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May 14, 2015

Renee Strand
Holst Architecture
110 SE 8th Avenue
Portland, Oregon 97214
rstrand@holstarc.com

RE: *DRH15-00152 / 401 S. 5th Street*

Dear Applicant:

This letter is to inform you that the Design Review Committee, at their hearing of May 13, 2015, deferred your request to construct a seven-story, 204,345 square foot apartment building with retail and live/work units on the ground floor and structured parking on the first and second levels on property located in a pending C-5DD (Central Business with Downtown Design Review) zone to a work session on May 27, 2015 to discuss a design specifically addressing Site Specific Conditions of Approval:

- i. Provide a minimum of 12.5-percent façade transparency along the Myrtle Street first level frontage to meet the requirements of the departure process for the Downtown Design Standards and Guidelines.
- j. Provide vertical modulation within the west and east facades of the building to meet the Downtown Design Standards and Guidelines 4.2.2. The Design shall be brought back to the Committee at an advertised public work session.
- m. Reduce the blank walls along the alley specifically for the first 50-feet visible from the public right-of-way.

In addition, the Committee approved the deletion of Site Specific Conditions of Approval:

- d. Provide the second row of street trees on the back side of the sidewalk along the Myrtle Street frontage as shown in the Streetscape Standards document.
- k. Provide façade articulation that meets the multifamily building standard 4.2.3. The Design shall be brought back to the Committee at an advertised public work session. (Subject to a finding for which the applicant has met the departures.)
- l. Provide a distinctive roofline per standard 4.2.6. The Design shall be brought back to the Committee at an advertised public work session.
7. Compliance with the requirements of the Idaho Transportation Department dated April 14, 2015.

This work session will begin at 5:30 p.m. in the Council Chambers on the 3rd floor of City Hall located at 150 N. Capitol Boulevard.

If you have any questions, please feel free to contact me at (208)395-7840.

Sincerely,



Sarah M. Schafer
Manager, Design Review and Historic Preservation
BOISE CITY PLANNING & DEVELOPMENT SERVICES

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