation: Mitigation for 6" and greater. The jump mitigating only 12" and over is unreasonable.

The caliper referenced in Section 11-3G-7.B.5 will be retained per the existing Code. That is, mitigation shall be required for all existing trees four (4) inches in caliper or greater.

17. Private Open Space Requirements:

- 50 SF required for ALL units, no reduction for above ground units.
- Private means private, not common terraces, not shared sports courts.

The language in 11-3H-5.A.2 per the existing Code will be retained to indicate the minimum dimension of any open space shall be 6' in any direction.

We will indicate in the SAP district code that balconies will be provided for all apartments except studio apartments (and the occasional one-bedroom apartment that is constrained by architectural elements).

Please note that the Applicant will meet the Garden City Code requirements for open space. We are just stating that studio and some one-bedroom apartments will not have private space (balconies). Nonetheless, the Applicant will provide an equivalent amount of open space in lieu of the private space not provided for studio and some one-bedroom apartments.

- Why has Landscaping been removed from 3. And it just starts with Entryway? - Was there elsewhere that “required perimeter landscaping” cannot count? See also landscape removal in Private Open Space definition. Pg. 265 of redlines.

Agree. This word will not be removed.

18. Open Space definition:

- a. “and all other exterior or INTERIOR recreational areas”. Interior does not meet the intent of the definition for Open Space....”open to the sky”, “outdoor recreation or enjoyment”

Agreed. The words “or interior” will be deleted from the definition.

The Applicant would like the Design Review Consultants to know that a hallmark of other projects developed by the Applicant is the interior recreational areas. Very often it is the interior amenities that attract potential residents to the Applicant-developed projects.

- b. The addition of “pedestrian walkways” in the Open Space definition conflicts with “Required sidewalks” not being allowed to contribute to open space calculations. Consider using the word pathway which has precedence, and then better define pathway vs. sidewalk. The intent would be that required public sidewalks along State Street does not contribute to open space, but the “pathway” along the golf course would.

Agreed. The Open Space definition specifically states that the “term shall not include impervious surface area such as parking and driveways,” and this would include typical sidewalks. Although Garden City Code seems to use the term “pedestrian walkway” interchangeably with “sidewalk” and “path,” we will remove “pedestrian walkway” and insert “path” for clarity.

However, please review the drawing on the last page of his document. We would not want the definition to preclude identifying the private path shown on that drawing (which could be paved) as open space.

In addition, we will ensure that the SAP district code is clarified elsewhere to ensure a path does not have to be a paved or impervious surface.

Reviewer Signature:

Derek Hurd

Garden City Design Review Application Review

SAPFY2023-0001 River Club Specific Area Plan (SAP)

Review Date: 2.24.23

Review Comments:

1. 11-2B-1 ALLOWED USES IN RIVER CLUB SAP DISTRICT
 - a. Recommend removing all uses that are not allowed within the SAP from the table.

Agreed. Please note that all uses that are not allowed within the River Club SAP District have been removed from Table 11-2B-1.

We believe that the redlined version of the draft SAP Code shows this but is difficult to read with all the strikethrough text. The non-redlined version of the SAP Code clearly shows that all uses that are prohibited in the SAP District are removed from the Table.

2. 11-3C-3 GENERAL PROVISIOND FOR NONRESIDENTIAL AND MIXED-USE DEVELOPMENT
 - a. Recommend additional requirements for primary entrance to address the multiple primary entrances that are typically incorporated within mixed-use buildings (ie. How is the residential component of a mixed-use building required to engage with the public realm at the ground level)

Please note that the residential and nonresidential entryways will be separate and will not be integrated.

3. 11-3D-3 PARKING DESIGN AND IMPROVEMENT STANDARDS
 - a. Exterior measurement of garage parking stall at this minimum may significantly affect usability. Recommend measurement of parking stall dimension compliance be determined by interior dimensions of garage space.

Agreed. The last sentence of Section 11-3D-3.A.3.c will be revised to state: Garage spaces shall be measured from the exterior interior dimensions.

3. 11-3D-3 PARKING DESIGN AND IMPROVEMENT STANDARDS
 - b. Recommend utilizing the revised parking ordinance that is currently being considered by GC. The result would provide a more comprehensive set of standards that includes standards for drive isles, compact parking, and structured parking if considered /

proposed in future DR submissions within the SAP.

The Applicant appreciates the City's work in connection with revisions to the parking standards. However, these standards are both unadopted and fluctuating. The Applicant has proposed parking standards that have been tested in a number of projects managed by the Applicant in markets similar to Boise. Further, the Applicant is willing to revise the amount of parking to reflect:

- 1 parking space for studio and one-bedroom apartments (projected to be 55 percent of all units); and*
- 2 parking spaces for two- and three-bedroom apartments (and townhomes).*

The Applicant will continue to work with the City as the City continues to explore amendments to the City's parking requirements at the time site specific applications are made for phases of The Residences at River Club. As an example, previous discussions with Staff have indicated that Garden City Code Section 8-4D-6 (Standards For Alternatives To On Site Parking) have been problematic in practice. The Applicant is willing to look at this provision, work with Staff, and modify or remove this Section from the SAP district code.

