



**HATCH
DESIGN
ARCHITECTURE**

6126 w. state st., boise, idaho 83703 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

Compliance Statement of Intent

September 8, 2020

Development Services, Planning Services
City of Garden City 6015 N Glenwood St.
Garden City, Idaho 83714

Re: **Design Review for Cantu Commercial Building
W Chinden Blvd., Garden City, ID 83714**

Dear Planning Staff,

The owner for the properties located at the Southwest corner of Chinden Blvd. and Maple Grove Rd. is proposing the new construction of contractor's office with multitenant building; approximately 4,870 s.f. The owner is proposing two tenant spaces for the building. The primary access for the property is from Maple Grove Rd. Per City code 8-2C-36, the applicant is proposing the use to comply with the use of a "Service Provider".

The purpose of the project is to provide an office space for CRC Design-Build Systems as well as a flex space for a future tenant. The project will consist of the building having parking for employees as well as clientele. A new trash enclosure and storage to the west of the property are proposed.

The scope will include improvements to the site, including landscaping and pedestrian access to the building.

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?

Building form and attractive visual components on the façade are integrated with landscape design to advance the street frontage and create an aesthetically pleasing design that will enhance the feel of the site. Buffers between sidewalk and the building create a more natural feel for the site. The proposed building is set away from Chinden Blvd. due to the 50' irrigation easement which conforms to adjacent existing structures to create uniformity and not be overbearing.

2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?

Sidewalks are proposed from Chinden Blvd. as well as Maple Grove Rd. to ensure safe and comfortable pedestrian accessibility. Parking is located at the back of the building accessible from Maple Grove Rd. and set into the site as to not obstruct vehicular flow.

3. What are the building materials?

Proposed building materials consist of metal panel siding, wood siding, wood decks, aluminum windows, and steel railing for decks and stairs.

4. What are the existing notable site features and how does the design respect them?

The site is currently vacant and intended to be improved to the standards of Garden City.



**HATCH
DESIGN
ARCHITECTURE**

6126 w. state st., boise, idaho 83703 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

5. Is the building consistent with the adopted streetscape?

Yes. The project will seek to integrate with the site to create harmony between building and surrounding streetscape through pedestrian and vehicular circulation and landscape integration.

Bike and Pedestrian:

How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

Sidewalks leading to the building from Chinden Blvd. and Maple Grove Rd. have been placed to allow pedestrian circulation throughout site from either side. Neither sidewalk is impeded by vehicular circulation on the site. There is a transit stop directly across the street on Chinden Blvd which is easily accessed by the crosswalk.

Parking and parking lot standards:

Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

Yes, there is a tree for every 5 parking stalls provided. Trees and shrubs are placed in landscape buffers adjacent to parking stalls and in landscape buffers throughout site to adequately screen adjacent uses and the street. There are no parking stalls that are located more than 100' from a shade tree.

Community Interaction:

How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

The proposed development adds to the vision of the neighborhood by creating a lively accent to the corner of Chinden Blvd. and Maple Grove Rd. The interesting details and facades of the building incorporated with lively landscaping will add a level of brightness to the area. The building is set away from adjacent structures with landscaping in between. This supports a compact development pattern in a node rather than a strip that melds from one program to the next. This project promotes a place where people want to be because of the added greenery, the pedestrian accessibility, and interesting architectural features.

Landscaping: Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

Yes, landscaping accounts for 25.1% of the site area. Yes, there are class II trees provided for every 50' of street frontage. No trees will be removed from the site. An automatically controlled irrigation system will be in conformance with the "Garden City Design and Construction Guide". All landscaping will be compatible with local climatic conditions.



**HATCH
DESIGN
ARCHITECTURE**

6126 w. state st., boise, idaho 83703 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

Çaçade design and material choices were selected to be aesthetically pleasing and give visual interest to the project without taking away from the natural features of the surrounding area. The program will provide commercial services to the surrounding area, benefiting the urban fabric of the community. The floor area ratio is 14.0%. There is visual relief incorporated into the facades through variation in materials and glazing. Setbacks are 5' on the front, 5' on the rear, 5' on the sides and 15' from the street. Since the project is less than 5,000 S.F., no 'green building' concepts are applicable to this project.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP

HATCH DESIGN ARCHITECTURE