

Mary May, President
Kent Goldthorpe, Vice-President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

February 10, 2020

To: Bill Truax, via email
Parkway 405 LLC
PO Box 1158
Boise, ID 83701

Subject: GC20-0004/ DSRFY2019-18
N. Freeride Lane (Lot 50 Block 1)
Mixed-Use/Residential

In response to your request for comment, the Ada County Highway District has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has site specific conditions of approval for this application.

The applicant is proposing to construct a 25-foot wide curb-cut type driveway from the site onto Adams Street located at the southwest property line. The plat note for TwoTown Parkway Subdivision states Lot 50, Block 1 is allowed from N. Freeride Lane and a designated approach off of N. Adams Street. Location of the approach is to be determined in the future and is subject to approval by Ada County Highway District.

The applicant should submit plans for approval to ACHD showing the 25-foot wide driveway from the site onto Adams Street as a curb return type driveway.

A. Site Specific Conditions of Approval

1. Submit plans for approval to ACHD showing the 25-foot wide driveway from the site onto Adams Street as a curb return type driveway.
2. A Traffic Impact Fee may be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
3. Plans shall be submitted to the ACHD Development Services Department for plans acceptance, and impact fee assessment (if an assessment is applicable).
Comply with the Standard Conditions of Approval as noted below.

B. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines

If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,



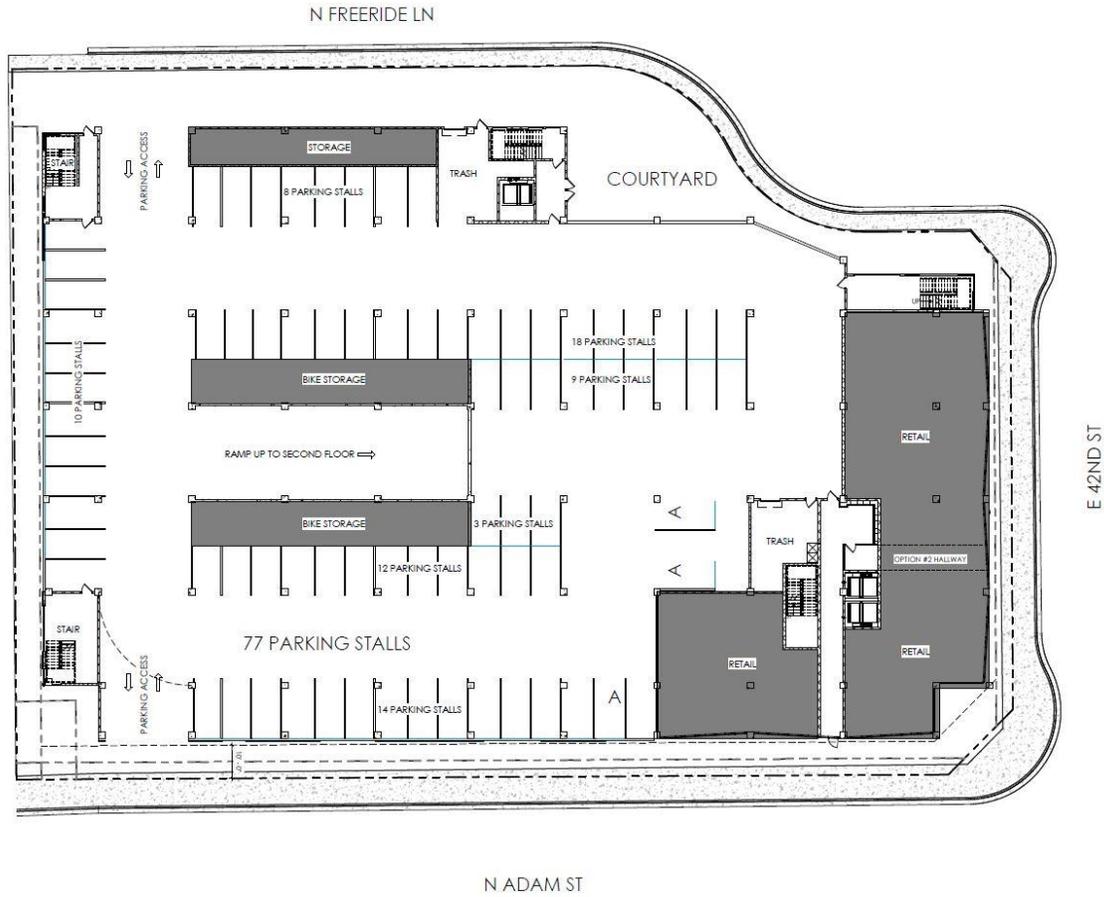
Dawn Battles
Planner
Development Services