Please note that as we have worked with the Design Review Consultants we noticed a typographical error in the draft SAP district code: The calculation of non-residential parking spaces is meant to be 1 space per 300 square feet, not 1 space per 500 square feet.

4. 11-3D-5 REQUIRED NUMBER OF OFF-STREET PARKING SPACES
 - a. Recommend required number of off-street parking spaces remain consistent with revised parking ordinance being considered by GC.

See comments immediately above.

5. 11-3E-7 PEDESTRIAN AND BICYCLE ACCESSIBILITY STANDARDS
 - a. In accordance with SAP goals and the comprehensive plan, pedestrian and bicycle pathways should be required to connect to all public sidewalks which abut the SAP property boundary lines to provide interconnectivity with adjacent existing or future planned public access.

Agreed. Pedestrian walkways within The Residences at River Club will connect to future phases of development and to the public sidewalk along State Street that abuts The Residences at River Club. The proposed multi-use path along this major arterial will provide connectivity and lead to designated bikeways and the Greenbelt.

5. 11-3E-7 PEDESTRIAN AND BICYCLE ACCESSIBILITY STANDARDS
 - b. Pedestrian and bicycle connectivity should be required at the connection of N Fair Oaks Pl

to the East Sub-District where public ROW abuts the district boundary.

Agreed that bike and pedestrian access to the Greenbelt is important and will continue. The Residences at River Club will have the same access to the Greenbelt that all existing residents -- both north and south of State Street -- have now: along the public State Street (and its sidewalks) to the public Plantation River Drive (identified as a low stress bikeway) to the Greenbelt. This will not change.

The Applicant has committed to its neighbors on Fair Oaks Place that it would not design The Residences at River Club with vehicular or pedestrian connection to Fair Oaks Place.

6. 11-3F-7 PROHIBITED SIGNS

- a. If roof signs are to be allowed, recommend providing specific requirements to provide framework for design and review.

Agreed. Roof signs will be prohibited. Any reference(s) indicating roof signs are allowed will be removed.

7. 11-3H-5 OPEN SPACE STANDARDS FOR MULTI-FAMILY

- a. Recommend maintaining a minimum dimension of any private open space at 6'-0" for functional / usability of the space.

Please refer to comments on page ___ that address this issue.

- b. Recommend maintaining a minimum common open space dimension of 20'-0" to maintain usability for active and benefit for passive common open space beyond that which is achieved by a 10' landscape strip.

Agreed.

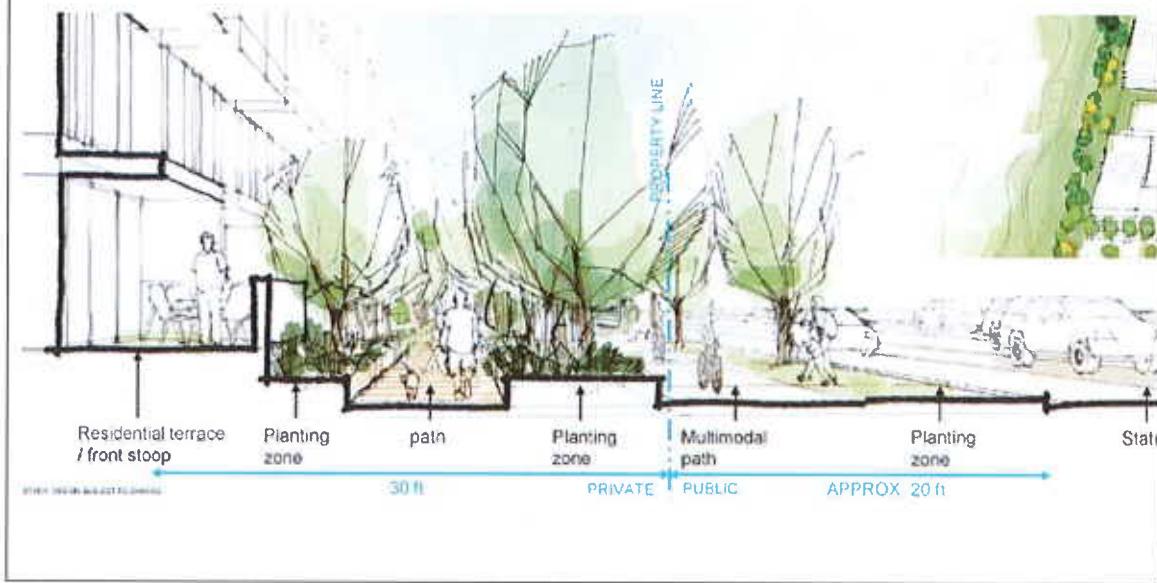
- c. Recommend maintaining 4' barrier between common open space and adjacent collector and arterial streets unless a 2' high barrier and additional landscape buffer (with defined minimum depth that will allow incorporation of trees, shrubs and boulders) is provided.

