

Code Section	Applicant Response
8-2B-3 Form Standards	<p>Applicant proposes the following condition: “The highest point of the building’s flat roof shall not exceed 72’.</p> <p>If the DRC approves, applicant will construct a 4’ architectural parapet. If the parapet is not approved, applicant will use other allowed screening methods to screen rooftop mechanical, electrical, communications, and service equipment.</p>
8-2C-15 Dwelling Unit, Multi-Family	Staff’s proposed condition is acceptable to applicant.
8-4B-4 Multi-Family Residential Dwelling Units	<p>The Project’s setbacks account for windows and entrances in order to limit impact on adjacent properties. No porches or patios are proposed.</p> <ol style="list-style-type: none"> 1. <u>South</u>: Setback is 10’. The nearest structure is approximately 172’ feet from any window or entrance and buffered by Adams Street. 2. <u>North</u>: Setback is 5’. Adjacent 3-story multifamily is approximately 64’ feet from any window or entrance and buffered by Freeride Lane. 3. <u>East</u>: Setback is 3’. Adjacent 3-story mixed-use structure is approximately 68’ feet from structure and buffered by 42nd Street. 4. <u>West</u>: Setback is 3’. There is one single-family structure and large commercial shop to the west. The project’s western side has no entrances and only small recessed clerestory windows designed for privacy. The single-family home is approximately 25’ feet from the clerestory windows.
8-4C-4 Special provisions for Specific Nonresidential Development	<p>The Project’s rooflines are designed with relief elements that meet code standards and provide attractive and distinctive rooflines from all directions.</p> <ol style="list-style-type: none"> 1. <u>South</u>: The south roofline uses vertical offsets to create roofline variation. The stairway section is setback and lowered. The large transition area to the Adams St. frontage is also setback and lowered. 2. <u>North</u>: The north roofline uses a large visual break between the two residential buildings and also uses vertical offset relief at the stair/elevator core where the roofline is setback and lowered. 3. <u>East</u>: The east roofline uses vertical offsets to create roofline variation at the stair case, where the roofline is setback and lowered. 4. <u>West</u>: The west roofline uses a large visual break between the two residential buildings and the staircases provide additional roofline variation. The west side also uses a mix of horizontal and vertical siding to create roofline relief.
8-4D Parking and Off Street Loading	Staff’s proposed condition is acceptable. Prior to issuance of building permit, Applicant will provide a parking study establishing that proposed parking is sufficient for uses.
8-4F-13 Master Sign Program	Staff’s proposed condition is acceptable to applicant.
8-4I-5 Perimeter Landscaping Provisions	Staff’s proposed condition is acceptable to applicant.
8-4L-5 Open Space Standards for Multi-Family Developments	The project is supported by sufficient common open space within the overall development area. The on-site common open space emphasizes connectivity to surrounding Riverfront Park and the Boise River and Green Belt. As part of the master plan for this project, the applicant improved and widened the Green Belt between 42nd and 43rd to better serve the entire development and City residents.
8-6A-4 Required Information	Staff’s proposed condition is acceptable to applicant.

