



DESIGN REVIEW PRE-APPLICATION MEETING REQUEST

Permit info: DSRFY2020-17

Application Date: 05/08/2020

ES

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

The objectives of the design review process is to involve the City in the earliest possible time in the development and design of a project and to work with the applicant in an iterative process of review and design. The review process is intended to be flexible and tailored to the needs of the project and the applicant.

The checklist and required materials are due fifteen (15) business days prior to the Design Committee meeting. ***Late submissions will not be accepted under any circumstances.***

APPLICANT INFORMATION

Name: Chad Weltzin

Phone: 208-331-9031

Email: cweltzin@erstadarchitects.com

Firm: Erstad Architects

Proposed Site Address: 411 E. 43rd Street

Date of Requested Meeting: May 18, 2020

DESIGN INFORMATION

Proposed Use: Multi-family housing (approximately 90 units)

Surrounding Uses: Multi-family housing, light industrial, city-owned maintenance facility, park

Zoning: R-3 and C-2

Comprehensive Plan Designation
Mixed-use residential

Is the property located in the 100 year flood plain?

YES

NO

List the locations of any potential wildlife habitat areas on the property:

none

List the locations of bus stops and pedestrian pathways within ¼ mile of the property:

Two bus stops on Adams Street. Pedestrian path just north of north property line, connecting to Riverfront Park. Also, the Greenbelt is 1/10th mile north.

List any easements and locations of water, sewer and irrigation:

Irrigation well (and pumphouse) located along south property line - to remain.

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED

Site Plan Including Surrounding Development
 Elevations

Landscaping Plan
 Vicinity Map



310 no. 5th street • boise, idaho 83702 • phone 208.331.9031 • email: info@erstadarchitects.com

May 8, 2020

Chris Samples, AICP
Garden City Associate Planner
6015 Glenwood Street
Garden City, Idaho 83714

RE: Dee Mar Apartments
411 E. 43rd Street, Garden City

Dear Chris:

We are excited to submit these conceptual design materials as part of the Garden City Design Review's Pre-Application process. The project is a multi-family housing development off of 43rd Street, north of Adams Street. It will contain approximately 90 apartments, along with related amenities and internal parking.

The 5-story building is separated into two parts, which are connected with a sky-bridge at levels three through five. The smaller part contains 4 stories of apartments over the clubhouse space and leasing offices. The larger building contains 3 stories of apartments over 2 stories of structured parking. The larger building also contains a 3rd floor pool deck and fitness center.

Every apartment will have a parking space within the building. Site parking is for guests and on-site management, etc.

Considerable effort has gone into creating a design with ample articulation and visual interest, that is in keeping with the eclectic nature of neighborhood.

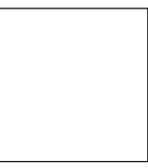
We are requesting a Design Review Committee pre-application meeting on May 18, 2020. In the meantime, please don't hesitate to contact us if you need any additional information or clarification.