DISCUSS: Section under consideration is 11-3H-B.4:

- 2. Common open space areas shall not be adjacent to collector or arterial streets unless separated from the street by a constructed barrier at least fourtwo feet (42') in height and an additional landscape buffer that incorporates shrubs, trees and boulders.

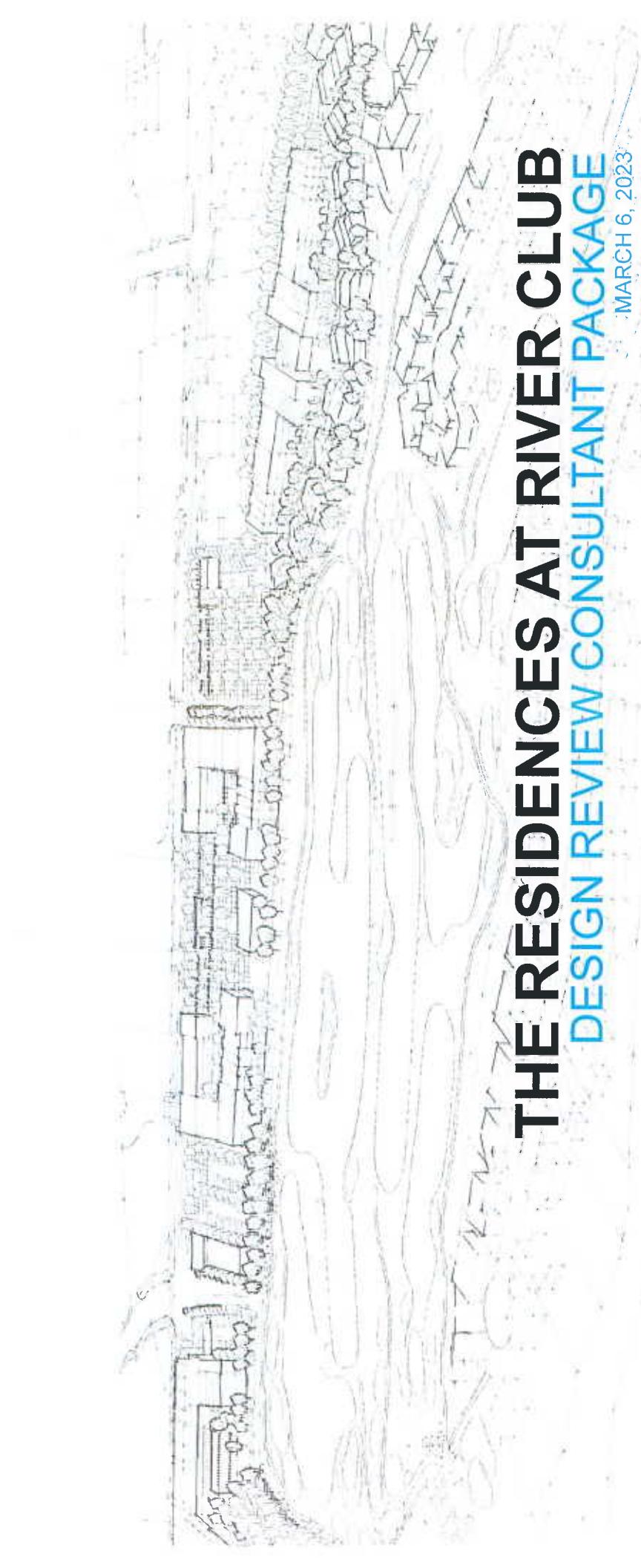
We believe that this comment is an agreement to our approach. We appreciate that a constructed barrier provides protection from major street traffic, which is why the Applicant's landscape architect insisted on additional landscape, including boulders, should the constructed barrier be lower than 4'. The concern is that 4' is relatively high and can produce a tunnel effect.

The drawing below shows the rendering we shared with neighbors. Any constructed wall would be located at the line separating private from public space. An absolutely-required 4' wall at such a location may not be appropriate.



