

10-01-20

**RE: DSRFY 2020-14 The River at Parkway Apartments, Modifications to original approval**

Attention: Hanna Veal, Garden City Planning and Zoning

We would like to submit the following responses to the new Garden City Staff Report dated 10-05-20 including the Conditions of Approval on the original approved application:

**A-Summary, Site Specific Document Requirements.**

1-3. The Owner is in the process of working on the deeds, boundary adjustments and easement vacation required.

4. The building HVAC Equipment will be located on the 4<sup>th</sup> story roof and will be screened by the parapet walls. The parapet wall height varies from 4'-7" to 6'-7". The tallest equipment is 6'-9" tall. At the worst condition the adjacent equipment would be screened by a 5'-8" parapet wall. At ground/eye level one would need to stand 1,600' back to see the top of the equipment above the parapet wall.

5. Please see attached arborists letter. We are mitigating the removal of four viable trees with a total diameter of 94". This is achieved by providing more new trees than minimally required and by upsizing the caliper of the new trees. The building department review set has these changes incorporated.

6. Since this is a mixed-use the minimum private open space requirement of 80 square feet does not apply. However, we are providing private open space for each unit on private balconies. 62 out of 70 units have balconies that are minimum 92 s.f. with some as large as 272 s.f. The eight one bedroom units have balconies that are 73 sf., due to design and structural constraints. Even though not technically required we believe we are substantially in compliance.

8. The elevations have been revised to incorporate changes in the parapet roofline with no section being longer than 50 feet without a variation in height.

9. A stair has been added to the north end of the commercial terrace and is shown on the current site plan submitted.

**B – Project Information**

We would like to provide the following clarifications / additional information:

4) 84 bicycle storage spaces will be provided in the parking garage bike storage room, in addition there are three bike racks located outside.

7) The trash & Recycling room will provide one compactor with a dumpster for trash and two recycling containers.

8) A 6' cedar fence will be provided along the west and north property lines.

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