



December 14, 2022

Planning Division
 City of Garden City
 6015 Glenwood Street
 Garden City, ID 83714

RE: *Chandler's Place Comment Response*

On behalf of Gravitass Real Estate Holdings LLC, we are submitting responses to comments received from Garden City Staff Report for the December 19, 2022, Design Review and the December 21, 2022, Planning & Zoning Commission hearings. We respectfully request outstanding comments, should they arise, be conditioned where possible.

Regarding the project report received on December 8, 2022, for the project referenced above, please see the responses below. In general, we agree with all conditions of approval of the staff report per the discussion below:

I. Code/Policy Review

8-4A-8 Utilities	DC/CC	May not be compliant – Compliant as conditioned	<p>The existing overhead utilities pole conflict with the proposed sidewalk along W. 52nd, the pole is to bisect the sidewalk.</p> <p>The existing overhead utilities conflict with the proposed street trees. The proposed street trees do not meet the intent of code due to this conflict. The applicant has stated that they intend to relocate or underground these utilities.</p> <p>A draft condition of approval is provided requiring that all utilities be underground. The utilities adjacent to 52nd Street have been conditioned to be relocated so as to not conflict with the Class II or III frontage trees or the pedestrian sidewalk.</p> <p>A draft condition of approval is provided requiring each lot to be connected to City services.</p>
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Response:

To resolve the conflicts noted, any overhead utilities will be undergrounded or relocated to ensure the appropriate Class II and Class III street trees can be installed. We agree to comply with the condition as written.

8-4B Design Provisions for Residential Structures			
8-4B-3 Single Family and Two-Family Attached and	DC/CC	May not be complaint – Discussion Required	Building Type A & B are located closest to E. 52 nd Street, with the front (west) façade facing the street.

Detached Dwelling			<p>The front façade appears to consist of a front porch and a direct pathway to the proposed sidewalk along E. 52nd which is in compliance with code.</p> <p>Building Type B and Building 6 unit C(1), located along the southern property boundary line, have side elevations that face south to N. Adams/Alworth Street. There is no direct connection to the street, as there is an ACHD ROW easement disconnecting the subdivision from the roadway that is to not be developed upon. Connections to these units are via the proposed internal pedestrian pathway and the public sidewalk along 52nd Street.</p> <p>Side elevations of these structures consist of windows however, the submitted elevations appear to lack modulation and fenestrations.</p>
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Response: Jennifer Mohr, Co-Lab Architects

Articulation in the façade on the south side of each building is provided through the use of thickness of materials, shading devices, recessed windows, and variation in shade of planks in the light grey field. Varying material thickness break up the continuous wall plane and provide a ribbon or sculptural massing. Shading devices and punched windows create shadowlines and voids that will provide additional depth to the façade. Finally, multiple shades of light grey will be provided for the horizontal plank product to break up the perceived solid and create depth and texture.

Furthermore, the proposal includes a 4-story unit (Building #1) along the northeast boundary of the site that was mistakenly included as 4-story; this unit is intended to be a 3-story unit as discussed with the neighbor to the north. Schematic rendering of this detached unit will be submitted shortly and shown at the hearing. The floor plan will be similar to X.

It's also important to note the direct pedestrian connection to Adams/Alworth Street from Building X and X is not possible due to the location of an existing gas substation. It is anticipated most guests will part on 52nd Street as there is no on-street parking available on Adams/Alworth Street.

8-4D Parking and Off Street Loading Provisions			
8-4D-3 Parking Design and Improvement Standards	DC/CC	Compliant as conditioned – Waiver drafted	Guest parking spaces are 9'x20', smaller than the required 10'x20' per code. A waiver has been drafted.
8-4D-5 Required Number of Off-Street Parking Spaces	DC/CC	Compliant as conditioned	Single family attached and detached residential dwelling units consist of the same requirements. Number of Residential Spaces Required: 24 Guest Parking Required: 6 Total: 30

			<p>Residential Provided: 24 Guest Provided: 5 Total: 29 (30 with on-street) The site is deficient 1 on-site guest parking space. However, GCC 8-4D allows for one on street parking space to count towards the minimum parking requirement. On-street parking is permitted along E. 52nd Street. The on-street parking is not guaranteed and is subject to change based on ACHD's determination. Number of bike spaces required: 2 Number of bike spaces provided: 0 <i>*Bicycle storage available within 2-car garages. It has been conditioned to require at least two bicycle parking spaces in the common areas of the subdivision.</i></p>
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Response:

We appreciate the waiver being drafted for our request to reduce the width of the guest parking spaces as noted.

Additional bicycle parking spaces will be added to the common areas of the subdivision as conditioned.