Reviewer Signature:

Brett G. Labrie, Architect



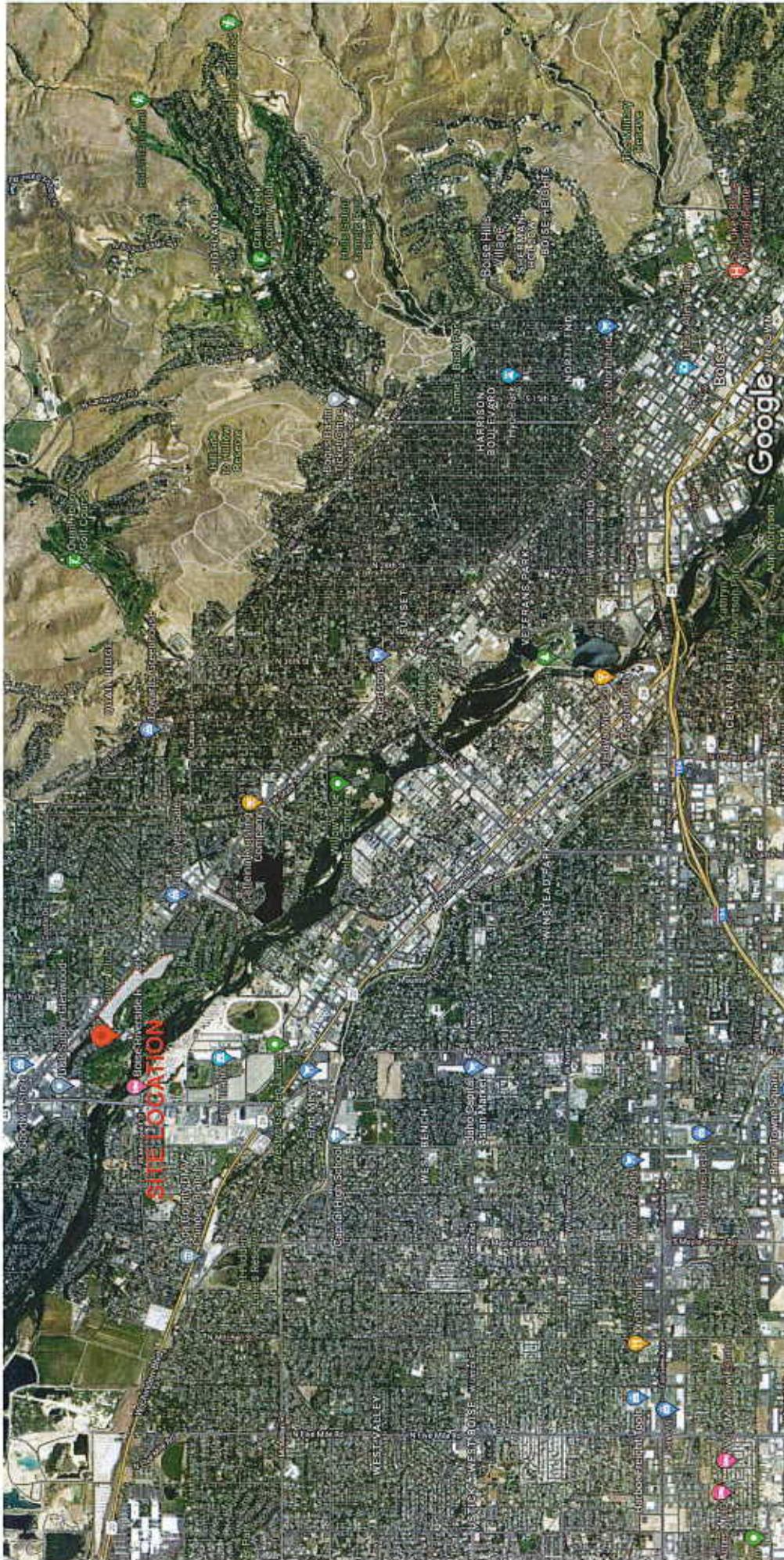
THE RESIDENCES AT RIVER CLUB

DESIGN REVIEW CONSULTANT PACKAGE

MARCH 6, 2023

LPCWEST
LINCOLN PROPERTY COMPANY

CRTKL
THE LAND GROUP
Taunton Group
BUTLER SPINK



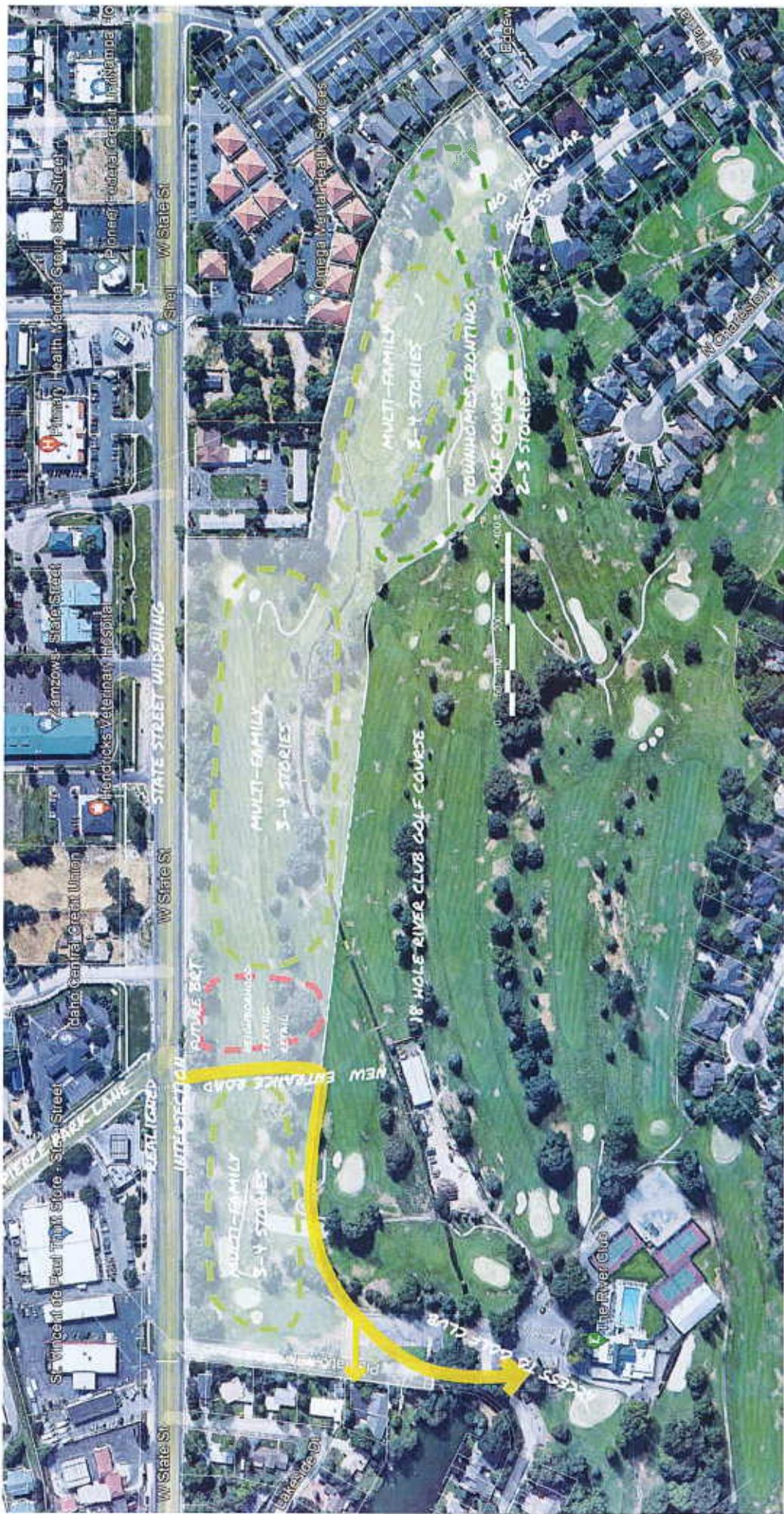
Imagery ©2022 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 Google 2000 ft

SITE LOCATION PLAN **CRTKL**

NOTE: Building footprints are approximate. Depending on market demand, design is expected to evolve.
Planning Design Review Applications will be filed by the property owner in the Scientific Area Plan Application

MARCH 6, 2023

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LPCWEST
THE LEADERSHIP COMPANY

10/10 Building Variations are Approved. Depending on market demands, design is expected to evolve during Design Review Application within the parameters in the Spec. Aas: Plan Application

MARCH 6, 2023

Reviewers are invited to submit manuscripts to the *Journal of Clinical Review* for consideration.

