

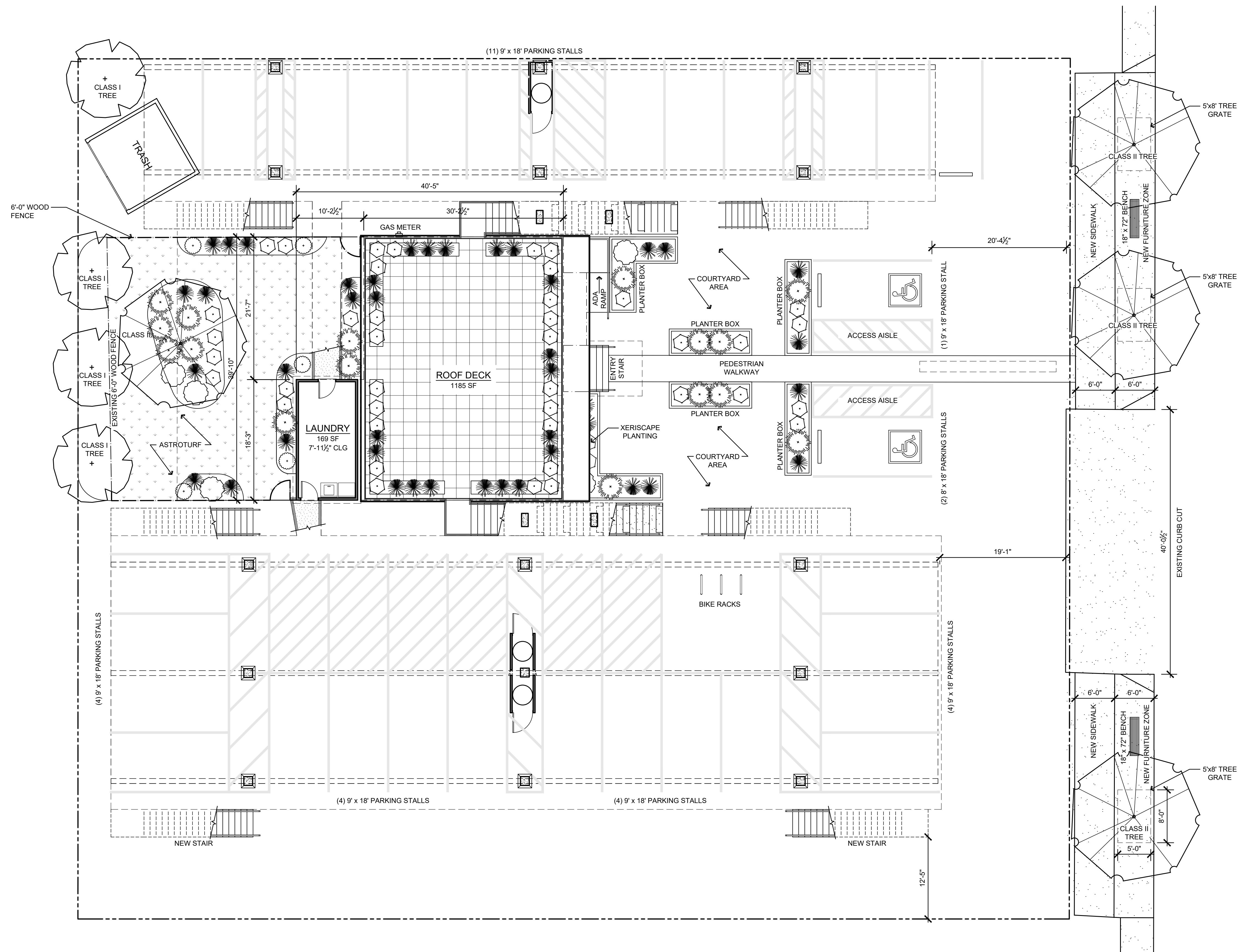
F A T B T C T D T E T F

1

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4



**SITE PLAN**  
 SCALE 1/8" = 1'-0"  
 NORTH

LOT COVERAGE		
LOT SIZE:	19,533 SF	%
PARKING	8631 SF	44%
CIRCULATION	5652 SF	29%
BUILDING	1390 SF	7%
HARDSCAPE	2884 SF	15%
NEW SOFTSCAPE	976 SF	5%

REVISIONS	
DESCRIPTION	DATE
REVISION 1	11/25/22

OWNER  
 LICENSED ARCHITECT  
 AR-966100  
 04.01.23  
 Rebecca D. Kent  
 REBECCA D. KENT  
 STATE OF IDAHO

OFFICE REMODEL FOR:  
**ARCADIA GARDEN CITY**  
 3433 W Chinden Blvd, Garden City, ID 83714

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**Rkent**  
 ARCHITECTS LLC  
 (208) 921-0626  
 rkent.architects@gmail.com

SHEET DATA  
 DRAWN BY: --  
 CHECKED BY: RK  
 SCALE: AS NOTED  
 DATE: 04.01.23  
 PROJECT #: 21007

SHEET NUMBER  
**A-0.1**



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## 3433 W Chinden Blvd. Garden City Site Plan

4 messages

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**Rebecca Kent** <rkent.architecture@gmail.com>

Tue, Dec 20, 2022 at 1:09 PM

To: josh.nopens@itd.idaho.gov, Ben Bate <ben@cityconceptsgroup.com>, Shari de Vaard <shari.devaard@gmail.com>, "Demetre Booker Jr." <demetrebooker@gmail.com>

Hi Josh,

I spoke to you recently about our project at 3433 W Chinden Blvd. Garden City. We are aware that state legislation only allows one 40 ft curb cut off of Chinden. However, because of site constraints for us and the neighboring properties, we see potentially hazardous site circulation conditions if we are required to eliminate two of the three existing curb cuts.