cc: City of Garden City, via email

VICINITY MAP



SITE PLAN



SITE PLAN
1/8" = 1'-0"



Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

From: [Dawn Battles](#)
To: [Christian Samples](#)
Subject: RE: GC20-0004 - Questions regarding provided comments
Date: Wednesday, March 4, 2020 3:11:53 PM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Christian,

The following table below is trip generation for the site located on Lot 50 Block 1 Twotown Parkway Subdivision on N. Freeride Lane. If you can provide me with what would be allowed in the retail area, I can provide you with more info?

ACHD generally requires a traffic impact study if the development or redevelopment of the site is going to generate 100 or more new peak hour trips or the added volume is equal to 1,000 vehicle trips per day. So, you're statement of this development having more than 100 residential units does not coincide with our general rule. The 100 homes that you are referring to is typically with a single family residential subdivision. I apologize that I did not provide these numbers in my letter. I hope this helps clarify what you are asking.

Land Use	Unit of Measurement	Average Daily Trips	PM Peak Hour Trip Generation
Multifamily Housing (Mid-Rise) (3-10 Floors)	Per Unit	5.44	0.44
General Office	Per 1,000 sf	9.74	1.15
Medical/Dental Office Building	Per 1,000 sf	34.80	3.46

Thanks,

Dawn Battles
Planner

Ada County Highway District
Tel: 208.387.6218
dbattles@achdidaho.org

"We drive quality transportation for all Ada County-Anytime...Anywhere!"

ACHD Development Services is now located in the CSC building at 1301 N. Orchard Street, Suite 200. Parking and building entrance are located on the west side of the building.



From: Christian Samples <csamples@GARDENCITYIDAHO.ORG>
Sent: Wednesday, March 04, 2020 2:23 PM
To: Dawn Battles <Dbattles@achdidaho.org>
Subject: GC20-0004 - Questions regarding provided comments

[THIS EMAIL ORIGINATED EXTERNALLY. PLEASE USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS INSIDE THIS EMAIL.]

Hi Dawn, I am following up on comments provided for the mixed use project on Freeride Lane (GC20-0004). I was wondering if traffic counts were considered when the comments were provided. I did not see a trip generation report included or a traffic impact analysis required since there was more than 100 residential units proposed. Any help is appreciated.

Thanks,



Chris Samples, AICP

Associate Planner

Development Services, **Garden City**

p: 208-472-2922

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org e: csamples@gardencityidaho.org



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From: dbattles@achdidaho.org

You received this message because the sender is on your allow list.

From: [Dawn Battles](#)
To: [Christian Samples](#)
Subject: RE: GC20-0004 - Questions regarding provided comments
Date: Thursday, March 5, 2020 2:51:33 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Adams Street is a three-lane collector roadway. Acceptable level of service for a three-lane collector is "D" (530 VPH).

The traffic count for Adams Street west of Veterans Memorial on 1-24-2018 was 384 in the PM Peak Hour, so this project does not create a LOS deficiency for Adams Street.

Veterans Memorial Parkway is a four-lane minor arterial roadway. Acceptable level of service for a four-lane minor arterial is "E" (1,540 VPH).

The traffic count for Veterans Memorial Parkway north of Chinden Boulevard on March 28, 2019 was 1,026 in the PM Peak Hour, so this project does not create a LOS deficiency for Veterans Memorial.

Please let me know if you have any further questions.

Thanks,

Dawn Battles
Planner

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dbattles@achdidaho.org

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Sent: Thursday, March 05, 2020 2:22 PM
To: Dawn Battles <Dbattles@achdidaho.org>
Subject: RE: GC20-0004 - Questions regarding provided comments

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Thank you for clearing that up. I was also wondering if the development fell within the adopted LOS for the adjacent streets?