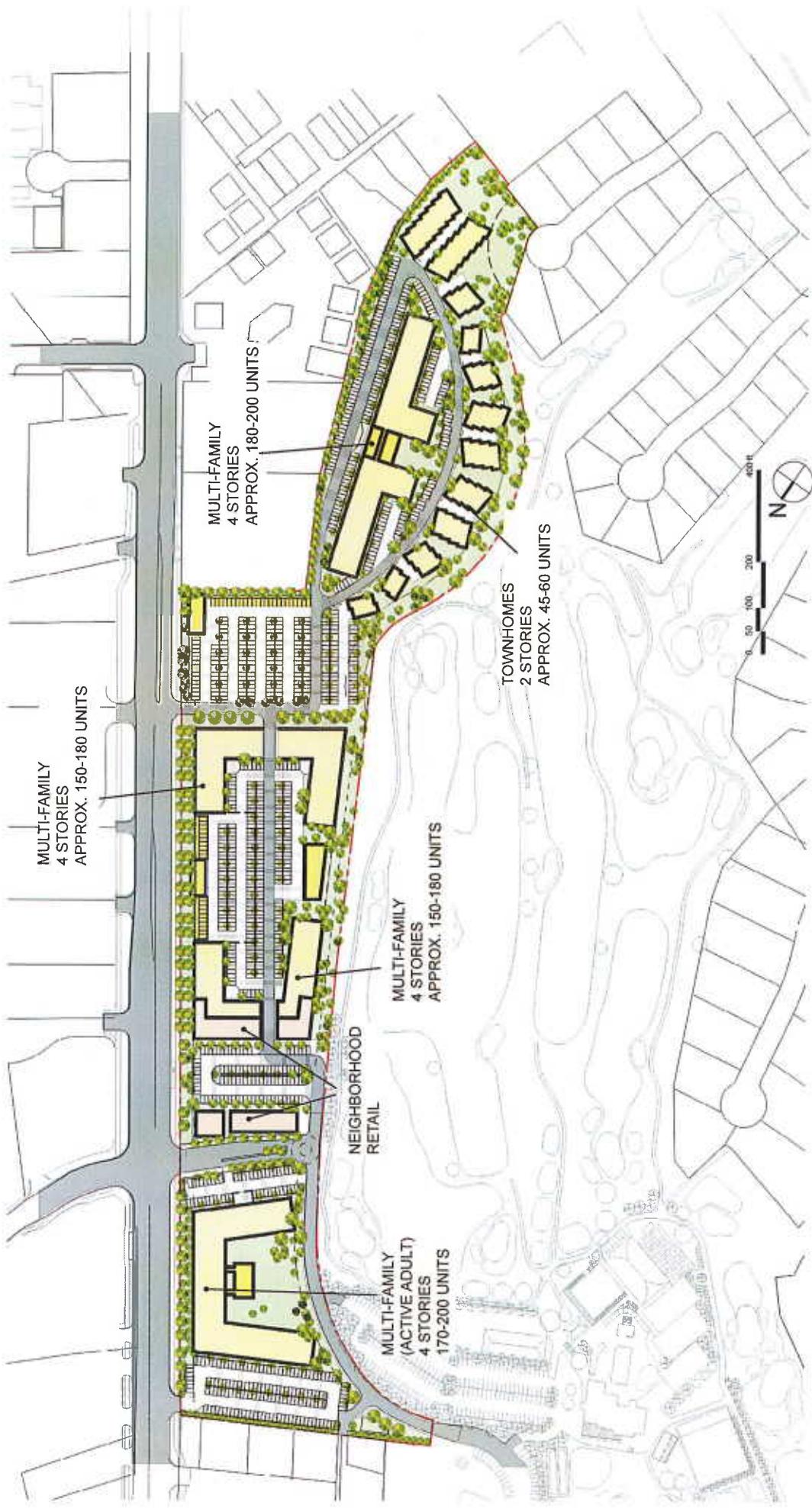
CONCEPTUAL ZONES CRTKL



DESIGN OBJECTIVES

- Integrate design with massing and scale of adjacent buildings and open spaces
- Contain all parking and vehicular traffic within property
- Integrate into the neighborhood by creating destinations and links
- Active façade and “eyes on the street” to promote public safety
- Leverage golf course views for pedestrian experience

NOTE: Building footprints are approximate. Depending on final characteristics design is expected to evolve during Design Review-Approval within the framework of the Design Team Plan Approvals