1. There are multiple businesses using these curb cuts. The adjacent property towards the northeast has a one way parking lot and has to use our curb cut on the east for egress. If we eliminate that curb cut we will be significantly increasing the traffic on our property.
2. The west portion of the motel is on the property line bordering Barriga's and the motel's parking on the west side is accessed from the neighbors property. If we eliminate the middle curb cut it will add significant traffic to the restaurant's property.

The motel at 3433 W Chinden was built in the 50's and has operated as such since. Based on the traffic flow shown here, I am proposing we only eliminate one of the curb cuts. Please see attachments.

Please feel free to call me for any clarification.

Thank you,

**Rebecca Kent**

*Architect, AIA*

*RKent Architects PLLC*

[rkent.architecture@gmail.com](mailto:rkent.architecture@gmail.com)

208.921.0626

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### 3 attachments



**3.png**  
2966K



4.png  
2911K

 **L1.0 Landscape plan 3433 W CHINDEN.pdf**  
519K

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**Josh Nopens** <Josh.Nopens@itd.idaho.gov> Wed, Jan 11, 2023 at 10:41 AM  
To: Rebecca Kent <rkent.architecture@gmail.com>, Ben Bate <ben@cityconceptsgroup.com>, Shari de Vaard <shari.devaard@gmail.com>, "Demetre Booker Jr." <demetrebooker@gmail.com>

Rebecca,

He is what was determined about the exhibit you sent over to me. The approaches do not meet spacing and some of the movements highlighted on the diagram are not legal without cross access easement recorded with the county. Please see the attached as comment were made on it and the IDAPA code was added for reference.

Thanks - Josh

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**From:** Rebecca Kent <rkent.architecture@gmail.com>  
**Sent:** Tuesday, December 20, 2022 4:10 PM  
**To:** Josh Nopens <Josh.Nopens@itd.idaho.gov>; Ben Bate <ben@cityconceptsgroup.com>; Shari de Vaard <shari.devaard@gmail.com>; Demetre Booker Jr. <demetrebooker@gmail.com>  
**Subject:** 3433 W Chinden Blvd. Garden City Site Plan

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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 **3433 W Chinden Blvd. Garden City Site Plan.pdf**  
735K

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**Rebecca Kent** <rkent.architecture@gmail.com>

Wed, Jan 11, 2023 at 11:29 AM

To: Josh Nopens <Josh.Nopens@itd.idaho.gov>  
Cc: Ben Bate <ben@cityconceptsgroup.com>, Shari de Vaard <shari.devaard@gmail.com>, "Demetre Booker Jr." <demetrebooker@gmail.com>

Hi Josh,

Thank you for your response. These properties have functioned this way for decades. There are no other circulation options without tearing down buildings. The City Jurisdictions have procedures for grandfathering sites that aren't compliant. Does the state have no procedure for that?

[Quoted text hidden]

[Quoted text hidden]

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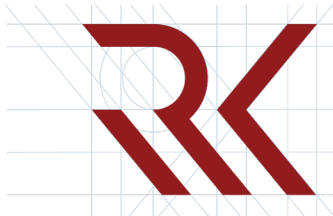
**Josh Nopens** <Josh.Nopens@itd.idaho.gov>  
To: Rebecca Kent <rkent.architecture@gmail.com>  
Cc: Ben Bate <ben@cityconceptsgroup.com>, Shari de Vaard <shari.devaard@gmail.com>, "Demetre Booker Jr." <demetrebooker@gmail.com>

Wed, Jan 11, 2023 at 11:35 AM

Rebecca,

There is no grandfather procedures with the state, anytime there is construction on a highway right of way it must meet current Legislative IDAPA codes and specifications.

[Quoted text hidden]



**RKent Architects PLLC 208.921.0626 rkent.architecture@gmail.com**

April 2, 2023

Attn: Garden City Development Services  
6015 Glenwood Street  
Garden City, ID 83714

RE: DSRFY2022-0030 – *Response to Comments*  
3433 W Chinden Blvd. | Garden City, ID. 83714 | Parcel #R2734530170

Dear Hanna,

This letter is in response to the comments we received on the latest submittal for our Design Review application.

1. We are proposing reducing the glazing on the front façade from 24% to 18%. We are proposing reducing the glazing on the back façade from 6.8% to 4.6%.
2. We have revised the site plan so that there is 975 sqft (5% of the gross site area) of landscaping outside of the setback.
3. We have corrected the number of required trees along Chinden and Stockton.
4. We have updated the site plan to show the required 6' sidewalk area and 6' furniture zone with the required 5' x 8' tree grates for the 3 street trees. We are proposing 2 benches in the furniture zone.
5. The vertical trellis elements on the catwalk are planned for the future. They add an element of screening and privacy, as opposed to a direct view into each room. When we are ready for that phase, can we send a cutsheet to Design Review for staff approval?

Sincerely,

Rebecca Kent, Architect