Thanks,

Chris

From: Dawn Battles <Dbattles@achdidaho.org>
Sent: Wednesday, March 4, 2020 3:12 PM
To: Christian Samples <csamples@GARDENCITYIDAHO.ORG>
Subject: RE: GC20-0004 - Questions regarding provided comments

Christian,

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dbattles@achdidaho.org

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Chris Samples, AICP

Associate Planner

Development Services, **Garden City**

p: 208-472-2922

a: 6015 Glenwood Street, Garden City, ID 83714

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B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
5505 West Franklin Rd. Boise, ID 83705
Telephone 208.343.3381 Facsimile 208.342.5792

To: **Garden City Planning**

Copy: **Jenah Thornborrow
Chris Samples
Betty Gumm
Colin Schmidt
Kevin Wallis
Troy Vaughn
Chad Vaughn
Olesya Durfey**

From: **Joe Canning, PE/PLS**
Telephone: 208.343.3381
E-mail: jdcanning@baengineers.com

Date: 1 February 2020

Subject: **Parkway 405 LLC
Lot 50, Block 1 of Twotown Parkway Subdivision
Adams and 42nd Street
DSRFY2019-19
Tax Parcel R85833760500
Design Review Comments**

Pages: 3

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This application is requesting to construct a mixed-use retail/residential project 140 apartments (152,000 SF), 8,500 SF of retail space and 17,000 SF of open-space on approximately 1.4 acres of land.

Any approval of the project should be conditioned upon successfully addressing items presented in this review.

Erosion and Sediment Control

Prior to performing any grading on the site the applicant must prepare and have approved by the city an erosion and sediment control plan. Compliance with the EPA general site construction requirements will be required, but not specifically reviewed by the city. The applicant is responsible for all SWPPP requirements independent of the ty review.

Irrigation Facilities

Relocation or changes of any existing irrigation facilities will require the approval of the entity in control of the facility.

Ada County Highway District Approval

Approval of the project by the Ada County Highway District will be required.

Fire District Approval

Approval of the project by the North Ada County Fire and Rescue District will be required. Should fire flow requirements exceed those available, modifications to the building, its use, off-site city water lines or other efforts may be necessary to obtain approval of plans.

Release of Sanitary Restriction

Lot 50 of Block 1 of Twotown Parkway Subdivision had sanitary restrictions held on it due to no planned sewer access. Release of sanitary restriction by the Central District Health (CDH) will be required prior to building permit approval by the city. And application Said restriction removal may be applied for with CDH after review and approval of the utility construction plans by the city.

Water and Sewer Connections

New water and sewer services will have to be reviewed and approved by the city's Public Works Department.

The applicant is responsible to verify that a route and adequate depth of sewer service is available to the site.

The applicant is responsible to verify that adequate water system supply is available to provide domestic and fire suppression water needs.

FEMA Preliminary Maps

FEMA has issued preliminary maps for Garden City. These maps do not reflect the latest flood study for the Boise River. Significant changes are in the future for much of Garden City based upon available work maps. Please advise on what, if any, mitigation is proposed. Please note that the FEMA preliminary maps do not reflect the probable final disposition of the floodplain area as the city is expected to be placed in an interim seclusion overlay.

Site Grading and Drainage Plan

A site grading and drainage plan will be required to be reviewed and approved by the city. The applicant must also submit a storm water design report and a drainage system operation and maintenance manual for handling of storm water prepared by an Idaho licensed design professional. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site unless accepted by another entity.

Additionally, a site geotechnical report will be required for the design of the storm water system. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report would also provide a design infiltration rate recommendation for the storm water system. The storm water design must provide for at least three feet of vertical separation between the bottom of a storm water facility and the seasonal high groundwater.

Storm Water Operation and Management Agreement

The landowner must enter into an agreement with the city that will be recorded addressing mandatory maintenance of the site's storm water system. The agreement must be fully executed, have conditionally approved plans attached and be recorded by the city with final plan approval.

We have no other comments regarding this request at this time.