A Intimate scale elements and textural materials



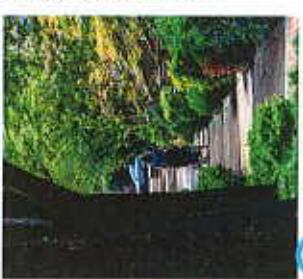
B Great lawn and courtyards



F Entry and Drop Off



F Entry and Drop Off



E Landscaped sidewalks and paths



D Indoor-outdoor amenities



C Indoor pool

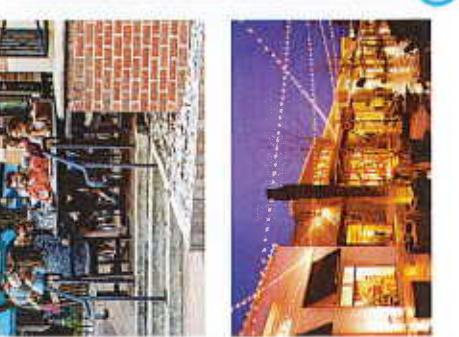
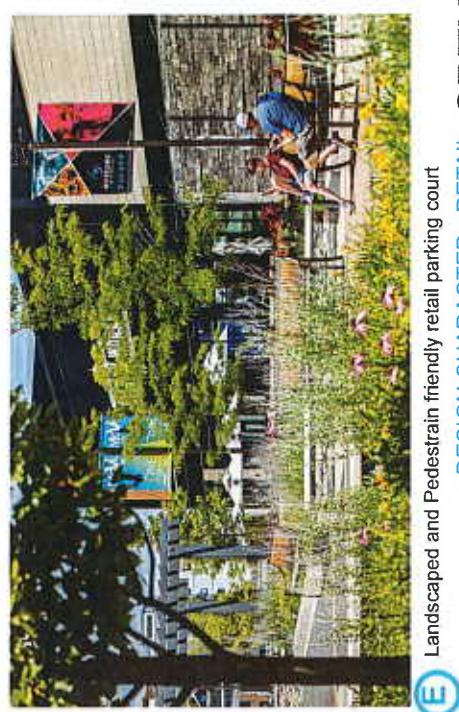
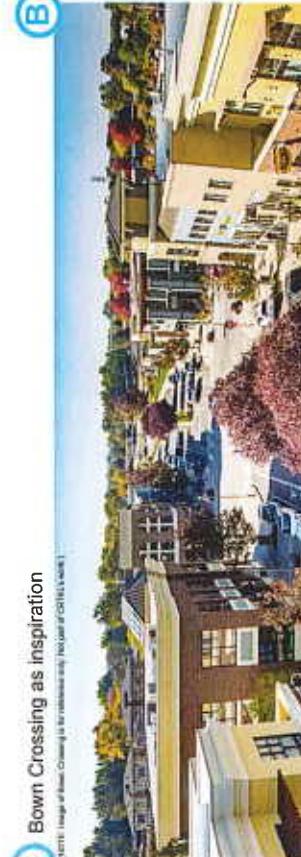


A Bow Crossing as inspiration
Source: Image of Bow Crossing by Bowfront with Infill in color wash

B Outdoor dining



C Adjacent to bike path and public transportation



D Retail under Residential



A Facade details and texture to reduce the scale of multi-family building. Strategic use of textural materials.



D Opportunities for expansive view of golf course



C Landscape buffer along State Street



B Potential for resort-like amenities



B Facade details and texture to reduce the scale of multi-family building. Strategic use of textural materials.



G "Modern Vernacular" architecture transitions to adjacent neighborhood

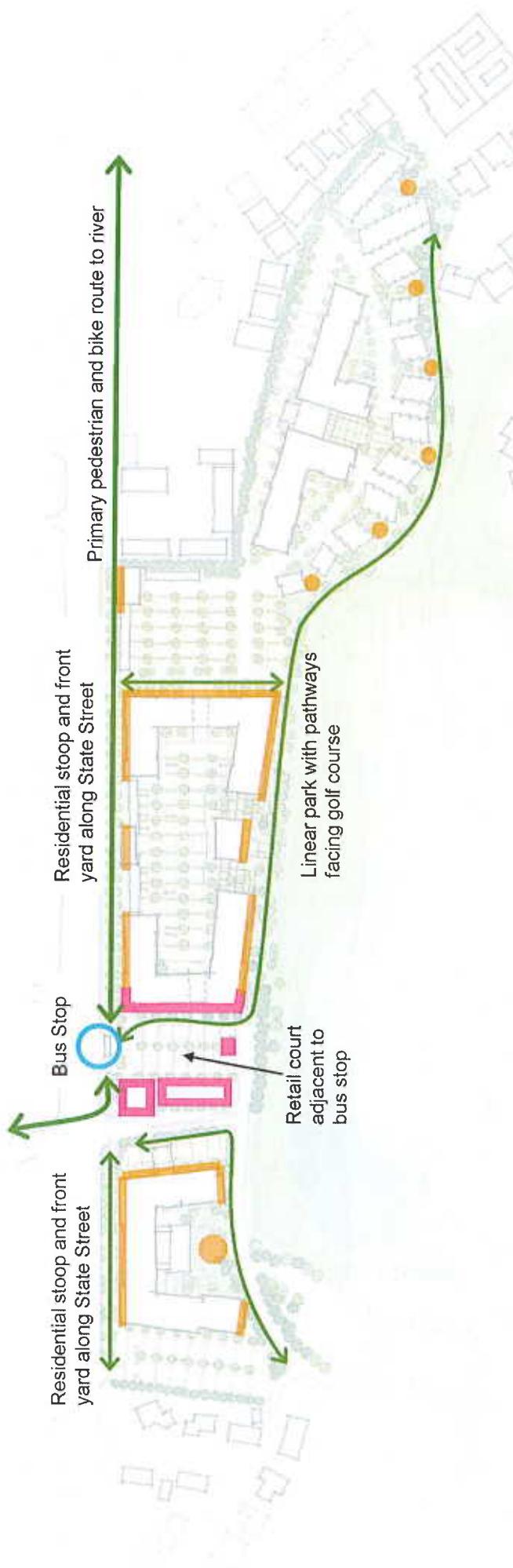


F Linear park along golf course edge



E Free-standing clubhouse





ACTIVE FRONTAGES IMPROVES
PEDESTRIAN SAFETY

RETAIL STORE FRONTS

RESIDENTIAL FRONTAGE

RESIDENTIAL ACTIVITY NODE

TRANSPORTATION NODE

PUBLICATIONS RECEIVED

NOTE: Building permits are site specific. Depending on market demands, design is required to accommodate changes shown in Permit Application within the parameters in the Specific Area Plan Application.