Sincerely,

erstad ARCHITECTS and Vida Properties



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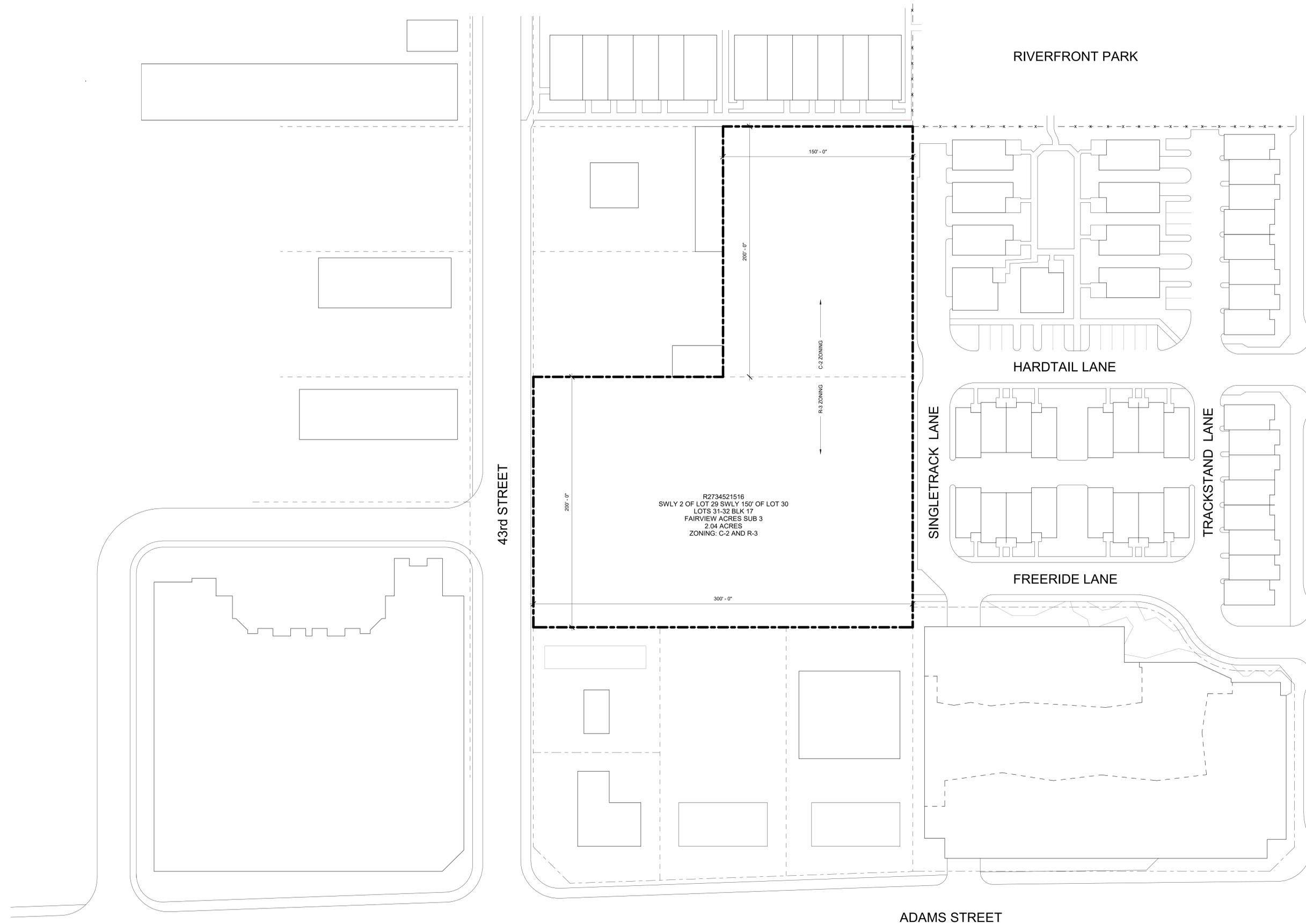
dee mar apartments
 411 e 43rd street, garden city