8-4E Transportation and Connectivity Provisions			
8-4E-3 Public Street Connections	DC/CC	No compliance issues noted	<p>Public street connection at E. 52nd Street for a common driveway to access all three buildable lots. New private common drive proposed. ACHD will require street name approval. There is a general condition of approval requiring that all streets and driveways shall adhere to the standards of a clear vision triangle at all times.</p>

Response:

The project proposes 12 building lots and 1 common lot with the common lot being all common open space and the proposed 26-foot-wide private street. This also relates to General Condition #3.b within the Decision Document (page 19) stating the approved waivers; because of the compliant private street, the common drive waiver is not applicable.

8-4E-5 Private Street Standards	DC/CC	Compliant as conditioned	<p>The private street name(s) shall obtain approval from the Ada County street name committee. A binding contract that establishes the party or parties responsible for the repair and maintenance of the private street including regulations for the funding shall be recorded with a</p>
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Response:

The submitted draft Covenants, Conditions, and Restrictions outlines the established party responsible for the maintenance and repair of all common areas. The private street providing access to all proposed units shall be named consistent with the Ada County street naming conventions as conditioned.

8-4E-7 Pedestrian and Bicycle Accessibility Standards	DC/CC	Compliant as conditioned	Pedestrian circulation throughout the development is present. Obvious connections across the private drive are lacking. It has been conditioned to require a contrasting hardscape material across the private drive to better identify crossings.
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Response:

A contrasting material will be utilized that differs from the proposed pavers to better delineate the pedestrian crossing along E. 52nd Street and the crossing within the development as conditioned.

8-4H Flood Hazard			
8-4H Flood Hazard	Planning Official	Compliant as conditioned	The City highly encourages that the applicant build to the best available data identified in the FIS study due to the potential cost of flood insurance and safety concerns for the property. Should the applicant choose not to build above the base flood elevations identified in the FIS, the City will request that the applicant record a Flood Acknowledgement on the property.

Response:

The project will comply with all applicable standards as conditioned.

8-4I Landscaping and Tree Protection Provisions			
8-4I-4 Landscaping Provisions for Specific Uses	DRC/CC	Compliant as conditioned	Landscape Area Required: 1,485 square feet. A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping. Landscape Area proposed: 7,893 square feet = 27% of the site. A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted.

			<p>Trees required: 8 Trees provided: 13 Shrubs required: 53 Shrubs provided: 163</p> <p>A minimum of one class III or class II tree shall be planted in the frontage and every adjacent streetside. An additional class tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.</p> <p>52nd Street (168 LF): Trees required: 4 trees Trees provided: 4 trees</p> <p>The proposed species does not provide a large tree canopy. It has been conditioned to require coordination with Garden City Development staff to find an appropriate street tree.</p>
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Response:

Appropriate and compliant street tree species will be provided to comply with this standard as conditioned.

8-4L Open Space Provisions			
8-4L-4 Open Space Standards for Single-family, Townhouse, and Two-Family Duplex Developments	DRC/PZ/CC	May not be complaint	<p>A minimum of ten percent (10%) of the gross site area shall be in common open space. The site is required to provide 2,696sqft of common open space.</p> <p>There are specific dimensional standards that a space must meet to meet the requirements. Not all common areas are eligible to meet this standard.</p>

Response:

An open space exhibit was submitted to the City on December 8, 2022, in response to this comment/condition. The project will comply with the minimum open space requirements as a condition of approval.

8-6B-7 Planned Unit Development	DC/CC	Compliance upon approval of application	<p>Application waivers requested pursuant to 8-6B-7:</p> <ol style="list-style-type: none"> 1. More than four lots on a common drive 2. Reduced setbacks 3. 10' x 20' parking space dimensions reduction
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			Discussion whether the application provides adequate diversity of housing to qualify for the planned unit development is required.
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Response:

Garden City Development Code 8-6B-7C.2d(1) says: *“With ten (10) or more dwelling units, a variety of housing types shall be included including attached units (townhouses, duplexes), detached units (patio homes), single-family and multi-family units; provided, that the overall density limit of the district is maintained.”* As per code, unit type variation includes varying floor plan sizes and bedroom counts, unique location within the project site (street adjacent or interior), interior vs. end unit orientations, and the inclusion of attached and detached units. These differences create variation for customers budget and personal preferences and satisfy the requirements of this code section.

In addition to measurable metrics, each floorplan has been designed with flexibility in use through the inclusion of the first level office/bedroom that may be used as a bedroom, guest room, work-from-home space, meeting space, play space, etc.; bonus room that may be used as a guest room, game room, entertainment space, work-from-home space, etc.; and variety living space sizes; and variety in location and layout of bedrooms. With bedrooms on various levels, residents may have a greater flexibility if choosing to sublet spaces out while still maintaining privacy. A diversity in bedroom layouts provides the ability to cater to families of many types and sizes depending on the desire for en-suite or shared bathrooms.

We greatly appreciate your time and review of our application submittal. In accordance with the submittal checklists, we are submitting electronically with all required information. Please contact me at (208) 992-3751 or joe.dodson@kimley-horn.com should you have any questions.

Sincerely,

Joseph Dodson

Joseph Dodson
Planner