MARCH 6, 2023

LPCWESI
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PEDESTRIAN EXPERIENCE **CRTKL**

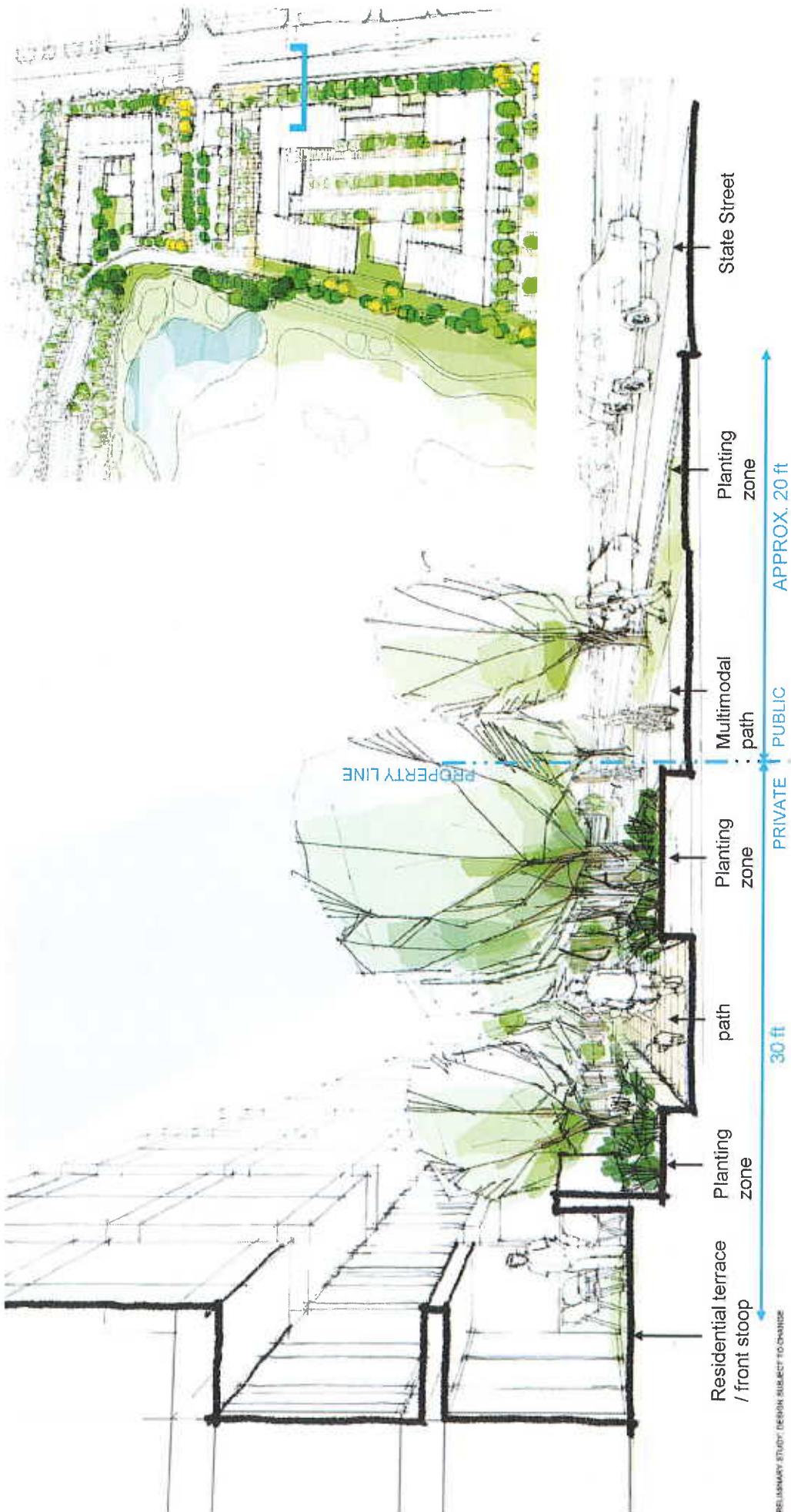




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NOTE: Building footprints are approximate. Diminishing or masked setbacks, design is expected to evolve
during Design Review submittal when the parameters in the Specific Area Plan Application
are finalized
MARCH 6, 2023

EDGE CONDITIONS - SOUTHERN EDGE **CRTKL**



EDGE CONDITIONS - NORTHERN EDGE **CRTKL**

NOTE: Building footprints are approximate. Depending on market demand, design is expected to evolve.
During Review, Associate within the constraints in the Specific Area Plan Application

MARCH 6, 2023

LPCWEST
UNCHIN PROPERTY COMPANY