

# LEVIE ARCHITECTURAL GROUP

an Idaho PLLC



916 East Park  
Conditional Use Justification Statement

Taking advantage of an opportunity within a mixed used land zone, it is the intent of this development to create a responsible planned development.

The primary goal of the complex will be to create a social interactive community through diversity of activities, encouraging collaboration between dwellers and the surrounding community. Project success will be realized through this synergy.

Construction of the project will be conventional wood framed four-story structure with the emphasis on maximizing sustainable building materials. In the best effort to strike an economic balance, LEED materials and systems will be incorporated into the design and operations of the project.

Programming calls for apartments, primarily one-bedroom units on floors two through four. The ground floor space, approximately 5,250 square feet directly facing East Park and the southern half of East Front will be retail space.

It is the intent to lease retail space to businesses that address the needs of apartment residences, tenants of the surrounding commercial buildings and to a lesser extent commuters of the two primary vehicular roadways. Ground floor space along the northern half of East Front will consist of office space of live / work units. Ground floor space along the westerly portion of the building will be apartment units with private gardens.

The project residency is designed to meet the needs of professionals working downtown, Boise State University, St Luke's Hospital campus and Parkcenter. Additionally there will be units for those seeking a live work environment.

Conditional use approval for the retail space is requested and justified by the location of the development as it relates to the surrounding zones and existing developments. The amount of retail space, approximately 8% of the gross development is subordinate to the primary function, apartments. The ground floor orientation of the retail space is logical,

located along both East Park and East Front roadways and the function is consistent with the comprehensive plan.

Conditional use approval for the building height is requested and justified as follows. The surrounding zones on all sides of the project are 45'. The proposed massing and building height creates a reasonable transition from the adjacent 7-story office structure to the east. Additionally, the wall constructed on the easterly side of East Front provides a significant shield to the mass and height of the proposed development from the existing PUD.

Conditional use approval for reduced parking is requested and justified due to the unit configuration of the apartments. The project is primarily one-bedroom units. Of the 68 proposed units only 15 are two-bedroom units and no units have living loft areas. The 16 required stalls for the retail space are isolated in the southwest corner of the parking area. This leaves a balance of 97 stalls so for the 68 apartment units. Although the code requires 108.8 stalls, due to the limited number of bedrooms, the ratio of parking stalls to bedrooms is 1.43 stalls per bedroom.