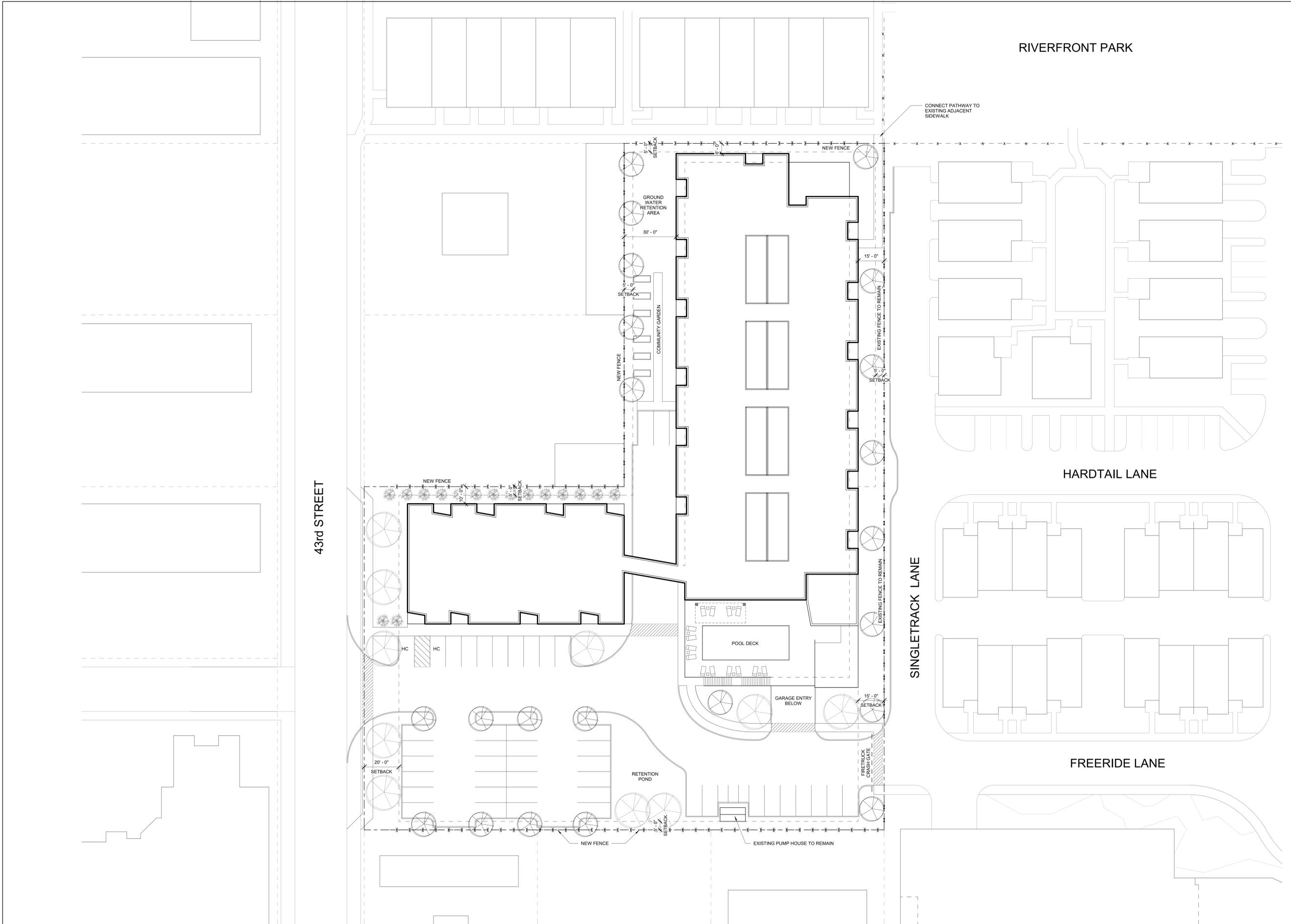
revision:		
no.	desc.	date

project: 200204
 date: 05.08.2020
 drawn: cm
 checked: cw

conceptual design

vicinity + parcel map
a0.02





TRUE NORTH PROJECT NORTH
 Site & Landscape Plan
 1" = 20'-0"

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conceptual design

site & landscape plan
a1.11



north elevation



west elevation



south elevation



east elevation

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conceptual design

elevations

a3.11



SOUTHWEST CORNER AERIAL



NORTHWEST CORNER AERIAL

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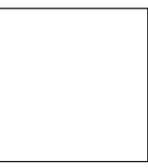
conceptual design

perspectives

a3.12

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perspectives

a3.13



SOUTHEAST CORNER AERIAL



43RD STREET ENTRY PERSPECTIVE